

This Offering Memorandum is for the personal use only of those persons to whom we deliver a copy in connection with this Offering for the purpose of evaluating the securities we are offering hereby. By accepting a copy of this Offering Memorandum, you agree that you will not transmit, reproduce or make available to anyone, other than your professional advisors or as required by law, this Offering Memorandum or any information contained herein. No person has been authorized to give any other information or to make any other representation concerning this Offering that is not contained in this Offering Memorandum. You should not rely on any such other information or representation. The delivery of this Offering Memorandum is not intended to constitute an offering of securities where it is unlawful to make an offering memorandum distribution under National Instrument 45-106 – Prospectus Exemptions. No securities commission or similar regulatory authority in Canada or elsewhere has reviewed or in any way passed upon this Offering Memorandum or the merits of these securities, and any representation to the contrary is an offence.

AMENDED AND RESTATED OFFERING MEMORANDUM

Continuous Offering

May 26, 2020



Starlight Private Global Real Estate Pool (the “Trust”)

Series A, Series B, Series C, Series F and Series I Units

Price per Unit is equal to the NAV per Unit

The Trust is offering an unlimited number of Series A Units (“**Series A Units**”), Series B Units (“**Series B Unites**”), Series C Units (“**Series C Units**”), Series F Units (“**Series F Units**”) and Series I Units (“**Series I Units**” together with Series A Units, Series B Units, Series C Units and Series F Units, the “**Units**”) of the Trust on a continuous basis pursuant to this Offering Memorandum (the “**Offering**”). The Trust is a limited purpose unincorporated open-end investment trust governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein. The Trust is not a trust company and is not registered under applicable legislation governing trust companies as it does not carry on or intend to carry on the business of a trust company. The Units are not “deposits” within the meaning of the *Canadian Deposit Insurance Corporation Act* (Canada) and are not insured under the provisions of that act or any other legislation.

The Trust’s investment objective is to achieve long-term capital appreciation and regular current income by investing globally in private real estate investments and in public real estate investment trusts (“**REITs**”) and equity securities of corporations participating in the residential and commercial real estate sector. See “Investment Objective”.

Depending on the jurisdiction in which a person is resident, each person purchasing Units pursuant to this Offering (the “**Investor**”) must be an “accredited investor”, invest subject to the “minimum amount investment” exemption, an “employee, or the executive officer, director and consultant” exemption or have another available exemption defined in National Instrument 45-106 – *Prospectus and Registration*

Exemptions (“NI 45–106”) in order to subscribe for Units. See “Securities Offered”.

The distribution of the Units is being made on a private placement basis only and is exempt from the requirement that the Trust prepare and file a prospectus with the relevant Canadian securities regulatory authorities. Accordingly, any resale of Units must be made in accordance with applicable Canadian securities laws which may require resales to be made in accordance with prospectus and dealer registration requirements or exemptions from the prospectus and dealer registration requirements. Subscribers of Units are advised to seek legal advice prior to any resale of the Units. See “Resale Restrictions” and “Purchasers’ Rights”.

Investing in Units involves significant risks. There is currently no secondary market through which the Units may be sold and there can be no assurance that any such market will develop. A return on an investment in Units is not comparable to the return on an investment in a fixed-income security. The recovery of an initial investment is at risk, and the anticipated return on such an investment is based on many performance assumptions. Although the Trust intends to make regular distributions of its available cash to holders of Units subscribed for pursuant to this Offering Memorandum (“Unitholders”), such distributions may be reduced or suspended. The actual amount distributed will depend on numerous factors, including: (i) the Trust’s financial performance; (ii) loan or margin covenants and obligations; (iii) interest rates; (iv) redemption requests; (v) working capital requirements; and (vi) future capital requirements. It is important for an investor to consider the particular risk factors that may affect the industry in which it is investing and therefore the stability of the distributions that it receives. There can be no assurance that income tax laws and the treatment of mutual fund trusts will not be changed in a manner which adversely affects the Trust or the Unitholders. See “Risk Factors”.

Resale Restrictions

You will be restricted from selling your Units for an indefinite period. However, Units are redeemable by Unitholders on 30 days’ written notice, subject to certain restrictions. See “Resale Restrictions” and “The Trust – Material Agreements – Declaration of Trust – Redemption Right”.

GENERAL DISCLAIMERS

This Offering is a private placement and is not, and under no circumstances is to be construed as, a public offering of the securities described herein. The securities are being offered in reliance upon exemptions from the registration and prospectus requirements set forth in applicable securities legislation.

The securities offered hereby have not been and will not be registered under the U.S. *Securities Act of 1933*, as amended (the “**U.S. Securities Act**”) or any state securities laws. The securities may not be offered or sold in the United States or to U.S. persons, as defined in Regulation S under the U.S. Securities Act, unless registered under the U.S. Securities Act and applicable state securities laws or an exemption from such registration is available. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to buy any of the securities offered hereby within the United States.

ELIGIBILITY FOR INVESTMENT

Provided the Trust qualifies at all relevant times as a “mutual fund trust” for purposes of the *Income Tax Act* (Canada) (the “**Tax Act**”) and the regulations thereunder, the Units, as of the date hereof, will be qualified investments for trusts governed by registered retirement savings plans (“**RRSPs**”), registered retirement income funds (“**RRIFs**”), registered disability savings plans (“**RDSPs**”), deferred profit sharing plans, registered education savings plans (“**RESPs**”) and tax-free savings accounts (“**TFSA**s”), each as defined in the Tax Act (collectively, “**Registered Plans**”).

Notwithstanding that Units may be qualified investments for a trust governed by a TFSA, RRSP, RESP, RDSP or RRIF, the holder, annuitant, or subscriber thereof will be subject to a penalty tax on the Units if such Units are a “prohibited investment” for the particular TFSA, RRSP, RRIF, RESP or RDSP. Units will generally be a “prohibited investment” if the holder, annuitant, or subscriber of such a Registered Plan (i) does not deal at arm’s length with the Trust for purposes of the Tax Act or (ii) has a “significant interest” (within the meaning of the Tax Act) in the Trust. In addition, the Units will generally not be a “prohibited investment” if the Units are “excluded property” (within the meaning of the Tax Act). Prospective purchasers who intend to hold Units in a TFSA, RRSP, RRIF, RDSP or RESP should consult their own tax advisors as to whether the Units will be a “prohibited investment” in their particular circumstances.

Redemption Notes (as defined herein) or other property received as a result of a redemption of Units generally will not be a qualified investment for Registered Plans, and this may give rise to adverse consequences to such Registered Plan or the holder of or the annuitant or beneficiary under that Registered Plan. Accordingly, holders, annuitants or beneficiaries of Registered Plans that own Units should consult their own tax advisors before deciding to exercise the redemption rights attached to the Units.

STARLIGHT INVESTEMENTS CAPITAL LP

The Manager is as an exempt market dealer, investment fund manager and portfolio manager in certain jurisdictions. The Manager is considered a “connected issuer” and/or “related issuer” of the Trust, as such terms are defined in National Instrument 33-105 – *Underwriting Conflicts*, in connection with the distribution of securities pursuant to this Offering, which may result in a conflict of interest. The dealing representatives of the Manager who are acting on behalf of the Manager in connection with the Offering, are employees of the Manager. The dealing representatives only offer the Manager’s group of companies’ products in their roles as dealing representatives for the Manager. The information and analyses contained in this Offering Memorandum, and the terms and conditions contained in the Subscription Agreement, have been prepared by the Manager on behalf of the Trust.

FORWARD LOOKING STATEMENTS

This Offering Memorandum contains certain statements or disclosures that may constitute forward-looking information under applicable securities laws. Forward-looking statements may be identified by the use of words like “believes”, “intends”, “expects”, “may”, “will”, “should”, “could”, “might”, “plans”, “projected”, “estimated”, “forecasts”, “targets” or “anticipates”, or the negative equivalents of those words or comparable terminology, and by discussions of strategies that involve risks and uncertainties. All forward-looking statements are based on the Trust’s current beliefs, perceptions of historical trends, current conditions and expected future developments, as well as assumptions made by and information currently available to the Trust and relate to, among other things, anticipated financial performance; business prospects; strategies; the availability of investment opportunities; ability to make investments on suitable terms; issuers in the investment portfolio will be able to meet their objectives and financial estimates; the nature of the Trust’s operations; sources of income; the competitive conditions of the commercial and residential real estate industries; applicable laws, regulations and any amendments thereof; expectations regarding the ability of the Trust to raise capital; the Trust’s business outlook; plans and objectives for future operations; forecast business results; and anticipated financial performance.

By its nature, forward-looking information is subject to inherent risks and uncertainties that may be general or specific and which give rise to the possibility that expectations, forecasts, predictions, projections or conclusions will not prove to be accurate, that assumptions may not be correct and that objectives, strategic goals and priorities will not be achieved. Known and unknown risk factors, many of which are beyond the control of the Trust could cause actual results to differ materially from the forward-looking information in the Offering Memorandum. The risks and uncertainties of the Trust’s business, including those discussed under “Risk Factors”, could cause the Trust’s actual results and experience to differ materially from the anticipated results or other expectations expressed. In addition, the Trust bases forward-looking statements on assumptions about future events, which may not prove to be accurate. In light of these risks, uncertainties and assumptions, prospective purchasers should not place undue reliance on forward-looking statements and should be aware that events described in the forward-looking statements set out in this Offering Memorandum may not occur.

The Trust cannot assure prospective purchasers that its future results, levels of activity and achievements will occur as the Trust expects, and neither the Trust nor any other person assumes responsibility for the accuracy and completeness of the forward-looking statements. Except as required by law, the Trust disclaims any intention and assumes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise or to explain any material difference between subsequent actual events and such forward-looking statements.

DOCUMENTS INCORPORATED BY REFERENCE

Any statement contained in a document incorporated or deemed to be incorporated by reference herein shall be deemed to be modified or superseded for the purposes of this Offering Memorandum to the extent that a statement contained herein or in any other subsequently delivered Offering Memorandum which also is, or is deemed to be, incorporated by reference herein modifies or supersedes such statement. The modifying or superseding statement need not state that it has modified or superseded a prior statement or include any other information set forth in the document that it modifies or supersedes. The making of a modifying or superseding statement shall not be deemed an admission for any purposes that the modified or superseded statement, when made, constituted a misrepresentation, an untrue statement of a material fact or an omission to state a material fact that is required to be stated or that is necessary to make a statement not misleading in light of the circumstances in which it was made. Any statement so modified or superseded shall not be deemed, except as so modified or superseded, to constitute a part of this Offering Memorandum.

CURRENCY

All dollar amounts stated in this Offering Memorandum are expressed in Canadian currency, except where otherwise indicated.

INTERPRETATION

In this Offering Memorandum, unless the context otherwise requires, when we use terms such as the “Trust”, the “Issuer”, “we”, “us” and “our”, we are referring to Starlight Private Global Real Estate Pool and when we use the terms such as “Investor”, “Subscriber” or “you” we are referring to a person who purchases Units under the Offering, thereupon becoming an Investor in the Trust.

Words importing the singular number only, include the plural and vice versa, and words importing the masculine, feminine or neuter gender include the other genders.

GLOSSARY OF TERMS

The following are definitions of certain terms used in this Offering Memorandum:

“**Administrator**” means RBC Investor Services Trust, the administrator for the Trust which is responsible for providing administration services to the Trust including record keeping, register management, Unit transactions and similar services as may be provided to the Trust by the administrator or by such other party as may be retained from time to time by the Trust.

“**Business Day**” means any day on which the Toronto Stock Exchange is open for business.

“**CBCA**” means the *Canada Business Corporations Act*, as amended from time to time.

“**CRA**” means the Canada Revenue Agency.

“**Custodian Agreement**” means the custodial agreement between the Trustee and the Custodian dated as of August 17, 2018, as amended and/or restated from time to time.

“**Custodian**” means RBC Investor Services Trust, in its capacity as custodian under the Custodian Agreement.

“**Declaration of Trust**” means the master declaration of trust establishing the Trust dated April 20, 2020, as amended on May 26, 2020, and as it may be further amended, supplemented and/or restated or supplemented from time to time. See “Material Contracts – Declaration of Trust”.

“**Distribution Payment Date**” has the meaning ascribed to it under “The Trust – Material Agreements – Declaration of Trust – Distributions”.

“**Distribution Record Date**” means the last Business Day of each calendar quarter or such other date(s) as determined by the Trustee.

“**DPSP**” means a trust governed by a deferred profit sharing plan, as defined under the Tax Act.

“**General Partner**” means Starlight Investments Capital GP Inc.

“**High Water Mark**” for any fiscal year means the greater of (a) \$10 and (b) the highest NAV per Unit of the applicable series determined as at the last Business Day of any previous fiscal year, less the total amount of distributions paid on the applicable Unit during all consecutive immediately preceding fiscal years, if any, in respect of which no Public Portfolio Performance Fees was paid divided by the weighted average number of units of such series outstanding during the fiscal years.

“**Hurdle Amount**” for any fiscal year of the Trust means an amount equal to the product of (a) the NAV per applicable Unit on the last Business Day of the preceding fiscal year, and (b) 108%.

“**IFRS**” means International Financial Reporting Standards, issued by the International Accounting Standards Committee, and as adopted by the Canadian Institute of Chartered Accountants, as amended from time to time.

“**IFRS 10**” means IFRS 10 – Consolidated Financial Statements.

“**IIROC**” means the Investment Industry Regulatory Organization of Canada.

“**Investor**” or “**Subscriber**” means a purchaser of Units pursuant to this Offering.

“**Limited Partnership Agreement**” means the amended and restated limited partnership agreement of the Public Portfolio LP dated as of April 20, 2020 between the General Partner, the limited partners identified therein, and each party who is admitted to the partnership in accordance with the terms of the agreement, as may be amended and/or restated from time to time.

“**Management Agreement**” means the master management agreement between the General Partner and the Manager dated of April 20, 2020, as may be amended and/or restated from time to time. See “The Trust – Material Agreements – Other Fees and Expenses”.

“**Management Fee**” has the meaning given to it under the heading “The Trust – Material Agreements – Declaration of Trust – Units”.

“**Manager**” means Starlight Investments Capital LP.

“**MFDA**” means the Mutual Fund Dealers Association of Canada.

“**NAV**” means the net asset value of the Trust determined as described under “The Trust – Material Agreements – Declaration of Trust – Calculation of NAV”.

“**NI 45–106**” means National Instrument 45–106 – Prospectus Exemptions of the Canadian Securities Administrators (Regulation 45–106 respecting prospectus exemptions in Québec), as amended from time to time”.

“**Non-Resident**” means a person who is a “non-resident” within the meaning of the Tax Act, including a partnership that is not a “Canadian partnership” for the purpose of the Tax Act.

“**Offering**” means the offering of Units in the capital of the Trust pursuant to this Offering Memorandum.

“**Offering Memorandum**” means this confidential offering memorandum dated May 26, 2020.

“**Portfolio**” means collectively the Private Portfolio and Public Portfolio.

“**Private Portfolio**” means the portion of the Trust’s investment portfolio invested in private investments, as constituted from time to time.

“**Proportionate Interest**” when used to describe (i) an amount to be allocated to any one series of Units of the Trust, means the total amount to be allocated to all series of Units of the Trust multiplied by a fraction, the numerator of which is the NAV of such Series and the denominator of which is the NAV of the Trust at such time, and (ii) a Unitholder’s interest in or share of any amount, means, after an allocation has been made to each series as provided in clause (i), that allocated amount multiplied by a fraction, the numerator of which is the number of Units of that series registered in the name of that Unitholder and the denominator of which is the total number of Units of that series then outstanding (if such Unitholder holds Units of more than one series, then such calculation is made in respect of each series of Units of the Trust and aggregated);

“**Public Portfolio**” means the portion of the Trust’s investment portfolio invested primarily in publicly traded equity securities, and to a lesser extent, debentures and bonds, as constituted from time to time.

“**Public Portfolio LP**” means Starlight Global Real Estate LP.

“**Public Portfolio Performance Fee**” has the meaning given to it under the heading “Fees and Expenses – Management and Performance Fee”.

“**Redemption Date**” has the meaning ascribed thereto under “The Trust – Material Agreements – Declaration of Trust – Redemption Right”.

“**RDSP**” means a trust governed by a registered disability savings plan, as defined under the Tax Act.

“**Redemption Notes**” means unsecured subordinated promissory notes of the Trust having a maturity date to be determined at the time of issuance by the Trustee (provided that in no event shall the maturity date be set at a date subsequent to the first Business Day following the fifth anniversary of the date of issuance of such note), bearing interest from the date of issue at a market rate of interest determined at the time of issuance by the Trustee, payable for each month during the term on the 15th day of each subsequent month with all principal being due on maturity, such promissory notes to provide that the Trust shall at any time be allowed to prepay all or any part of the outstanding principal without notice or bonus.

“**Registered Plan**” means any one of a RESP, RRIF, TFSA, DPSP, RDSP or RRSP.

“**REIT**” means a Real Estate Investment Trust.

“**Remaining Units**” has the meaning ascribed thereto under “The Trust – Material Agreements – Declaration of Trust – Redemption Right”.

“**RESP**” means a registered education savings plan, as defined under the Tax Act.

“**RRIF**” means a registered retirement income fund, as defined under the Tax Act.

“**RRSP**” means a registered retirement savings plan, as defined under the Tax Act.

“**Series A Units**” means the series of units of the Trust designated as the “Series A Units”.

“**Series B Units**” means the series of units of the Trust designated as the “Series B Units”.

“**Series C Units**” means the series of units of the Trust designated as the “Series C Units”.

“**Series F Units**” means the series of units of the Trust designated as the “Series F Units”.

“**Series I Units**” means the series of units of the Trust designated as the “Series I Units”.

“**Series NAV per Unit**” means, in respect of the Units of any particular series of Units of the Trust on any particular Business Day, the portion of the NAV of the Trust attributed to each of the Units of such series of the Trust.

“**SIFT Rules**” has the meaning attributed thereto under “Income Tax Consequences and RRSP Eligibility – Status of the Trust”.

“**Subscription Agreement**” means the subscription agreement for a specified series in the form prescribed by the Trust from time to time and obtainable from the Trustee.

“**Subscription Date**” has the meaning ascribed to it under “Securities Offered – Subscription Procedure”.

“**Tax Act**” means the *Income Tax Act* (Canada), and the regulations thereunder, as amended or replaced from time to time.

“**TFSA**” means a tax free savings account, within the meaning of the Tax Act.

“**Trailer Fee**” has the meaning ascribed to it under “Fees and Expenses – Trailer Fee”.

“**Trust**” means Starlight Private Global Real Estate Pool.

“**Trust Partnership**” has the meaning ascribed to it under “Income Tax Consequences and RRSP Eligibility – Taxation of the Trust – Investments in Limited Partnerships Including the Public Portfolio LP”.

“**Trustee**” means Starlight Investments Capital LP.

“**Underlying Funds**” means securities of the Public Portfolio LP or similar related underlying fund that are, or will be, managed by the Manager.

“**Unitholders**” means holders of Units subscribed for pursuant to this Offering Memorandum.

“**Units**” means the Series A Units, Series B Units, Series C Units, Series F Units and Series I Units of the Trust.

“**Unit Series Expenses**” means the expenses of the Trust allocable to a specific series of Units.

“**U.S. Securities Act**” means the U.S. *Securities Act of 1933*, as amended.

“**Valuation Date**” means the last Business Day of each month or any other date(s) as determined by the Manager.

“**Valuation Time**” means 4:00 p.m. (Toronto time) on a Valuation Date, and any other time as determined by the Manager.

SUMMARY

The following is a summary of certain information contained in this Offering Memorandum, and is qualified in its entirety by the more detailed and additional information contained elsewhere in this Offering Memorandum. Capitalized terms used but not defined in this summary have the meanings given to such terms elsewhere in this Offering Memorandum.

- Issuer:** Starlight Private Global Real Estate Pool (the “**Trust**”) is a newly organized investment trust formed pursuant to a Declaration of Trust governed by the laws of Ontario (the “**Declaration of Trust**”).
- Offering:** The Trust is offering of Series A Units (“**Series A Units**”), Series B Units (“**Series B Units**”), Series C Units (“**Series C Units**”), Series F Units (“**Series F Units**”) and Series I Units (“**Series I Units**” together with Series A Units, Series B Units, Series C Units and Series F Units, the “**Units**”) at an initial offering price of \$10.00 per Unit.
- Issue Size:** There is no minimum or maximum offering.
- Price:** The initial price will be \$10.00 per Unit. Thereafter, the price will be the portion of the NAV of the Trust attributed to each of the Units of such series of the Trust (“**Series NAV per Unit**”).
- Minimum Purchase:** Series A Units: \$5,000 (500 Series A Units).
Series B Units: \$5,000 (500 Series B Units).
Series C Units: \$5,000 (500 Series C Units).
Series F Units: \$5,000 (500 Series F Units).
Series I Units: \$5,000,000 (5,000 Series I Units).
- FundSERV:** Subscriptions for the following Units may be effected through the settlement network operated by FundSERV Inc. using the following codes:
- | | |
|----------------|---------|
| Series A Units | SLC1101 |
| Series F Units | SLC1201 |
| Series I Units | SLC1901 |
- Redemptions may be submitted through the FundSERV system at least 30 days prior to the applicable Redemption Date. Payment of redemption proceeds are made within 60 days following the applicable Redemption Date.
- Investment Objectives:** The Trust’s investment objective is to achieve long–term capital appreciation and regular current income by investing globally in private real estate

investments and in public real estate investment trusts (“**REITs**”) and equity securities of corporations participating in the residential and commercial real estate sector.

Investment Strategy:

The Trust will hold at least 20% of invested capital in publicly traded global equity securities, and to a lesser extent, debentures and bonds (the “**Public Portfolio**”) and up to 80% of invested capital (determined at the time of investment) of the Trust’s total assets in private investments (the “**Private Portfolio**”, and together with the Public Portfolio, the “**Portfolio**”). To achieve its objectives, the Trust will invest no less than 20% of the net capital raised into a subsidiary, Starlight Global Real Estate LP (the “**Public Portfolio LP**”), which will invest in an actively managed global portfolio of real estate securities, targeting issuers primarily in Organization for Economic Co-operation and Development (“**OECD**”) countries. The Trust also intends to invest in global real estate properties, beginning with allocations of up to 80% of the net capital raised in private investment opportunities including the intention to invest in a fund managed by an affiliate of Starlight Investments Capital LP (the “**Manager**”), Starlight Canadian Residential Growth Fund II (the “**Starlight Fund**”), Prologis Targeted U.S. Logistics Fund (the “**Prologis Fund**”), and co-investments with Unison Home (the “**Unison Fund**”).

Through the Private Portfolio, the Trust will seek to enhance diversification and returns and provide investors with a unique opportunity to obtain exposure to private investments and acquisition candidates in the global real estate sector, primarily through investments in certain investment vehicles

The goal of the Private Portfolio is to provide investors with exposure to private investments which the Manager believes exhibit strong growth and the potential for profitability and income generation. The Manager will be responsible for all investment decisions for the Private Portfolio.

In the future, the Private Portfolio may or may not include the Starlight Fund, the Prologis Fund, and the Unison Fund referenced above and may include securities or other assets that are not described. In keeping with the Trust’s active management strategy, the Portfolio composition will vary over time depending on the Manager’s assessment of overall market conditions, opportunities and outlook, including the allocation between the Public Portfolio and the Private Portfolio, which will be determined by the Manager. Generally, however, the Trust will seek to invest approximately 20% of its total assets in the Public Portfolio and 80% of its total assets in the Private Portfolio. In all cases, percentage of investment is measured at cost at the time of investment.

Initially, the net capital raised will be invested in the Public Portfolio LP. However, it is the Trust’s intention to commit up to 80% of its total assets to the Starlight Fund, the Prologis Fund, the Unison Fund, and other private investment opportunities.

Distributions:

The Manager, in its discretion, shall determine the amount of any distributions to be made to each series of Units of the Trust. The Trust will target \$0.50 gross distributions per Unit per annum (5.0% yield based on the subscription price per Unit) at the discretion of the Manager, to be paid on a quarterly basis.

Any such distributions will be payable to holders of Units subscribed for pursuant to this Offering Memorandum (“**Unitholders**”) of record on the last Business Day of each quarter or such other date as the Trustee may set from time to time (“**Distribution Record Date**”) and will be paid on or before the last Business Day of the first month following each such quarter (the “**Distribution Payment Date**”).

The initial distribution is expected to be declared payable to Unitholders of record on September 30, 2020 and to be paid on or before the last Business Day of the following month.

Unitholders of Series B Units and Series C Units will receive distribution payments in cash. For all other series, unless a Unitholder requests to receive distribution payments in cash, each Unitholder shall receive its share of any distribution of the Trust by the reinvestment thereof in additional Units of the applicable series of Units of the Trust at the Series NAV per Unit computed for the Valuation Date on which such distribution is made.

The Manager may adjust the amount of the monthly distributions for any series without notice at any time as market conditions change. The Manager may, without notice, change the frequency of the payment of distributions.

Special Distribution:

If, in any taxation year, after payment of ordinary distributions, if any, there would remain in the Trust additional net income or net realized capital gains, the Trust will, prior to the end of the taxation year, pay or make payable such net income and net realized capital gains as one or more special year-end distributions to Unitholders as is necessary to ensure, to the extent permitted by the Tax Act, that the Trust will not be liable for non-refundable income tax under Part I of the Tax Act for such taxation year. See “Income Tax Consequences and RRSP Eligibility”. Special distributions shall be automatically reinvested in additional Units of the applicable series of Units of the Trust at the Series NAV per Unit computed for the Valuation Date on which such distribution is made and the Units of that series shall be immediately and automatically consolidated such that the number of outstanding Units of such series following the distribution will equal the number of Units outstanding prior to the distribution.

Leverage:

The Trust or Public Portfolio LP may utilize various forms of leverage of up to 50% of the NAV of the Public Portfolio LP by way of a loan facility with a Canadian or U.S. chartered bank, margin by way of a prime brokerage facility and/or short selling. In connection with such borrowing, the Trust or Public Portfolio LP may grant security over the assets of the Trust or Public Portfolio LP.

Currency Hedging:

Certain of the securities included in the Portfolios may be denominated in currencies other than the Canadian dollar. The Manager will take into consideration the foreign exchange exposure of the Portfolio and may enter into currency hedges to reduce the effects on the Portfolio of changes in the values of such foreign currencies relative to the Canadian dollar.

Short Selling: The Public Portfolio LP may short sell securities from time to time for investment purposes or for hedging and risk management purposes. Short exposure in the Portfolio, for purposes other than hedging, will not exceed 50% of the total assets of the Trust on a daily marked-to-market basis.

Use of Proceeds: The net proceeds of the Offering will be used to purchase securities for the Portfolio in accordance with the Trust's investment objectives and investment strategy and for general operating purposes. As the Portfolio will be actively managed, the Trust may hold cash and cash equivalents from time to time depending on the Manager's assessment of market conditions.

Organization and Management of the Trust:

Manager and Promoter

Starlight Investments Capital LP (the "**Manager**") is the manager of the Trust and is responsible for the provision of management services required by the Trust. The Manager's head office is located at 3280 Bloor Street West, Centre Tower, Suite 1400, Toronto, Ontario, Canada, M8X 2X3.

The Manager may be considered a promoter of the Trust within the meaning of securities legislation of certain provinces and territories of Canada by reason of its initiative in organizing the Trust.

The Manager is also the manager of the Public Portfolio LP and will be responsible for the investment decisions for the Public Portfolio and Private Portfolio.

Auditor

The auditor of the Trust is Deloitte LLP.

Registrar and Transfer Agent

The Custodian will provide the Trust with registrar and transfer agency services in respect of the Units from its principal offices in Toronto, Ontario.

Risk Factors:

An investment in Units is subject to certain risk factors, including the following: there is no assurance that the Trust will be able to achieve its investment objectives; return on investment is not guaranteed; illiquidity of Units; risks relating to the Portfolios issuers; risks relating to the valuation of the Portfolio; valuation methodologies involving subjective judgments; no current market for Units; risks relating to recent and future global financial developments; industry concentration risks; concentration risk; real estate risk; risks associated with investment in illiquid and private securities; degree of leverage; United States anti-money laundering laws and regulations; series risk; foreign currency risk; currency hedging risk; derivative risk; short selling; securities lending; source of funds; sensitivity to interest rates; redemption risk; reliance on the Manager; conflicts of interest; fluctuations in NAV and NAV per each series of Unit; limited liquidity of units; limited control; loss of investment; effect of fees; risks relating to currency exposure; risks relating to foreign market exposure; lack of operating history; cyber security risk; nature

of the Units; risks relating to changes in regulation; risk rankings; and tax risks. For a more complete discussion of the risks associated with an investment in Units, see “Risk Factors”.

**Income Tax
Consequences:**

Provided the Trust makes distributions to Unitholders in each taxation year of its income, including its net realized capital gains, as described under “Income Tax Consequences and RRSP Eligibility – Tax Implications of the Trust’s Distribution Policy”, it will generally not be liable in such year for non-refundable income tax under Part I of the Tax Act.

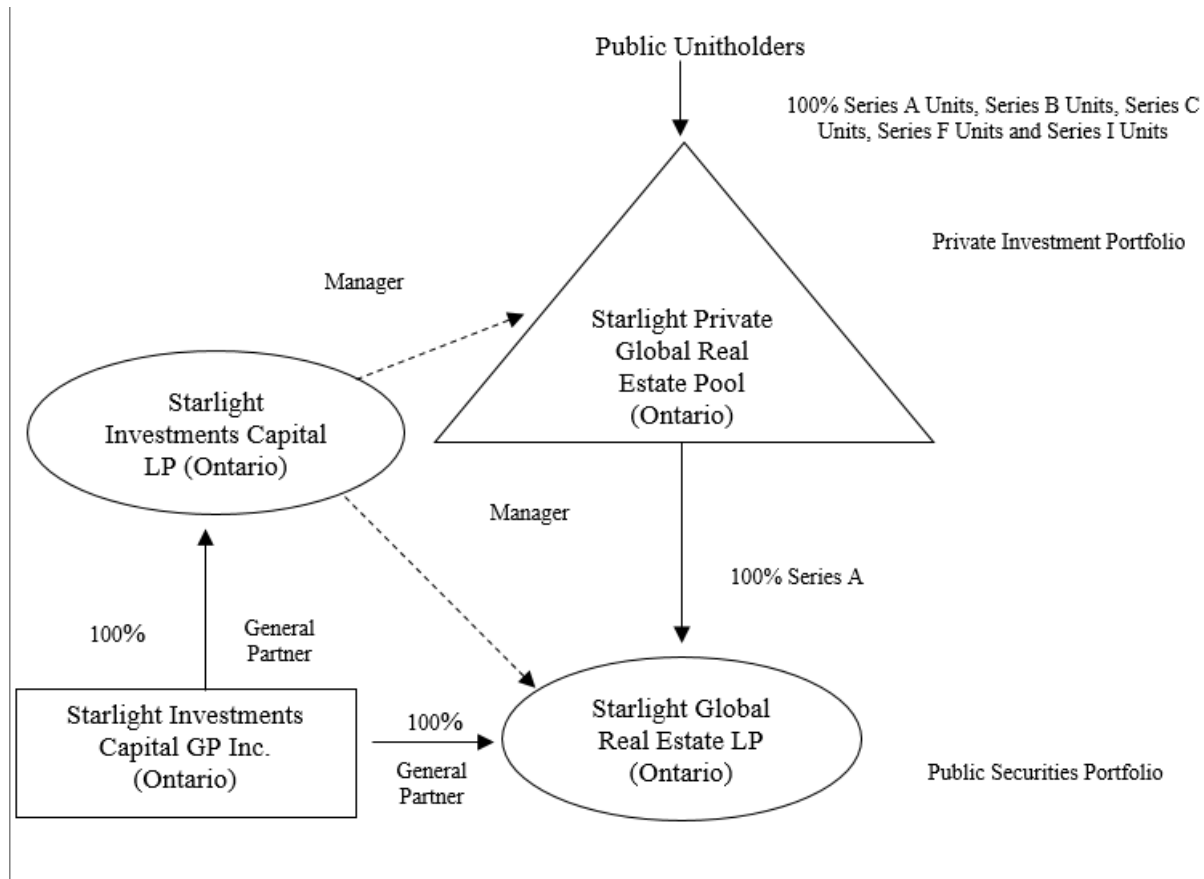
A Unitholder who is resident in Canada will generally be required to include, in computing income for a taxation year, the amount of the Trust’s net income for the taxation year, including net realized taxable capital gains, paid or payable to the Unitholder in the taxation year. The Trust intends to make designations so that the portion of any net realized taxable capital gains of the Trust that are distributed to Unitholders will be treated as taxable capital gains to Unitholders. Distributions by the Trust to a Unitholder in excess of the Unitholder’s share of the Trust’s net realized capital gains and other net income will reduce the adjusted cost base of the Unitholder’s Units held as capital property.

A Unitholder who disposes of a Unit that is held as capital property, including on a redemption or otherwise, will generally realize a capital gain (or capital loss) to the extent that the proceeds of disposition (other than any amount payable by the Trust designated as payable by the Trust out of its capital gains or income), net of costs of disposition, exceed (or are less than) the adjusted cost base of that Unit.

Prospective investors should consult their own tax advisors with respect to the income tax consequences of investing in Units, based upon their own particular circumstances. See “Income Tax Consequences and RRSP Eligibility”.

THE TRUST

Structure



The Trust is an investment trust formed under the laws of the Province of Ontario pursuant to the Declaration of Trust. The Manager will provide all management services required by the Trust. The registered and head office of the Trust is located at 3280 Bloor Street West, Centre Tower, Suite 1400, Toronto, Ontario, Canada, M8X 2X3.

Public Portfolio LP is a newly organized investment limited partnership formed pursuant to a declaration under the *Limited Partnership Act* (Ontario), filed on March 27, 2020. The Public Portfolio LP is governed by the Limited Partnership Agreement. The general partner of the Manager is a wholly-owned subsidiary of Starlight Group Property Holdings Inc., and is also the general partner of the Public Portfolio LP. The Manager is responsible for the provision of management services to the Public Portfolio.

The Custodian

The Trustee has appointed RBC Investor Services Trust as custodian of the Trust's assets pursuant to the Custodian Agreement. The Custodian is, among other things, in the business of providing professional custodial services. The head office of the Custodian is located in Toronto, Ontario. The Custodian may employ sub-custodians as considered appropriate in the circumstances.

Valuation Agent

RBC Investor Services Trust is the valuation agent for the Trust and is responsible for providing administration services to the Trust, including fund valuation and financial reporting services. RBC Investor Services Trust also calculates the NAV and Series NAV per Unit pursuant to the terms fund administration agreement. See “The Trust – Material Agreements – Declaration of Trust – Calculation of NAV”.

Administrator

RBC Investor Services Trust is the administrator for the Trust and is responsible for providing administration services to the Trust, including record keeping, register management, Unit transaction and similar services as may be provided to the Trust by the Administrator or by such other party as may be retained from time to time by the Trust.

Transfer Agents and Registrars

RBC Investor Services Trust is acting as the transfer agent and registrar for Series A Units, Series F Units and Series I Units and will maintain the register of those Units at its head office.

TMX Trust is acting as the transfer agent and registrar for Series B Units and Series C Units and will maintain the register of those Units at its head office.

Investment Objective

The Trust’s investment objective is to achieve long-term capital appreciation and regular current income by investing globally in private real estate investments and in REITs and equity securities of corporations participating in the residential and commercial real estate sector.

The Trust will hold at least 20% of invested capital in the Public Portfolio and up to 80% of invested capital (determined at the time of investment) of the Trust’s total assets in the Private Portfolio.

With respect to the Public Portfolio, to achieve its objectives, the Trust will invest no less than 20% of the net capital raised into its subsidiary, the Public Portfolio LP, which will hold an actively managed global portfolio of real estate, targeting issuers primarily in Organization for Economic Co-operation and Development (“**OECD**”) countries, managed by Starlight Investments Capital LP utilizing its proprietary investment philosophy, Focused Business Investing. The assets of the Public Portfolio will be invested in compliance with the Canadian securities regulators rules regarding alternative mutual funds as set out in National Instrument 81-102 – *Investment Funds*, as may be amended from time to time.

With respect to the Private Portfolio, the Trust will seek to enhance diversification and returns and provide investors with a unique opportunity to obtain exposure to private investments and acquisition candidates in the global real estate sector, primarily through investments in certain investment vehicles. The goal of the Private Portfolio is to provide investors with exposure to private investments which the Manager believes exhibit strong growth and the potential for profitability and income generation. The Manager intends that it will invest in the following private investments in the first 12 months of investing: Starlight Canadian Residential Growth Fund II (the “**Starlight Fund**”), Prologis Targeted U.S. Logistics Fund (the “**Prologis Fund**”), and co-investments with Unison Home (the “**Unison Fund**”). The Manager will be responsible for all investment decisions for the Private Portfolio.

Initially, the net capital raised will be invested in the Public Portfolio LP. However, it is the Trust's intention to commit up to 80% of its total assets to the Private Portfolio with the intention to initially invest in the Starlight Fund, the Prologis Fund, the Unison Fund, and other private investment opportunities.

In the future, the Private Portfolio may or may not include the Starlight Fund, the Prologis Fund, and the Unison Fund referenced above and may include securities or other assets that are not described. In keeping with the Trust's active management strategy, the Portfolio composition will vary over time depending on the Manager's assessment of overall market conditions, opportunities and outlook including the allocation between the Public Portfolio and the Private Portfolio which will be determined by the Manager. Generally, however, the Trust will seek to invest at least 20% of its total assets in the Public Portfolio and up to 80% of its total assets in the Private Portfolio. In all cases, percentage of investment is measured at cost at the time of investment.

The Trust will target \$0.50 gross distributions per Unit per annum (5.0% per Unit) at the discretion of the Manager paid on a quarterly basis.

Leverage

The Trust or Public Portfolio LP may utilize various forms of leverage of up to 50% of the NAV of the Public Portfolio LP by way of a loan facility with a Canadian or U.S. chartered bank, margin by way of a prime brokerage facility and/or short selling. In connection with such borrowing, the Trust or Public Portfolio LP may grant security over the assets of the Trust or Public Portfolio LP.

Currency Hedging

Certain of the securities included in the Portfolios may be denominated in currencies other than the Canadian dollar. The Manager will take into consideration the foreign exchange exposure of the Portfolios and may enter into currency hedges to reduce the effects on the Portfolios of changes in the values of such foreign currencies relative to the Canadian dollar.

Short Selling

The Trust may short sell securities from time to time for hedging purposes. Short exposure in the Public Portfolio, for purposes other than hedging, will not exceed 50% of the total assets of the Trust on a daily marked-to-market basis. A short sale is effected by selling a security which the Trust does not own. In order to make delivery to the buyer of a security sold short, the Trust must borrow the security. In so doing, it incurs the obligation to replace the security, whatever its price may be, at the time it is required to deliver it to the lender. The Trust must also pay to the lender of the security any dividends or interest payable on the security during the borrowing period and may have to pay a premium to borrow the security. The Trust may engage in so-called "naked" short sales when it does not own or have the immediate right to acquire the security sold short at no additional cost, in which case the Trust's losses could be unlimited.

Securities Lending

The Trust may from time to time engage in securities lending transactions. The Custodian or a sub-custodian will act as agent for the Trust in administering securities lending transactions, including negotiating the agreements, assessing the creditworthiness of counterparties and collecting the fees earned by the Trust. The agent will also monitor the collateral provided to ensure that it remains within the prescribed limits. The Manager has set credit limits in an effort to control risk, and has policies, procedures and controls for these transactions.

Investment Restrictions

The Trust is subject to the investment restrictions set out below that, among other things, limit the securities that the Trust may acquire for the Portfolio. The Trust's investment restrictions may not be changed without the approval of the Unitholders at a meeting called for such purpose. The Trust's investment restrictions provide that the Trust may not:

- (i) purchase securities, other than securities of public and private issuers operating in, or that derive a significant portion of their revenue or earnings from, the global residential and commercial real estate sectors;
- (ii) invest more than 80% (at the time of investment) of its total assets in securities of private issuers (other than securities of the Public Portfolio LP or other wholly-owned subsidiaries);
- (iii) make any investment or conduct any activity that would result in the Trust failing to qualify as a "mutual fund trust" within the meaning of the Tax Act;
- (iv) borrow money or employ any other forms of leverage directly or indirectly through the Public Portfolio LP greater than 50% of the NAV of the Trust; and
- (v) have short exposure, other than for purposes of hedging, directly or indirectly through the Public Portfolio LP in excess of 50% of the NAV of the Trust as determined on a daily marked-to-market basis.

If a percentage restriction on investment or use of assets set forth above is adhered to at the time of the transaction, later changes to the market value of the investment or the total assets of the Trust will not be considered a violation of the restriction. If the Trust receives from an issuer, subscription rights to purchase securities of that issuer, and if the Trust exercises such subscription rights at a time when the Trust's Portfolio holdings of securities of that issuer would otherwise exceed the limits set forth above, it will not constitute a violation if, prior to receipt of securities upon exercise of such rights, the Trust has sold at least as many securities of the same class and value as would result in the restriction being complied with.

The operations of Public Portfolio LP will be subject to the terms of its constating documents, which will provide, among other things that Public Portfolio LP will operate in a manner consistent with the investment restrictions set out above.

Exemptive Relief from Conflict of Interest Investment Restrictions

The Trust will be a "mutual fund" under applicable securities legislation in Canada and is therefore subject to mutual fund conflict of interest investment restrictions under such legislation. The Manager and the Trust have obtained exemptive relief from such conflict of interest investment restrictions to, among other things, allow the Trust to invest all of its assets in the Public Portfolio LP subject to certain conditions, including the following:

- (i) the Trust may purchase securities of Public Portfolio LP or similar related underlying funds that are, or will be, managed by the Manager ("**Underlying Funds**");

- (ii) the Manager is the investment fund manager and portfolio manager of both the Trust and the Underlying Funds;
- (iii) the Trust may invest all, or substantially all, of its assets in securities of Underlying Funds;
- (iv) the fees, expenses and any performance or special incentive distributions payable by the Underlying Funds in which a Trust invests are disclosed to investors of the Trust;
- (v) the process or criteria used to select the Underlying Funds is disclosed to investors of the Trust (as set out in this Offering Memorandum);
- (vi) disclosing which officers, directors and substantial securityholder of the Trustee or the Trust have a significant interest in the Underlying Funds. For officers and directors and substantial securityholders who together in aggregate hold a significant interest in an Underlying Fund, the approximate amount of the significant interest they hold, on an aggregate basis, expressed as a percentage of the applicable Underlying Fund's NAV. There are currently no such holdings. There are therefore currently no potential conflicts of interest which may arise from such relationship;
- (vii) that investors are entitled to receive from the Manager, on request and free of charge, a copy of the prospectus, offering memorandum or other similar disclosure document of the Underlying Funds, if available; and
- (viii) that investors are entitled to receive from the Manager, on request and free of charge, the annual audited financial statements and interim financial reports relating to the Underlying Funds in which the Trust invests.

Material Agreements

Declaration of Trust

The rights and obligations of the Trustee, the Manager and the Unitholders of the Fund are governed by the Declaration of Trust.

The following is a summary of the Declaration of Trust. This summary is not intended to be complete and each investor should carefully review the Declaration of Trust itself for full details of these provisions. Unitholders are entitled to a copy of the Declaration of Trust upon making a request to the Manager.

Units

The beneficial interest of the Trust is divided into an unlimited number of Units, which may be issued in an unlimited number of series, as determined by the Manager in its sole discretion. Currently, the series of the Trust consist of Series A Units, Series B Units, Series C Units, Series F Units and Series I Units. The Trust may offer additional series of units at the discretion of the Manager.

Except as described below, each Unit entitles the holder to the same rights and obligations and no Unitholder is entitled to any privilege, priority or preference in relation to any other holder of Units, subject to (i) the proportionate entitlement of each holder of Series A Units, Series B Units, Series C Units, Series F Units and Series I Units to receive proceeds upon termination of the Trust, based on such holder's

Proportionate Interest (subject in each case to adjustment to reflect the Unit Series Expenses allocable to each respective series) and (ii) a proportionate allocation of income or loss of the Trust in accordance with the terms of the Declaration of Trust.

On termination or liquidation of the Trust, each Unitholder of record is entitled to receive on a proportionate basis based on such holder's Proportionate Interest, (subject in each case to adjustment to reflect the Unit Series Expenses allocable to each respective series) all of the assets of the Trust remaining after payment of or provisions made for all debts, liabilities and liquidation expenses of the Trust.

Units shall be issued only as fully paid and, once issued, shall be non-assessable. Each Unit shall vest indefeasibly in the holder thereof and the interest of each Unitholder shall be determined by the number of Units registered in the name of the Unitholder.

The issued and outstanding Units may be subdivided or consolidated from time to time by the Manager without notice to or approval of the Unitholders. Units of a particular series of the Trust may, at the sole discretion of the Manager, be redesignated as Units (or fractions thereof) of any other series of the Trust based on the applicable Series NAV per Unit for the two series of Units on the date of the redesignation.

Series A Units

The Series A Units are designed for all investors and pay a Management Fee of 2.25%. The Series A Units may be switched into Series F Units in accordance with the Declaration of Trust. See “– Switching Units” below. See also “Fees and Expenses – Trailer Fee” below.

Series B Units

The Series B Units are designed for all investors and pay a Management Fee of 2.25%. The Series B Units may be switched into Series A Units or Series F Units in accordance with the Declaration of Trust. The Series B Units may be automatically redesignated into Series A Units or Series F Units on 30 days' notice to the Unitholder by the Manager in accordance with the Declaration of Trust. See “– Switching Units” below. See also “Fees and Expenses – Trailer Fee” below.

Series C Units

The Series C Units are designed for all investors and pay a Management Fee of 1.25%. The Series C Units may be switched into Series F Units or Series A Units in accordance with the Declaration of Trust. See “– Switching Units” below. The Series C Units may be automatically redesignated into Series A Units or Series F Units on 30 days' notice to the Unitholder by the Manager in accordance with the Declaration of Trust. See also “Fees and Expenses – Trailer Fee” below.

Series F Units

The Series F Units are generally only available to investors who have fee-based accounts with their dealer or who are investing directly with the Trust. Series F Units pay a Management Fee of 1.25%. We do not pay any trailing commissions to dealers who sell Series F Units, which means that we can charge a lower management fee compared to Series A Units and Series B Units of the Trust. The Series F Units may be switched into Series A Units or Series I Units in accordance with the Declaration of Trust. See “– Switching Units” below.

Series I Units

The Series I Units are generally only available to institutional investors who make large investments in the Trust and who are approved by us, as well as directors, officers and employees of the Manager or an affiliate of the Manager. We do not pay any trailing commissions to dealers who sell Series I Units, which means that we can charge no management fee. A negotiated service fee may be payable directly by investors to a dealer who sells Series I Units. There are no sales charges payable by investors who purchase Series I units.

To be eligible to purchase Series I Units, investors must enter into an agreement with us or use another method agreed to by us. This agreement sets out, among other things, the service fee payable to the dealer, if any. If you did not qualify to hold Series I Units when you originally purchased them, or are no longer eligible to hold them, you must either (i) convert or switch your units into another series of the Trust or another fund in which you qualify to invest, or (ii) redeem them. We also retain the right, at our sole discretion, to redeem or convert your Series I Units into another series of the same Trust, offering the lowest fee option in which you qualify to invest, if we determine that you are not eligible to hold Series I units.

The Series I Units may be switched into Series F Units in accordance with the Declaration of Trust. See “– Switching Units” below.

Switching Units

Switching between series of the same Trust: subject to any applicable minimum investment amounts or other eligibility requirements, you may, at any time, switch all or part of your investment in a series of units of the Trust to another series of the Trust (a “conversion”). A conversion between series of the same Trust is not expected to be a disposition for tax purposes. You may have to pay a fee to your dealer when you implement a switch. Switches are subject to the provisions set out below.

Our expectation is that your dealer will act in accordance either with the regulations applicable to them. We also expect that your dealer will obtain your prior consent to convert or switch your units of the Trust or series.

You may have to pay your dealer a negotiated fee of up to 2% of the value of the units switched, if you convert or switch from Series F Units to Series A Units or vice versa.

To implement a conversion between series of units of the Trust, you must contact your broker, dealer or investment advisor. The timing and processing applicable to purchases and redemptions also apply to conversions, notwithstanding that a conversion does not involve a redemption.

Briefly, you will need to:

- indicate the Series that you want your Units switched into; and
- indicate the Series and the number of Units to be switched.

Redemption Right

Units are redeemable any time on demand by a Unitholders with effect on the last Business Day in March, June, September and December of each year (each, a “**Redemption Date**”) at a redemption price per Unit equal to the Series NAV per Unit on the Redemption Date (the “**Redemption Amount**”).

Units must be surrendered for the redemption together with a redemption notice submitted by the Unitholder

to the Trustee or by electronic notice if settling through the FundSERV system at least 30 days prior to the applicable Redemption Date. Payment of redemption proceeds are made within 60 days following the applicable Redemption Date. Payment of the redemption proceeds may be made using the FundSERV network.

For any particular Redemption Date, the Trust shall not be required to pay redemption proceeds in cash for Units representing more than 5% of the average number of Units outstanding for the 90-day period immediately preceding the applicable Redemption Date. In the event that the number of Units of each series tendered for redemption in respect of a Redemption Date exceeds the limits set forth above, the Trust shall redeem such Units tendered for redemption and not withdrawn or revoked, according to the order in which Redemption Notices are received. For the Units that have been tendered for redemption but could not be redeemed for cash (“**Remaining Units**”), the Trust will provide the Unitholder holding such Remaining Units with the following options (for which the Unitholder will have indicated their selection in the initial redemption notice by completing the relevant section):

- (a) The Unitholder may revoke and withdraw the redemption notice previously tendered in respect of the Remaining Units and elect for such Remaining Units to be put in for redemption for cash at the next Redemption Date; or
- (b) The Unitholder will not revoke and withdraw the redemption notice previously tendered and the Trust will redeem such Remaining Units by issuing to such Unitholder Redemption Notes in an amount equal to the redemption amount for the Remaining Units.

Notwithstanding the foregoing limitations on redemption, the Trustee may, in its sole discretion, waive the above limitations in respect of all Units tendered for redemption in respect of any one or more Redemption Dates.

In addition, for any period not exceeding 120 days during which the Trustee determines that conditions exist which render impractical the sale of assets of the Trust or which impair the ability of the Trustee to determine the value of the assets of the Trust, the Trust may suspend redemptions of its Units. The suspension may apply to all requests for redemption received prior to the suspension but as to which payment has not been made, as well as to all requests received while the suspension is in effect. All Unitholders making such requests shall be advised by the Trustee of the suspension and that the redemption will be effected at a Redemption Amount determined on the next Redemption Date, as applicable, following the termination of the suspension or such other date as the Trustee may determine upon the conditions giving rise to such suspension having ceased to exist or no longer being applicable.

All such Unitholders shall have and shall be advised that they have the right to withdraw their requests for redemption. The suspension shall terminate in any event on the first day on which the condition giving rise to the suspension has ceased to exist provided that no other condition under which a suspension is authorized then exists.

To the extent not inconsistent with the rules and regulations promulgated by any governmental body having jurisdiction over the Trust, any declaration of suspension made by the Trustee shall be conclusive. Units will be redeemed according to the order in which Redemption Notices are received.

Units held for less than 12 months as at the applicable Redemption Date will be subject to an early redemption fee equal to 3.00% of all such Units to be redeemed. The early redemption fee will reduce the Redemption Amount paid to Unitholders.

The Manager shall be entitled, at any time and from time to time, at its absolute discretion, upon giving at 30 days' prior written notice (which time may be abridged at the Manager's sole discretion) to a Unitholder, to compulsorily redeem or cause to be redeemed on a Valuation Date all or some of the Units held by such Unitholder, on such terms and conditions as the Manager may, from time to time, determine, at the applicable Series NAV per Unit on such Valuation Date.

Allocation of Capital Gains and Income to Redeeming Unitholders

The Trust may distribute, allocate and designate as payable to redeeming Unitholders capital gains realized by the Trust in connection with the disposition of securities or other property required in order to fund a redemption. In addition, the Trust may distribute, allocate and designate any capital gains of the Trust to a Unitholder who has redeemed Units during a year in an amount equal to the Unitholder's share, at the time of redemption, of the Trust's capital gains for the year. Any such distributions, allocations and designations will reduce the redeeming Unitholder's proceeds of disposition realized on the redemption.

Distributions

The Manager, in its discretion, shall determine the amount of any distributions to be made to each series of Units of the Trust. The Trust will target \$0.50 gross distributions per Unit per annum (5.0% per Unit) at the discretion of the Manager paid on a quarterly basis.

Such distributions will be payable to Unitholders of record on the last Business Day of each quarter or such other date as the Trustee may set from time to time ("**Distribution Record Date**") and will be paid on or before the last Business Day of the first month following each such quarter (the "**Distribution Payment Date**").

The initial distribution is expected to be declared payable to Unitholders of record on September 30, 2020 and to be paid on or before the last Business Day of the following month.

Unitholders of Series B Units and Series C Units will receive distribution payments in cash. For all other series, unless a Unitholder requests to receive distribution payments in cash, each Unitholder shall receive its share of any distribution of the Trust by the reinvestment thereof in additional Units of the applicable series of Units of the Trust at the Series NAV per Unit computed for the Valuation Date on which such distribution is made.

Special Distributions

If, in any taxation year, after payment of ordinary distributions, if any, there would remain in the Trust additional net income or net realized capital gains, the Trust will, prior to the end of the taxation year, pay or make payable such net income and net realized capital gains as one or more special year-end distributions to Unitholders as is necessary to ensure, to the extent permitted by the Tax Act, that the Trust will not be liable for non-refundable income tax under Part I the Tax Act for such taxation year.

Special distributions shall be automatically reinvested in additional Units of the applicable series of Units of the Trust at the Series NAV per Unit computed on the Valuation Date on which such distribution is made and the Units of that series shall be immediately and automatically consolidated such that the number of outstanding Units of such series following the distribution will equal the number of Units outstanding prior to the distribution.

Management Fee Distributions

In connection with Units of the Trust held by a particular Unitholder, the Manager may in its sole discretion agree to reduce the Management Fee that it would otherwise be entitled to receive from the Trust. The amount of any Management Fee reduction will be distributed to the investor for whose benefit the fees were reduced by the Trust. We may reduce the Management Fee on consideration of several factors, including the size of investment, the expected level of account activity and the assets under administration. Management Fee distributions are automatically reinvested in additional Units of the Trust.

Termination of the Trust

The Trust may be terminated by the Manager on not less than 60 days' notice to Unitholders. The rights of Unitholders to redeem Units will cease as and from the date of termination of the Trust.

On the termination of the Trust, the proceeds shall be distributed in the following order:

- (a) to pay any costs involved in the sale of the assets of the Trust, to pay all unpaid expenses which are required to be paid under the Declaration of Trust and all expenses incurred in the winding-up of the Trust, to pay all of the liabilities of the Trust and to establish reserves as the Trustee considers necessary for the contingent liabilities of the Trust; and
- (b) to Unitholders on a proportionate basis based upon their Proportionate Interest, subject to adjustments to reflect the impact of any applicable remaining unallocated Unit Series Expenses.

Such distribution may be made in cash or in kind or partly in each, all as the Manager in its sole discretion may determine.

Resignation of Trustee and Manager

The Trustee and Manager, as applicable, may resign by giving written notice to the Unitholders of the Trust not less than 60 days prior to the date on which such resignation takes effect. If the Trustee or Manager resign, are deemed to resign, or if there is otherwise a vacancy in the office of Trustee and/or Manager, the Manager may appoint a successor provided, however, that, in the case of a successor manager, unless the successor is an affiliate of the Manager, the successor must be approved by a simple majority of Unitholders.

Indemnification of the Trustee and Manager

The Trustee and Manager, their affiliates and their directors, officers, employees and agents are indemnified and saved harmless by the Trust out of the trust property from and against all claims, costs, charges, liabilities and expenses reasonably incurred in connection with any action, suit or proceeding that is proposed or commenced or other claim that is made against it in the exercise of its duties as Trustee and Manager of the Trusts, other than those claims, costs, charges, liabilities and expenses resulting from wilful misconduct, bad faith, negligence or the Trustee's or Manager's failure to meet the its standard of care

Transfer of Units

Units may not be transferred except in conformity with applicable securities laws relating to resale of securities and only if the prior written consent of the Trustee has been obtained and the transfer is in accordance with the provisions of the Declaration of Trust.

Limitation on Non-Resident Ownership

In order for the Trust to maintain its status as a “mutual fund trust” for purposes of the Tax Act, the Trust must not be established or maintained primarily for the benefit of Non-Residents. Accordingly, at no time may Non-Residents be the beneficial owners of a majority of the Units (on either a number of Units or fair market value basis) and the Manager shall inform the registrar and transfer agent of this restriction. The Manager may require declarations as to whether a beneficial owner of Units is Non-Resident. If the Manager becomes aware, as a result of requiring such declarations as to beneficial ownership or otherwise, that the beneficial owners of 40% of the Units then outstanding (on either a number of Units or fair market value basis) are, or may be, Non-Residents, or that such a situation is imminent, the Manager shall not accept a subscription for Units or issue or register a transfer of Units to a person unless the person provides a declaration that the person is not a Non-Resident. If, notwithstanding the foregoing, the Manager determines that more than 45% of the Units (on either a number of Units or fair market value basis) are beneficially held by Non-Residents, the Manager may send a notice to such Non-Residents, chosen in inverse order to the order of acquisition or in such manner as the Manager may consider equitable and practicable, requiring them to redeem their Units or a portion thereof within a specified period of not less than 30 days. If the Unitholders receiving such notice have not redeemed the specified number of Units or provided the Manager with satisfactory evidence that they are not Non-Residents within such period, the Manager may on behalf of such Unitholders redeem such Units and, in the interim, shall suspend the voting and distribution rights attached to such Units. Upon such redemption, the affected holders shall cease to be beneficial holders of Units and their rights shall be limited to receiving the net proceeds of sale of such Units.

Notwithstanding the foregoing, the Manager may determine not to take any of the actions described above if the Manager has been advised by legal counsel that the failure to take any of such actions would not adversely impact the status of the Trust as a mutual fund trust for purposes of the Tax Act or, alternatively, may take such other action or actions as may be necessary to maintain the status of the Trust as a mutual fund trust for purposes of the Tax Act.

Calculation of NAV

The NAV of the Trust is valued at the Valuation Time on each Valuation Date by determining the total value of the Trust’s assets and subtracting the Trust’s liabilities. A separate NAV is calculated for each series of Units by determining the total value of the Trust’s assets attributable to each series and subtracting the Trust’s liabilities attributable to each such series. The value of a Unit of a series is established by dividing the applicable NAV of the series by the number of Units of the series (including fractional securities) owned by Unitholders on that Valuation Date.

The value of the assets held by the Trust is determined as follows:

- (i) the value of any cash on hand or on deposit, bills, demand notes, accounts receivable, prepaid expenses (where such expenses are paid by the Trust), cash dividends received (or to be received and declared to Unitholders of record on a date before the date as of which the NAV of the Trust is being determined), and interest accrued and not yet received, shall be deemed to

be the full amount thereof unless the Manager shall have determined that any such asset is not worth the full amount thereof, in which event, the value thereof shall be deemed to be such value as the Manager shall determine to be the fair value thereof;

- (ii) the value of any security which is listed or dealt in upon a stock exchange shall be determined by: (a) in the case of a security which was traded on the day as of which the NAV is being determined, the closing sale price; (b) in the case of a security which was not traded on the day as of which the NAV is being determined, a price which is the average of the closing recorded bid and ask prices; or (c) if no bid or ask quotation is available, the price last determined for such security for the purpose of calculating the NAV of the Trust. The value of inter-listed securities shall be computed in accordance with directions laid down from time to time by the Manager; provided however that if, in the opinion of the Manager, stock exchange or over-the-counter quotations do not properly reflect the prices which would be received by the Trust upon the disposal of shares or securities necessary to effect any redemptions of securities, the Manager may place such value upon such shares or securities as appears to the Manager to most closely reflect the fair value of such shares or securities;
- (iii) the value of an underlying fund shall be the net asset value per security held by the Trust as of the end of the Business Day;
- (iv) the value of any security, the resale of which is restricted or limited by reason of a representation, undertaking or agreement by the Trust or by the predecessor in title of the Trust, shall be the lesser of: (a) the value based on a reported quotation in common use; and (b) that percentage of the market value of securities of the same class, the resale of which is not restricted or limited by reasons of any representation, undertaking or agreement, equal to the percentage that the acquisition cost of the Trust was of the market value of such securities at the time of acquisition, provided that a gradual taking into account of the actual value of the securities may be made when the date on which the restrictions will be lifted is known;
- (v) the value of all assets of the Trust valued in terms of a currency other than Canadian currency and liabilities payable in a currency other than Canadian currency shall be translated to Canadian currency using the applicable rate of exchange as quoted by customary banking sources on the date of valuation;
- (vi) upon writing any covered clearing corporation option, option on futures or over-the-counter option, the premium received by the Trust shall be reflected as a deferred credit that shall be valued at an amount equal to the current market value of the clearing corporation option, option on futures or over-the-counter option that would have the effect of closing the position. Any difference resulting from revaluation shall be treated as an unrealized loss or gain on investment. The deferred credit will be deducted in calculating the NAV of the Trust. Any securities that are the subject of a written option shall be valued at their current market value;
- (vii) a long position in an option or a debt like security shall be valued at the current market value of the position;
- (viii) the value of a forward contract or swap shall be the gain or loss on the contract that would be realized if, on the date that valuation is made, the position in the forward contract or swap were to be closed out;
- (ix) the value of a standardized future shall be, if daily limits imposed by the futures exchange

- through which the standardized future was issued are not in effect, the gain or loss on the standardized future that would be realized if, on the date that valuation is made, the position in the standardized future were to be closed out; or if daily limits imposed by the futures exchange through which the standardized future was issued are in effect, based on the current market value of the underlying interest of the standardized future;
- (x) margin paid or deposited in respect of standardized futures or forward contracts shall be reflected as an account receivable and, if not in the form of cash, shall be noted as held for margin;
 - (xi) each transaction of purchase or sale of portfolio securities effected by the Trust or series shall be reflected in the computation of the NAV of the Trust or series, as applicable, not later than the first computation of the NAV of the Trust or series made after the date on which the transaction becomes binding;
 - (xii) the issue or redemption of Units of the Trust or series shall be reflected in the computation of the NAV of the Trust or series not later than the next computation of the NAV of the Trust or series made after the time as at which the NAV per Unit of series is determined for the purpose of the issue or redemption of the units of the Trust or series;
 - (xiii) the value of any security which is traded on an over-the-counter market will be the closing sale price on the valuation date, or if there is no such sale price, the average of the bid and the ask prices at that time, all as reported in the financial press;
 - (xiv) fixed-income securities listed on a public securities exchange shall be valued at their closing price or last sale price before the valuation time on that trading day, or if there is no closing price and if no sale is reported to have taken place before the valuation time on that trading day, at the average of the last bid and ask prices before that time on that trading day;
 - (xv) the value of any security or other asset for which a market quotation is not readily available will be its fair market value on the Valuation Date on which the NAV of the Trust is being determined as determined by the Manager (generally the Manager will value such security or other asset at cost until there is a clear indication of an increase or decrease in value);
 - (xvi) private investments and other assets for which no published market exists will be valued at the most recent appraisal or valuation (or if no such appraisal or valuation, at cost as adjusted by the Manager or Trustee in good faith deem appropriate, if any), unless a different fair market value is determined to be appropriate by the Manager or the Trustee; and
 - (xvii) if any investment cannot be valued under the foregoing rules or if the foregoing rules are at any time considered by the Manager to be inappropriate under the circumstances, then notwithstanding the foregoing rules, the Manager shall make such valuation on such basis as it considers fair and reasonable.

The liabilities of the Trust include:

- (i) all bills and accounts payable;
- (ii) all operating expenses payable and/or accrued;

- (iii) all obligations for the payment of money or property, including the amount of any declared but unpaid distributions;
- (iv) all allowances authorized or approved by the Manager for taxes or contingencies; and
- (v) all other liabilities of the Trust of whatever kind and nature, except liabilities represented by outstanding Units of the Trust and the balance of any undistributed income or capital gains.

The liabilities of each series include the proportionate share of all common Trust liabilities and the liabilities incurred exclusively by that series.

The NAV of the Public Portfolio LP will also be valued at the Valuation Time on each Valuation Date subject to the terms of its constituting documents, which will provide, among other things, that the Public Portfolio LP will value the assets held by the Public Portfolio LP in a manner consistent with the valuation policies of the Trust set out above.

The “**Series NAV per Unit**” or “**Series NAV per Unit**” means, in respect of the Units of any particular series of Units of the Trust on any particular Business Day, the portion of the NAV of the Trust attributed to each of the Units of such series of the Trust.

Management of the Trust

The Trust's management services are provided by the Manager through the Declaration of Trust. Pursuant to the Declaration of Trust, and subject to various terms and conditions thereof, the Manager will provide the following management services to the Trust, among others:

- (i) in accordance with the investment objectives of the Trust, to determine the investment strategies of the Trust;
- (ii) to supervise the activities and manage the investments and affairs of the Trust;
- (iii) to hold the trust property in safekeeping, retaining moneys, securities, property, assets or investments, and investing moneys from time to time forming part of the trust property;
- (iv) to ensure that the trust property is invested in accordance with the investment objectives, investment strategy and investment restrictions of the Trust;
- (v) to sell, convey, exchange for other securities or other property, convert, transfer, assign, pledge, encumber or otherwise dispose of any trust property, at any time, by any means considered reasonable by the Manager (including determining the timing, terms and method of disposing of investments) and to receive the consideration and grant discharges therefor;
- (vi) to borrow money or employ any other forms of leverage, and encumber trust property in respect thereof;
- (vii) to pay properly incurred expenses out of trust property;
- (viii) to open, operate and close bank accounts and other similar credit, deposit and banking arrangements, to negotiate and sign banking and financing contracts and agreements and

- deposit monies from time to time forming part of the trust property in such accounts;
- (ix) to possess and exercise rights, powers and privileges appertaining to ownership of or interests in the trust property;
 - (x) to hold legal title to the trust property; and
 - (xi) to reinvest income and gains of the Trust and to take other actions besides the mere protection and preservation of the trust property.

In addition to the Management Fee, under the Declaration of Trust, the Trust is obligated to reimburse the Manager for all reasonable and necessary actual out-of-pocket costs and expenses incurred by the Manager in connection with the performance of the services described in the Declaration of Trust, including certain specified expenses ancillary to the operations of the Manager, and office space and services. Under the Declaration of Trust, the Manager is entitled to the fees for its asset management services as described under “Fee and Expenses – Management and Performance Fee”.

Custodian Agreement

The custodian of the Trust is RBC Investor Services Trust of Toronto, Ontario, pursuant to a custodian contract (the “**Custodian Agreement**”). The Custodian has physical custody of the portfolio securities of the Trust except to the extent any such securities are recorded on the books of the security’s issuer or transfer agent in the name of the Trust. The Custodian may hold Canadian securities at its principal office in Toronto. Foreign securities are held by the custodian at its principal office, at its branch offices or at offices of sub-custodians appointed by the custodian, in those jurisdictions where the foreign securities are purchased. The Custodian engagement for the Trust may be terminated by either the Manager or the custodian by an instrument in writing delivered or mailed, such termination to take effect at least 90 days after the date of such delivery, unless a different period is agreed to in writing by the parties.

The Trust may also enter into agreements with prime brokers and such prime brokers may hold securities of the Trust.

FEES AND EXPENSES

Management and Performance Fee

In consideration of the management services provided by the Manager under the Declaration of Trust, the Trust pays the Manager the Management Fee with respect to the Series A Units, Series B Units, Series C Units and Series F Units. The Management Fee associated with the Series I Units is paid to the Manager directly by the Series I Unitholder and, unless specified otherwise in the Subscription Agreement or other agreement between the Manager and the Series I Unitholder, payment of the Management Fee may, in the Manager’s sole discretion, be satisfied by monthly redemptions of the Series I Units held by the Series I Unitholder. We express no opinion regarding the deductibility of Management fees paid by a Series I Unitholder to the Manager. Holders of Series I Units should consult with their tax advisors about the tax implications of the redemption of Series I Units in these circumstances and with respect to the deductibility of Management Fees paid in respect of Series I Units.

The Management Fee is payable monthly, in arrears, but is calculated and accrues daily as a percentage of the NAV of each applicable Series of Units. The Management Fee will be payable in cash. The Management Fee may vary from Series to Series and, to the extent payable by the Trust, will be deducted as an expense

of the applicable Series in the calculation of the net profits of the Trust attributable to such Series. The Management Fee for each of the Series of Units is as follows:

Series A Units and Series B Units	2.25% based on the NAV of the applicable series of the Trust
Series C Units and Series F Units	1.25% based on the NAV of the applicable series of the Trust
Series I Units	As negotiated with the Manager and set out in the Subscription Agreement or other agreement with the Series I Unitholder. No Management Fee is payable by the Trust in respect of Series I Units.

Additionally, Management Fees are subject to applicable taxes, including HST.

The Public Portfolio LP will pay a performance fee to the Manager on the Public Portfolio LP assets (the “**Public Portfolio Performance Fee**”) which will be calculated and accrued monthly and paid for the period from the initial Subscription Date on which Units are offered pursuant to the Offering to December 31, 2020 and for each fiscal year thereafter.

The Public Portfolio Performance Fee (exclusive of applicable taxes) will be equal to the product of:

- (a) the weighted average number of Public Portfolio LP units outstanding on the calculation date for such year, and
- (b) 15% of (A) the amount by which the sum of:
 - (i) the NAV of the Public Portfolio per Public Portfolio LP unit at the end of such fiscal year (calculated before taking into account the Public Portfolio Performance Fee payable for the fiscal year), plus
 - (ii) the total amount of distributions paid by the Public Portfolio LP to the Trust during such fiscal year, if any, divided by the weighted average number of Public Portfolio LP units outstanding during such fiscal year,

exceeds (B) the greater of:

- (i) the High Water Mark, and
- (ii) the Hurdle Amount.

Other than the Public Portfolio Performance Fee, the Manager will not charge a performance fee but the Trust may invest in other investment vehicles, including those issued by the Manager and/or affiliates of the Manager, that charge performance fees.

In the future, the Trust may invest in other vehicles that invest in direct real estate that have different fee structures, provided such fee structures are in line with market practice and, in the case of related party vehicles, are approved by the Manager.

Trailer Fee

The Manager will pay to each registered dealer of Series A Units and Series B Units, a servicing fee (the “**Trailer Fee**”) equal to a percentage of the Series NAV per Unit in respect of the Series A Units and a percentage of the Series NAV per Unit in respect of the Series B Units held by clients of the registered dealer (calculated and paid at the end of each calendar month), plus applicable taxes. The amount of the Trailer Fee will be determined by the Manager from time to time and will be paid out of the Management Fee received by the Trust. This Trailer Fee will be reflected in the calculation of the Series NAV per Unit in respect of the Series A Units and Series B Units.

Other Fees and Expenses

The expenses of the Offering, which are estimated to be \$150,000, (including the costs of establishing and organizing the Trust, the costs of printing and preparing this Offering Memorandum, legal expenses, regulatory expenses and certain other expenses), will be paid by the Manager and reimbursed by the Trust from the proceeds of the Offering and amortized by the Trust over a two year period.

The Trust will reimburse the Manager for all reasonable and necessary actual out-of-pocket costs and expenses paid by the Manager in connection with the performance of the services described in the Declaration of Trust, as well as certain specified expenses ancillary to the operations of the Manager.

The Trust shall pay all expenses incurred in connection with the administration and management of the Trust and its investments, including without limitation:

- (i) interest and other costs of borrowed money;
- (ii) fees and expenses of lawyers, accountants, auditors, appraisers and other agents or consultants employed by or on behalf of the Trust or the Trustee;
- (iii) the Management Fee;
- (iv) fees and expenses connected with the acquisition, disposition and ownership of Trust Property, including brokerage fees, commissions and expenses, and banking fees;
- (v) insurance as considered necessary by the Trustee;
- (vi) expenses in connection with payments of distributions on Units of the Trust;
- (vii) expenses in connection with communications to Unitholders and the other bookkeeping and clerical work necessary in maintaining relations with Unitholders;
- (viii) expenses in connection with the preparation of financial statements and reports and delivering same to Unitholders;
- (ix) regulatory fees and expenses applicable to the compliance obligations of the Trusts;
- (x) expenses in connection with Unitholder meetings;
- (xi) expenses in connection with offering Units of the Trust;
- (xii) expenses of amending this Offering Memorandum and the Declaration of Trust as it applies to

- the Trust;
- (xiii) expenses of terminating the Trust;
 - (xiv) fees and charges of transfer agents, registrars, valuation agents, indenture trustees and other trustees and custodians;
 - (xv) all fees, expenses, taxes and other costs incurred in connection with the issuance, distribution, transfer and offering of Units and other required governmental filings;
 - (xvi) all costs and expenses in connection with the incorporation or establishment, organization and maintenance of entities formed to hold Trust Property; and
 - (xvii) all reasonable extraordinary or non-recurring expenses.

The Public Portfolio LP will reimburse the Manager for all reasonable and necessary actual out-of-pocket costs and expenses incurred by the Manager in connection with the performance of the services described in the management agreement between the Manager and the Public Portfolio LP (the “**Management Agreement**”), as well as certain specified expenses ancillary to the operations of the Manager.

Each series of Units is responsible for the expenses specifically related to that series and a proportionate share of expenses that are common to all series.

In its discretion, the Manager may pay certain of the operating expenses and Organizational Expenses of the Trust out of its own monies but any such payments shall not oblige the Manager to make similar payments in the future, and the Manager’s payment of such expenses may be discontinued at any time, without notice to Unitholders.

DIRECTORS, MANAGEMENT, PROMOTERS AND PRINCIPAL HOLDERS

No compensation is paid to any directors or officers of the Trustee or Manager. As described above, the business of the Trust is managed by the Trustee. The Trust pays compensation to the Manager and other service providers

As at the date of this Offering Memorandum, the directors and officers of the Trustee, as a group and including their spouses and other related persons, own no Units.

Management Experience

A description of the principal occupations of the directors and executive officers of the Manager and their relevant experience is set out below.

Daniel Drimmer is a Director of the Trustee. Mr. Drimmer is the founder, Chief Executive Officer and President of Starlight Group Property Holdings Inc. In addition to founding TransGlobe Investment Management Ltd., TransGlobe Property Management Services Ltd. and TransGlobe Apartment REIT (TSX: TGA.UN), where he served as President and Chairman until August 2011, Mr. Drimmer founded True North Apartment REIT (TSX: TN.UN) and True North Commercial REIT (TSX: TNT.UN) in 2012, and Starlight U.S. Multi-Family in 2013. In addition to being the Chief Executive Officer, President and Chairman of the Board of True North Commercial REIT, Mr. Drimmer is a member of the Board of Directors and the Chief Executive Officer of Starlight U.S. Multi-Family (No. 1) Core Plus Fund (TSX.V:

SCPO.UN). Mr. Drimmer is also a member of the Board of Trustees of Northview Apartment REIT (TSX: NVU.UN).

Over the last ten years, Mr. Drimmer has completed more than \$25 billion worth of acquisitions and dispositions in commercial and residential real estate. Mr. Drimmer obtained a Bachelor of Arts degree from the University of Western Ontario, and both a Master of Business Administration and a Master's degree in Contemporary European Policy Making from European University in Geneva, Switzerland. He is the third generation in the Drimmer family to be actively involved in commercial real estate.

Leonard Drimmer is a Director of the Trustee. Leonard Drimmer is President and Chief Executive Officer of Property Vista. The property management software company offers property owners, managers and landlords CRM web-based solutions, including tenant portals, automated rental payments, accounting functionalities, inspections and online marketing tools. The suite of products is specifically designed to manage every aspect of the customer lifecycle. Born in Berlin, Germany, Mr. Drimmer holds an MBA and an MA in Public Relations and Communications.

Neil Fischler is a Director of the Trustee. Neil Fischler is a Vice-President, Asset Management of Starlight Group Property Holdings Inc. and is responsible for the private and high net worth Canadian multi-family portfolio. He is actively involved in the acquisition of properties, the creation and execution of business plans including asset repositioning and site intensification, and each property's ultimate disposition. Prior to his current position, Mr. Fischler operated his family business in Antwerp, Belgium where he was responsible for office management, financial planning, business expansion and international transactions. He holds a foundation class degree from the Antwerp Management School.

Graeme Llewellyn is a Director of the Trustee and the Chief Financial Officer and Chief Operating Officer of the Manager and Trustee. Mr. Llewellyn has more than 15 years of experience focused on asset management and the creation, operation and financial reporting for investment funds. Mr. Llewellyn has held executive positions with Sentry Investments, where he served as Vice-President and Chief Operating Officer, and Deloitte & Touche LLP. Mr. Llewellyn has a broad range of experience across the business with extensive experience in the creation, operation and financial reporting for mutual funds, closed-end funds and hedge funds. He was an integral part in the growth of Sentry Investments and is a Chartered Professional Accountant and holds a Bachelor of Commerce degree from the Rotman Commerce Program at the University of Toronto.

Dennis Mitchell is a Director of the Trustee and the Chief Executive Officer and Chief Investment Officer of the Manager and Trustee. Mr. Mitchell has over 15 years of experience in the investment industry and has held executive positions with Sprott Asset Management, serving as Senior Vice-President and Senior Portfolio Manager, and Sentry Investments, serving as Executive Vice-President and Chief Investment Officer. Mr. Mitchell has managed global real estate securities since 2007 and global infrastructure equities since 2010. Dennis has managed over \$2 billion in global real estate and infrastructure equities and has previously invested in private real estate and private infrastructure assets in mutual funds and the Starlight Hybrid Global Real Assets Trust. He holds the Chartered Financial Analyst and a Chartered Business Valuator designations and earned a Masters of Business Administration from the Schulich School of Business at York University and an Honours Bachelor of Business Administration from Wilfrid Laurier University. Mr. Mitchell sits on the Board of the Toronto Foundation and is a member of the Investment Committee.

Lou Russo is the Senior Vice-President, National Sales and Distribution of the Trustee. Mr. Russo has over 20 years of experience in the investment industry focused on sales and national accounts. Mr. Russo most recently held an executive position with Fiera Capital, where he served as Senior Vice-President, Retail

Markets. He was an integral part in the growth of Fiera Capital's retail distribution, with experience at Dynamic Funds, Fidelity and Franklin Templeton. Mr. Russo is a member of AIMA and the CAPSA. He studied History and Economics at the University of Toronto and has completed numerous industry courses including CIM courses.

Potential Conflicts of Interest

The management services to be provided or caused to be provided by the Manager under the Declaration of Trust are not exclusive to the Trust and nothing in the Declaration of Trust prevents the Manager or any of its affiliates from providing similar services to other clients (whether or not their activities are similar to those of the Trust) or from engaging in other activities. The Manager or its affiliates may act as the manager to other funds which may invest primarily in the same securities as the Trust from time to time invests and which may be considered competitors of the Trust. In addition, the directors and officers of the Manager or its affiliates may be directors, officers, shareholders or unitholders of one or more issuers in which the Trust may acquire securities or of corporations which act as the manager of other funds that invest primarily in the same securities as the Trust from time to time invests and which may be considered competitors of the Trust. The Manager or its affiliates may be managers or portfolio managers of one or more issuers in which the Trust may acquire securities and may be managers or portfolio managers of investment funds that invest in the same securities as the Trust. A decision to invest in such issuers will be made by the Manager in accordance with the Manager's policies and procedures.

The Manager is engaged in a wide range of investment management, investment advisory and other business activities. The services of the Manager, as investment manager, under the Declaration of Trust are not exclusive and nothing in the Declaration of Trust prevents the Manager or any of its affiliates from providing similar services to other clients (whether or not their investment objectives or strategies are similar to those of the Public Portfolio LP or the Trust) or from engaging in other activities. The Manager's investment advice regarding the Portfolio and decisions with respect to the composition of the Portfolio will be made independently of those made for its other clients and independently of its own investments. The Manager may recommend the same investment opportunity to the Portfolio and one or more of its other clients. On such occasions, where the Portfolio and one or more of the other clients of the Manager are engaged in the purchase or sale of the same security, such transactions will be effected on a *pro rata* basis. The Manager or its affiliates may be managers or portfolio managers of one or more issuers in which the Portfolio may acquire securities and may be managers or portfolio managers of investment funds that invest in the same securities as the Portfolio. A decision to invest in such issuers will be made by the Manager in accordance with the Manager's policies and procedures.

See also "Risk Factors – Conflicts of Interest".

SECURITIES OFFERED

Terms of Securities

Voting Rights

The Manager may call a special meeting of the Unitholders as a whole or of any series at any time by providing notice of the date, time and place of the meeting not less than ten but no more than 60 days before the meeting to each Unitholder entitled to vote at the meeting, the Trustee and the auditor as well as details on the business to be transacted at such meeting.

Quorum for a meeting of Unitholders shall be two Unitholders entitled to vote at a meeting of Unitholders, whether present in person or represented by proxy. Unless a Unitholder entitled to vote at a meeting of

Unitholders demands a vote to be taken by ballot, each question, other than a matter that requires approval by a two-thirds majority, at a meeting of Unitholders shall be decided by a majority of Unitholders by a show of hands. Upon a show of hands every voting person who is present shall have one vote. The only persons entitled to attend a meeting of Unitholders shall be those entitled to vote at the meeting, the Trustee, the Manager, the auditor of the Trust as well as any other person who is approved by the Manager. Each Unit of a series will have one vote at meetings of Unitholders as a whole and of the particular series.

For the purpose of determining the Unitholders who are entitled to receive notice of and vote at any meeting or any adjournment thereof or for the purpose of any other action, the Trustee may from time to time fix a date not more than 60 days prior to the date of any meeting of the Unitholders or other action as a record date for the determination of Unitholders entitled to receive notice of and to vote at such meeting or any adjournment thereof or to be treated as Unitholders of record for purposes of such other action, and any Unitholder who was a Unitholder at the time so fixed shall be entitled to receive notice of and vote at such meeting or any adjournment thereof, even though he has since that date disposed of his Units, and no Unitholder becoming such after that date shall be entitled to receive notice of and vote at such meeting or any adjournment thereof or to be treated as a Unitholder of record for purposes of such other action. If, in the case of any meeting of Unitholders, no record date with respect to voting has been fixed by the Trustee, the record date for voting shall be 5:00 p.m. on the last Business Day before the meeting.

A resolution signed in writing by Unitholders shall be deemed to be a proceeding at a meeting of Unitholders and to be as valid and effective as if it had been passed at a meeting of Unitholders that satisfies all the requirements of the Declaration of Trust relating to meetings of Unitholders if such resolution is consented to in writing by Unitholders who, in the aggregate, hold not less than the requisite majority of Units.

Acts Requiring Unitholder Approval

The Declaration of Trust provides that the following matters require the approval by a simple majority of Unitholders at a meeting called and held for such purpose or by resolution:

- (i) a change in the investment objectives of the Trust;
- (ii) a change in the investment restrictions of the Trust unless such change is necessary to ensure compliance with all applicable laws, regulations or other requirements by the applicable regulatory authorities from time to time; and
- (iii) any matter, other than those set forth below that require approval by a two-thirds majority of the holders of Units, which the Trustee considers appropriate to present to Unitholders of their confirmation or approval.

The Trust has agreed with the Manager that the following matters require the approval by a two-thirds majority of the holders of Units at a meeting called and held for such purpose or by resolution:

- (i) the amendment of the Declaration of Trust or changes to the Trust, other than amendments that do not require approval of Unitholders or require approval by a simple majority of Unitholders as set out in the Declaration of Trust, see “– Amendments to the Declaration of Trust” below;
- (ii) any change in the basis of calculating the fee or expense charged to the Trust which could result in an increase in charges to the Trust other than a fee or expense charged by a person or company that is at arm’s length to the Trust, see “Fees and Expenses” below;

- (iii) except as described herein, a change in the Manager of the Trust, other than a change resulting in an affiliate of such person assuming such position;
- (iv) a reduction in the amount payable on any outstanding Units upon liquidation of the Trust;
- (v) an increase in the liability of any Unitholders;
- (vi) an amendment, modification or variation in the provisions or rights attaching to the Units which materially adversely affects the holders of Units; and
- (vii) the alteration or elimination of any voting rights pertaining to any outstanding Units.

Amendments to the Declaration of Trust

Except for changes to the Declaration of Trust which specifically require the approval of Unitholders or changes described below which do not require approval of or prior notice to Unitholders, the Declaration of Trust may be amended from time to time by the Manager upon not less than thirty (30) days' prior written notice to Unitholders.

The Trustee may, without the approval of or notice to the Unitholders, make certain amendments to the Declaration of Trust, including amendments:

- (i) removing any conflicts or other inconsistencies which may exist between any terms of the Declaration of Trust and any provisions of any law or regulation applicable to or affecting the Trust;
- (ii) providing, in the opinion of the Trustee, additional protection for the Unitholders or to obtain, preserve or clarify the provision of desirable tax treatment to Unitholders;
- (iii) for the purpose of creating a new trust to be governed hereunder provided any such amendment does not adversely affect the rights, privileges or interests of Unitholders;
- (iv) which are necessary or desirable to enable the Trust to issue new series of Units and/or to redesignate existing series of Units of a Trust from time to time, unless the rights attaching to such Units are adversely changed or are affected thereby;
- (v) which, in the opinion of the Trustee, are necessary or desirable in the interests of the Unitholders as a result of changes in taxation laws or accounting rules or in their interpretation or administration;
- (vi) which, in the opinion of the Trustee, are necessary or desirable to remove conflicts or inconsistencies between the disclosure in the Offering Memorandum and the Declaration of Trust;
- (vii) making changes or corrections in the Declaration of Trust which are of a typographical nature or are required to cure or correct any ambiguity or defective or inconsistent provision, clerical omission, mistake or manifest error contained therein;

- (viii) bringing the Declaration of Trust into conformity with applicable laws, including the rules and policies of Canadian securities regulators or with current practice within the securities or investment fund industries provided that any such amendment does not adversely affect the rights, privileges or interests of Unitholders;
- (ix) maintaining, or permitting the Trustee to take such steps as may be desirable or necessary to maintain, the status of a Trust as a “mutual fund trust” and a “unit trust” for the purposes of the Tax Act or to respond to amendments to the Tax Act or to the interpretation thereof;
- (x) subject to (i), removing the limitation on Non-Resident ownership;
- (xi) providing added protection to Unitholders;
- (xii) as are required to undertake an internal reorganization involving the sale, lease, exchange or other transfer of a Trust as a result of which the Trust has substantially the same interest, whether direct or indirect, in the Portfolio that it had prior to the reorganization and, for greater certainty, includes an amalgamation, arrangement or merger of a Trust and its affiliates with any entities provided that in the opinion of the Trustee, based on the advice of counsel, the rights of Unitholders are not materially prejudiced thereby; or
- (xiii) if in the opinion of the Trustee the amendment is not prejudicial to Unitholders and is necessary or desirable.

Any substantive amendments made by the Trustee without the consent of the Unitholders must be disclosed in the next regularly scheduled report to Unitholders.

Redemption Rights

See “Declaration of Trust – Redemption Right”.

Distributions

See “Declaration of Trust – Distributions”.

Constraints on Transferability

See “Declaration of Trust – Transfer of Units”.

Subscription Procedure

Investors may purchase all the Units through qualified representatives. Orders for Series A Units, Series F Units and Series I Units will be processed by electronic means through FundSERV Inc., provided that the eligibility criteria for the Units is met. Orders for Series B Units and Series C Units will be processed by qualified individuals outside of FundSERV Inc. Investors may also purchase the Units directly through the Trustee at its principal office or such other address as specified by the Trustee by courier, email or telecommunication facilities provided that the eligibility criteria for the Units is met. Subscriptions for Units under this Offering shall occur on the first Business Day of any month or such other time as the

Trustee may determine from time to time (each a “**Subscription Date**”).

Purchases made through qualified representatives may be effected through the settlement network operated by FundSERV Inc. using the following codes:

Series A Units	SLC1101
Series F Units	SLC1201
Series I Units	SLC1901

Subscribers who wish to purchase Units will be required to enter into a Subscription Agreement with the Trust by completing and delivering the Subscription Agreement and related documentation to the Trust. The Subscription Agreement contains, among other things, representations and warranties required to be made by the Subscriber that it is duly authorized to purchase the Units that it is purchasing Units for investment and not with a view for resale, and as to its corporate status or other qualifications to purchase Units on a “private placement” basis. Reference shall be made to the Subscription Agreement and related documentation for the specific terms of these representations, warranties and conditions. The Subscription Agreement provides disclosure of any commissions, corporate finance fees, finder’s fees or referral fees and other compensation in connection with the distribution and sale of the Units to investors.

You may subscribe for Units by delivering the following documents to us at the address shown in the Subscription Agreement:

- completed and executed Subscription Agreement;
- a bank draft, money order or certified cheque payable to the Trust in the amount of the subscription price for the Units; and
- in the case of an investor that is relying on the accredited investor exemption to purchase Units, a completed and executed Certificate of Accredited Investor and, if required, a completed and executed Form 45-106F9 – *Risk Acknowledgement for Individual Accredited Investors* appended to the Certificate of Accredited Investor.

The Trust currently has no Units issued and outstanding. It is expected that all accepted subscriptions will be effective on the last Business Day of each month and settled within three Business Days.

All subscription proceeds will be held in trust until midnight on the second Business Day after the day the Subscriber signs the applicable Subscription Agreement. If Subscribers provide the Trust with a cancellation notice prior to midnight of the second Business Day after the signing date, or the Trust does not accept a Subscriber's subscription, all subscription proceeds will be promptly returned to the Subscriber without interest or deduction.

Proceeds received from Subscribers who purchase Units under this Offering will be held in trust and only released against delivery of the Units subscribed thereof. If this Offering is terminated prior to Closing, the proceeds under the Offering received from each Subscriber shall be returned to such Subscriber without interest or deduction.

Subscriptions for Units will be received subject to rejection or allotment in whole or in part by the Trust and the Trust reserves the right to close the subscription books at any time without notice. A subscription for Units hereunder is subject to acceptance of a Subscription Agreement by the Trust and compliance with applicable securities laws. The Subscription Agreement referred to herein contains representations

and warranties of the Subscriber, which the Trust will be relying upon in order to determine the eligibility of the Subscriber.

We will collect, use and disclose your individual personal information in accordance with the Manager's privacy policy and will obtain your consent to such collection, use and disclosure from time to time as required by our policy and the law. A copy of our current privacy policy will be provided to you with your Subscription Agreement and your consent will be sought at that time.

You should carefully review the terms of the Subscription Agreement provided herewith for more detailed information concerning the rights and obligations of you and the Trust. Execution and delivery of the Subscription Agreement will bind you to the terms thereof, whether executed by you or by an agent on your behalf. You should consult with your own professional advisors respecting this investment. See "Risk Factors".

Proceeds of Crime (Money Laundering) Legislation

In order to comply with Canadian legislation aimed at the prevention of money laundering, the Trust or the Manager may require additional information concerning investors. If, as a result of any information or other matter which comes to the Trust's or the Manager's attention, any director, officer or employee of the Trust or the Manager knows or suspects that an investor is engaged in money laundering, such person is required to report such information or other matter to the Financial Transactions and Reports Analysis Centre of Canada and such report shall not be treated as a breach of any restriction upon the disclosure of information imposed by law or otherwise.

Statutory Exemptions Relied Upon by the Trust

The Units may be offered in each of the Provinces of Canada pursuant to any one of the exemptions under NI 45-106 from the prospectus requirements of applicable securities laws and the exemptions under NI 31-103 – Registration Requirements, Exemptions and Ongoing Registrant Obligations from the registration requirements of applicable securities laws. Such exemptions relieve the Trust from provisions under applicable securities laws requiring the Trust to file a prospectus and therefore Subscribers do not receive the benefits associated with a subscription for securities issued pursuant to a filed prospectus, including the review of material by a securities commission or similar authority.

While NI 45-106 provides for several different possible prospectus exemptions, the most commonly used exemptions utilized for an investment in the Units are the "accredited investor", "minimum amount investment" and "employee, executive officer, director and consultant" exemptions, the terms and conditions of which are summarized below.

Accredited Investor Exemption

In all jurisdictions, an investor may purchase Units if the investor is an "accredited investor" and purchases the Units as principal. An "accredited investor" is defined in NI 45-106 and is essentially an investor that meets certain minimum income or wealth criteria and can include individuals, corporations, trusts, investment funds and other types of legal entities. For example, for an individual person to qualify as an "accredited investor" they must generally meet one of the following criteria: (i) annual net income of at least \$200,000 for the last two years (or \$300,000 if combined with their spouse); (ii) net assets of at least \$5,000,000, either alone or combined with their spouse; or (iii) net financial assets (i.e. cash, securities, insurance, deposits) of more than \$1,000,000, either alone or combined with their spouse. The Subscription Agreement includes a more detailed description of "accredited investor" and requires the investor relying

on this exemption to certify that they meet at least one of the “accredited investor” criteria. Certain individuals who are relying on the accredited investor exemption will also be required to complete and sign a Risk Acknowledgement Form 45-106F9.

Minimum Amount Investment Exemption

In all jurisdictions, an investor who is not an individual may purchase Units, as principal, having a minimum cash acquisition cost of \$150,000. For purposes of determining eligibility for subscribing for Units pursuant to the ‘minimum amount investment’ exemption, an “individual” means a natural person and does not include any of the following: partnerships, unincorporated associations, unincorporated syndicates, unincorporated organizations, trusts and natural persons acting in the capacity of trustee, executor, administrator or personal or other legal representative.

Employee, Executive Officer, Director and Consultant

In Ontario, an investor that is an employee, executive officer, director or consultant of the Trust, or an employee, executive officer, director or consultant of a related entity of the Trust (such as a subsidiary, parent, or sister company) may purchase Units. In order for this exemption to apply, participation in the distribution must be voluntary. The investor is not induced to participate in the distribution by expectation of continued employment, appointment or engagement by the issuer.

Each Subscriber is urged to consult with his own legal adviser as to the details of the statutory exemption being relied upon and the consequences of purchasing securities pursuant to such exemption.

INCOME TAX CONSEQUENCES AND RRSP ELIGIBILITY

You should consult your own professional advisors to obtain advice on the income tax consequences that apply to you. All investors are responsible for the preparation and filing of their own tax returns in respect of this investment.

The following is, as of the date hereof, a summary of the principal Canadian federal income tax considerations under the Tax Act generally applicable to the acquisition, holding and disposition of Units by a Unitholder who acquires Units pursuant to this Offering Memorandum. This summary is applicable to a Unitholder who is an individual (other than certain trusts) and who, for the purposes of the Tax Act and at all relevant times, is resident in Canada, deals at arm’s length with the Trust and the Manager, and is not affiliated with the Trust or the Manager and holds Units as capital property.

Generally, the Units will be considered to be capital property to a Unitholder provided that the Unitholder does not hold the Units in the course of carrying on a business of buying and selling securities and has not acquired them in one or more transactions considered to be an adventure or concern in the nature of trade. Since the Trust is expected to qualify as a “mutual fund trust” at all times for purposes of the Tax Act, certain Unitholders who might not otherwise be considered to hold Units as capital property may, in certain circumstances, be entitled to have such Units and all other “Canadian securities” as defined in the Tax Act owned or subsequently acquired by them treated as capital property by making the irrevocable election permitted by subsection 39(4) of the Tax Act. Unitholders should consult their own tax advisors as to whether an election under subsection 39(4) of the Tax Act is available or advisable in their circumstances.

This summary does not apply to a Unitholder who has entered or will enter into a “derivative forward agreement” as that term is defined in the Tax Act with respect to the Units.

This summary is based on the facts set out in this Offering Memorandum, the current provisions of the Tax Act, all specific proposals to amend the Tax Act publicly announced and not withdrawn by or on behalf of the Minister of Finance (Canada) prior to the date hereof (the “**Tax Proposals**”), and counsel’s understanding of the current administrative policies and assessing practices of the Canada Revenue Agency (the “**CRA**”) made publicly available in writing prior to the date hereof.

This summary assumes that the Tax Proposals will be enacted as currently proposed although no assurance can be given that the Tax Proposals will be enacted in the form publicly announced or at all. Except for the Tax Proposals, this summary does not take into account or anticipate any changes in the law or administrative policy or assessing practice, whether by way of legislative, governmental or judicial decision or action, nor does it take into account other federal or any provincial, territorial or foreign tax legislation or considerations.

This summary is based on the assumptions that (i) the Public Portfolio LP is a “Canadian partnership” and is not a “SIFT partnership”, each as defined in the Tax Act, (ii) the Trust is not a “SIFT trust” as defined in the Tax Act, (iii) each of the Trust and the Public Portfolio LP will comply with its investment restrictions at all times, (iv) none of the issuers of the securities comprising the Portfolio will at any time be (or be deemed to be for purposes of any provision of the Tax Act) a foreign affiliate of any Unitholder, (v) none of the securities comprising the Portfolio will be a “tax shelter investment” within the meaning of section 143.2 of the Tax Act, (vi) none of the securities comprising the Portfolio will be an “offshore investment fund property” (or an interest in a partnership that holds such property) that would require the Trust (or the partnership) to include significant amounts in income pursuant to section 94.1 of the Tax Act, or an interest in a trust (or a partnership which holds such an interest) which would require the Trust (or the partnership) to report significant amounts of income in connection with such interest pursuant to the rules in section 94.2 of the Tax Act, or an interest in a non-resident trust other than an “exempt foreign trust” as defined in section 94 of the Tax Act (or a partnership which holds such an interest), (vii) the Trust will not enter into any arrangement where the result is a “dividend rental arrangement” for the purposes of the Tax Act, and (viii) the Trust will not engage in securities lending that does not constitute a “securities lending arrangement” for purposes of the Tax Act. This summary also assumes that at least 50% (by fair market value) of the interests in any partnership in which the Trust invests (whether directly or through one or more subsidiary partnerships) are held at all relevant times by persons or partnerships that are not “financial institutions” as defined in the Tax Act. However, there can be no assurances in this regard.

This summary is not exhaustive of all possible Canadian federal income tax considerations applicable to an investment in Units and does not describe the income tax considerations relating to the deductibility of interest on money borrowed to acquire Units. Moreover, the income and other tax consequences of acquiring, holding or disposing of Units will vary depending on the investor’s particular circumstances including the province(s) in which the investor resides or carries on business. Accordingly, this summary is of a general nature only and is not intended to be legal or tax advice to any particular investor. Prospective Subscribers should consult their own tax advisors for advice with respect to the income tax consequences of an investment in Units based on their particular circumstances and consider the information under “Risk Factors – Risk Factors Relating to Canadian Tax”.

Status of the Trust

This summary is based on the assumptions that the Trust will qualify or be deemed to qualify at all times as a “unit trust” and a “mutual fund trust” within the meaning of the Tax Act and that the Trust will validly elect under the Tax Act to be a mutual fund trust from the date it was established. If the Trust were not to

qualify as a mutual fund trust at all times, the income tax considerations described below would, in some respects, be materially and adversely different.

Taxation of the Trust

The Trust will be subject to tax in each taxation year under Part I of the Tax Act on the amount of its income for the year, (including in respect of any recaptured capital cost allowance) and net realized taxable capital gains, less the portion thereof that it claims in respect of the amount paid or payable to Unitholders in such taxation year. An amount will be considered to be payable to a Unitholder in a taxation year if the Unitholder is entitled in that year to enforce payment of the amount. The Trust generally intends to deduct, in computing its income in each taxation year, the full amount available for deduction in each year. Therefore, provided the Trust makes distributions in each taxation year of its net income for tax purposes and net realized taxable capital gains as described under “Declaration of Trust – Distributions”, it will generally not be liable in such year for non-refundable income tax under Part I of the Tax Act. The Trust will be entitled for each taxation year throughout which it is a mutual fund trust to reduce (or receive a refund of) its liability, if any, for tax on its net realized capital gains by an amount determined under the Tax Act based on the redemptions of Units during the year (the “**Capital Gains Refund**”). The Capital Gains Refund in a particular taxation year may not completely offset the tax liability of the Trust for such taxation year which may arise upon the sale or other disposition of securities or other properties in connection with the redemption of Units.

The Trust is entitled to deduct an amount equal to the reasonable expenses that it incurs in the course of issuing Units. Such issue expenses paid by the Trust and not reimbursed will be deductible by the Trust ratably over a five-year period subject to reduction in any taxation year of less than 365 days. In computing its income under the Tax Act, the Trust may deduct reasonable administrative and other expenses incurred to earn income.

Any loss of the Trust for purposes of the Tax Act cannot be allocated to, and cannot be treated as a loss of, a Unitholder.

Investments in Limited Partnerships Including the Public Portfolio LP

The Public Portfolio LP and any other limited partnership of which the Trust is a partner (each a “**Trust Partnership**”) are not subject to income tax under the Tax Act. However, a Trust Partnership will generally be required to compute its income (or loss) in accordance with the provisions of the Tax Act as if it were a separate person resident in Canada. The Trust’s income or loss for a taxation year will include its share of the income or, subject to the at-risk rules described below, its share of the loss of each Trust Partnership, as determined in accordance with the applicable Trust Partnership’s partnership agreement, for the fiscal period of the Trust Partnership ending in that taxation year, whether or not the Trust has received or will receive a distribution from the Trust Partnership. The source and character of amounts included in (or deducted from) the income of the Trust on account of income (or loss) of a Trust Partnership from a particular source generally will be determined by reference to the source and character of such amounts when earned by such Trust Partnership (or by another partnership that allocates such income or loss to the applicable Trust Partnership).

Upon an actual or deemed disposition of an interest in a Trust Partnership, provided the Trust holds such property as capital property, the Trust will generally realize a capital gain (or capital loss) to the extent the proceeds of disposition and any reasonable costs of disposition exceed (or are less than) the adjusted cost base of such interest. The adjusted cost base of the Trust’s interest in a Trust Partnership at any time will be the cost of such interest reduced by the Trust’s share of any losses of the Trust Partnership allocated to

it for fiscal periods ending before that time (in each case after taking into account the “at-risk” rules and taking into account the full amount of any capital losses) and by amounts distributed by the Trust Partnership before such time. The adjusted cost base of the Trust’s interest in a Trust Partnership at any time will be increased by any income of the Trust Partnership allocated to the Trust, including the full amount of any capital gains realized by the Trust Partnership, for fiscal periods ending before that time. If the adjusted cost base to the Trust of its interest in a Trust Partnership were negative at the end of a taxation year, the amount by which it is negative would be deemed to be a capital gain realized by the Trust in that taxation year and the adjusted cost base of the interest would be increased by the amount of the deemed gain.

The Tax Act contains rules (the “**at-risk rules**”) which, in general, limit the ability of a limited partner of a partnership to deduct in a taxation year its share of any loss of the partnership (other than a capital loss) for a fiscal period to its “at-risk amount” in respect of such partnership at the end of that fiscal period. Special rules apply for purposes of determining the at-risk amount of an investor of interests in a limited partnership that were not purchased from such limited partnership. In certain circumstances, the at-risk rules could prevent the Trust or a Trust Partnership from deducting losses allocated by a partnership in which it is a member.

Investments in Other Securities by the Trust or by a Trust Partnership

In computing its income for a taxation year, the Trust or a Trust Partnership will be required to include the amount of all dividends received (or deemed to have been received) in the year in respect of securities held by it.

Upon the actual or deemed disposition of a security, the Trust or Trust Partnership, as the case may be, will generally realize a capital gain (or capital loss) to the extent the proceeds of disposition net of any portion thereof included in income as interest on the disposition of the security and any reasonable costs of disposition exceed (or are less than) the adjusted cost base of such security unless the Trust or Trust Partnership, as the case may be (i) were considered to be trading or dealing in securities or otherwise carrying on a business of buying and selling securities or (ii) has acquired the security in a transaction or transactions considered to be an adventure or concern in the nature of trade. The Manager is of the view that the Trust and the Public Portfolio LP will purchase securities with the objective of receiving interest, distributions and income thereon and, accordingly, each will take the position that gains and losses realized on the disposition thereof are capital gains and capital losses. In addition, the Trust will make an election under subsection 39(4) of the Tax Act so that gains and losses realized on securities held by the Trust that are “Canadian securities” (as defined in the Tax Act), gains and losses realized on Canadian securities by a Trust Partnership and allocated to the Trust, and gains and losses realized in connection with a short sale of Canadian securities will be treated as capital gains or capital losses.

To the extent that the Trust or a Trust Partnership acquires an interest in a foreign corporation that is a “controlled foreign affiliate”, as defined in the Tax Act (a “CFA”) of the Trust or the Trust Partnership, as the case may be, it will be required to include in computing its income for its taxation year in which the taxation year of the CFA ends, its allocable share of any income of such CFA for such taxation year that is characterized as “foreign accrual property income” (“FAPI”) for purposes of the Tax Act, whether or not the Trust or Trust Partnership, as the case may be, actually receives a distribution of that FAPI. In such circumstances, an amount may be deductible in respect of any “foreign accrual tax” (“FAT”) as defined in the Tax Act applicable to such FAPI. Generally speaking, the FAPI of a CFA of the Trust or Trust Partnership will include the foreign corporation’s income from property (such as dividends on shares and interest on debt investments) and certain other income.

Any amount of FAPI included in the income of the Trust or a Trust Partnership (net of any applicable FAT deduction) will increase the adjusted cost base of its shares in the applicable CFA in respect of which such FAPI was included. At such time as the Trust or such Trust Partnership, as the case may be, receives a dividend from the CFA, the Trust or Trust Partnership will be entitled to deduct a calculated amount in computing income under the Tax Act which is intended to relieve against double taxation of FAPI and there will be a corresponding reduction in the adjusted cost base of its shares of the CFA.

With respect to debt securities or other indebtedness, the Trust or a Trust Partnership is required to include in its income for a taxation year all interest thereon that accrues (or is deemed to accrue) to it to the end of that year (or until the disposition of the indebtedness in the year) or that has become receivable or is received by the Trust or Trust Partnership before the end of that year, including on a conversion, redemption or repayment on maturity, except to the extent that such interest was included in computing income for a preceding year and excluding any interest that accrued prior to the time of the acquisition of the indebtedness by the Trust or Trust Partnership.

With respect to units of a trust resident in Canada held by the Trust or a Trust Partnership as capital property for the purposes of the Tax Act that is not subject in a taxation year to the SIFT Rules, the Trust or Trust Partnership is required to include in its income for a taxation year such portion of the net income and the taxable portion of net realized capital gains of such trust as is paid or becomes payable to the Trust or Trust Partnership by such trust in that taxation year, notwithstanding that certain of such amounts may be reinvested in additional units of the trust. Provided that appropriate designations are made by the trust, any net taxable capital gains realized by, foreign source income of and taxable dividends received by the trust from taxable Canadian corporations that are paid or become payable to the Trust or the Trust Partnership will effectively retain their character as such in the hands of the Trust or the Trust Partnership. The Trust or Trust Partnership is generally required to reduce the adjusted cost base of its units of a trust to the extent that all amounts paid or payable in a year by the trust to it exceed the sum of the amounts included in its income for the year and its share of the non-taxable portion of capital gains of the trust for the year, the taxable portion of which was designated to it. To the extent that the adjusted cost base to the Trust or a Trust Partnership of its units of a trust would otherwise be less than zero, the negative amount is deemed to be a capital gain realized by it and its adjusted cost base of such units will be increased by the amount of such deemed capital gain to zero.

The Trust or a Trust Partnership may acquire securities of an issuer that is a “SIFT trust” or “SIFT partnership” as defined under the SIFT Rules (which may include trusts, other than certain real estate investment trusts, and certain partnerships, the units of which are listed or traded on a stock exchange or other public market). Under the SIFT Rules, such an issuer is subject to a special tax in respect of (i) income from businesses carried on in Canada, and (ii) certain income (other than taxable dividends) from, and capital gains in respect of, dispositions of “non-portfolio properties” (collectively, “**Non-Portfolio Earnings**”). The SIFT Rules provide that Non-Portfolio Earnings that are distributed by a SIFT trust to its unitholders or earned by a SIFT partnership will be taxed at a rate that is equivalent to the federal general corporate tax rate plus a prescribed amount on account of provincial tax. The SIFT Rules provide that any Non-Portfolio Earnings that become payable by a SIFT trust or are allocated by a SIFT partnership will generally be taxed as though they were a taxable dividend from a taxable Canadian corporation and will be deemed to be an “eligible dividend” eligible for the enhanced gross-up and dividend tax credit rules under the Tax Act.

Derivative Transactions

In general, gains and losses realized by the Trust or a Trust Partnership from derivative transactions will be on income account except where such derivatives are used to hedge securities or other assets held on capital

account provided there is sufficient linkage (subject to the DFA Rules discussed below), and will be recognized for tax purposes at the time they are realized by the Trust. Pursuant to the Tax Act, an election to realize income gains and losses on “eligible derivatives” (as defined in the Tax Act) on a mark-to-market basis is available.

The DFA Rules target certain financial arrangements (described in the DFA Rules as “derivative forward agreements”) that seek to reduce tax by converting, through the use of derivative contracts, the return on an investment that would have the character of ordinary income to capital gains. The DFA Rules are broad in scope and could apply to other agreements or transactions. If the DFA Rules were to apply in respect of derivatives to be utilized by the Trust or a Trust Partnership, gains realized in respect of the property underlying such derivatives could be treated as ordinary income rather than capital gains.

Short Sales

Any gain or loss on the short sale of securities by the Trust will be treated and reported for purposes of the Tax Act on income account unless the short sale is in respect of securities that are “Canadian securities” for purposes of the Tax Act and the Trust has validly made an election under subsection 39(4) of the Tax Act. Similarly, any gain or loss on the short sale of securities by a Trust Partnership is required to be treated and reported for purposes of the Tax Act on income account, except that if such gain or loss is in respect of securities that are “Canadian securities” for purposes of the Tax Act and the Trust has validly made an election under subsection 39(4) of the Tax Act, such gain or loss allocated to the Trust will be treated as a capital gain or loss of the Trust.

Foreign Currency Transactions

The Trust and the Trust Partnerships will enter into transactions denominated in currencies other than the Canadian dollar, including the acquisition of securities. The cost and proceeds of disposition of securities and all other amounts are determined for purposes of the Tax Act in Canadian dollars using appropriate exchange rates determined in accordance with the detailed rules in the Tax Act in that regard. In addition, the Trust and the Trust Partnerships are generally required to compute their net income and net realized capital gains in Canadian dollars in accordance with the detailed rules in the Tax Act and may, as a consequence, realize income or capital gains by virtue of changes in the value of the relevant foreign currency relative to the Canadian dollar. Gains or losses in respect of currency hedges entered into in respect of securities or other assets held on capital account will generally constitute capital gains and capital losses provided that there is sufficient linkage.

Capital Gains and Losses

Generally, one-half of any capital gain (a “**taxable capital gain**”) realized by the Trust or a Trust Partnership in a taxation year will be included in computing income for the year, subject to the proviso that in certain circumstances, the portion of a capital gain realized on a disposition of an interest in a particular partnership by the Trust (including an interest in a Trust Partnership) or by a Trust Partnership that may not reasonably be regarded as attributable to increases in value of capital property (other than depreciable property) held directly or indirectly by such particular partnership may be fully included in computing the Trust’s income as a taxable capital gain. One-half of any capital loss (an “**allowable capital loss**”) realized in a taxation year must generally be deducted against taxable capital gains realized in the year in accordance with the provisions of the Tax Act. Allowable capital losses for a taxation year of the Trust (including the Trust’s allocated share of allowable capital losses of a Trust Partnership) in excess of taxable capital gains for the year may be carried back and deducted in any of the three preceding taxation years or carried forward and deducted in any subsequent taxation year against taxable capital gains in accordance with the provisions

of the Tax Act.

A loss realized by the Trust on a disposition of capital property will be a suspended loss for purposes of the Tax Act if the Trust, or a person affiliated with the Trust acquires a property (a “**Substituted Property**”) that is the same as or identical to the property disposed of, within 30 days before or 30 days after the disposition, and the Trust or a person affiliated with the Trust owns the Substituted Property 30 days after the original disposition. If a loss is suspended, the Trust cannot deduct the loss from capital gains until the Substituted Property is disposed of and is not reacquired by the Trust, or a person affiliated with the Trust, within 30 days before and after such disposition. The suspended loss rules may also apply to capital losses realized by a Trust Partnership.

Foreign Taxes

The Trust may derive income or gains from investments in countries other than Canada, and as a result, may be liable to pay income or profits tax to such countries. To the extent that foreign taxes considered to be paid by the Trust on income from property, other than real or immovable property, exceeds 15% of such income, such excess may generally be deducted by the Trust in computing its income for the purposes of the Tax Act.

Taxation of Unitholders

A Unitholder is generally required to include, in computing income for purposes of the Tax Act, the amount of the Trust’s net income for a taxation year, including net realized taxable capital gains, paid or payable to the Unitholder in the taxation year, whether such amount is reinvested in additional Units of the Trust or paid to the Unitholder in cash. The Trust intends to make designations so that the portion of any net realized taxable capital gains of the Trust distributed to Unitholders will be treated as taxable capital gains to Unitholders.

Under the Tax Act, the Trust is permitted to deduct in computing its income for a taxation year an amount that is less than the amount of its distributions of income for the year, to the extent necessary to enable the Trust to use, in that taxation year, losses from prior years without affecting the ability of the Trust to distribute its income annually. Such amount distributed to a Unitholder but not deducted by the Trust will not be included in the Unitholder’s income. However, the adjusted cost base of the Unitholder’s Units will be reduced by such amount. The non-taxable portion of the Trust’s net realized capital gains for a taxation year, the taxable portion of which was designated in respect of a Unitholder for the year, that is paid or becomes payable to the Unitholder in the year will not be included in computing the Unitholder’s income for the year. Distributions by the Trust to a Unitholder in excess of the aggregate of (i) the Unitholder’s share of the Trust’s net income (including net realized taxable capital gains) for the year that is deducted by the Trust, and (ii) the non-taxable portion of the Trust’s net realized capital gains for the taxation year, the taxable portion of which was designated in respect of the Unitholder in the year, will not be included in computing the Unitholder’s income for the year, but will reduce the adjusted cost base of the Unitholder’s Units. To the extent that the adjusted cost base of a Unit would otherwise be less than zero, the negative amount will be deemed to be a capital gain realized by the Unitholder from the disposition of the Unit and the Unitholder’s adjusted cost base will be increased by the amount of such deemed capital gain to zero.

Provided that appropriate designations are made by the Trust, the taxable dividends received or deemed to be received by the Trust on shares of taxable Canadian corporations will effectively retain their character and be treated as such in the hands of the Unitholder for purposes of the Tax Act, and the foreign source income of the Trust as is paid or becomes payable to a Unitholder and the corresponding portion of the foreign “business income tax” and “non-business income tax” (each as defined in the Tax Act) considered

to have been paid by the Trust in respect of such foreign source income, if any, will be deemed to be foreign source income of and foreign taxes paid by the Unitholder for purposes of the foreign tax credit rules in the Tax Act. Accordingly, a Unitholder (other than a Registered Plan) may be entitled to claim a foreign tax credit in respect of such foreign taxes in accordance with the detailed rules in the Tax Act.

To the extent that amounts received by a Unitholder are deemed to be a dividend from a taxable Canadian corporation, the gross-up and dividend tax credit rules applicable to taxable dividends received from taxable Canadian corporations will apply, including in the case of amounts deemed to be eligible dividends, the enhanced gross-up and dividend tax credit applicable thereto.

Upon the redemption or other disposition of a Unit, a Unitholder will realize a capital gain (or a capital loss) to the extent that the proceeds of disposition of the Unit (which will not include an amount payable by the Trust that is otherwise required to be included in the Unitholder's income, such as any amounts that may be designated as payable by the Trust out of its capital gains), net of any reasonable costs of disposition, exceed (or are exceeded by) the Unitholder's adjusted cost base of the Unit. For the purpose of determining the adjusted cost base of Units of a particular series to a Unitholder, when Units of that series are acquired, the cost of the newly-acquired Units of that series will be averaged with the adjusted cost base of all Units of the same series owned by the Unitholder as capital property immediately before that time. The cost of Units acquired as a distribution from the Trust will generally be equal to the amount of the distribution.

A consolidation of Units following a distribution paid in the form of additional Units will not be regarded as a disposition of Units and will not affect the aggregate adjusted cost base of Units to a Unitholder.

If, at any time, the Trust delivers Portfolio securities or other property to any Unitholder upon a redemption of such Unitholder's Units (including on the termination of the Trust), the Unitholder's proceeds of disposition of the Units will generally be equal to the aggregate of the fair market value of the distributed property and the amount of any cash received, less any capital gain realized by the Trust on the disposition of such distributed property that is designated as payable by the Trust to such Unitholder. The cost to the Unitholder of any property distributed by the Trust *in specie* will generally be equal to the fair market value of such property at the time of the distribution, less any amount that is deductible as interest accrued on such property to the date of distribution and not yet due. If the Trust delivers a Redemption Note in payment of the redemption price of Units, the Unitholder's proceeds of disposition of the Units will be equal to the fair market value of the Redemption Note. Property received by a Unitholder upon a redemption of Units may or may not be a qualified investment for Registered Plans. If such property is not a qualified investment for Registered Plans, such Registered Plans (and, in the case of certain Registered Plans, the annuitants, beneficiaries or subscribers thereunder or holders thereof) may be subject to adverse tax consequences. Investors should consult their own tax advisors in this regard.

A taxable capital gain realized by a Unitholder on the disposition of Units or a taxable capital gain designated by the Trust in respect of a Unitholder in a taxation year of the Unitholder will be included in computing the income of the Unitholder for the year and an allowable capital loss realized by a Unitholder on the disposition of a Unit in a taxation year must be deducted from taxable capital gains for the year in accordance with the provisions of the Tax Act. Allowable capital losses for a taxation year in excess of taxable capital gains for that year may be carried back and deducted in any of the three preceding taxation years or carried forward and deducted in any subsequent taxation year against taxable capital gains in accordance with the detailed provisions of the Tax Act.

In general terms, net income of the Trust paid or payable to a Unitholder that is designated as taxable dividends from taxable Canadian corporations or as net realized taxable capital gains and taxable capital gains realized on the disposition of Units may increase the Unitholder's liability, if any, for alternative

minimum tax.

Taxation of Registered Plans

Registered Plans will generally not be subject to tax under Part I of the Tax Act on amounts of income and capital gains received from the Trust or on capital gains realized on the disposition of Units, provided that the Units are qualified investments for the Registered Plan. See “Eligibility for Investment” and “Income Tax Consequences and RRSP Eligibility – Status of the Trust”. Unitholders should consult their own advisors with respect to other tax considerations that are relevant to Registered Plans that invest in Units, including the taxation of amounts withdrawn from a Registered Plan.

Tax Implications of the Trust’s Distribution Policy

The NAV per Unit will reflect any income and gains of the Trust that have accrued or have been realized but have not been made payable at the time Units are acquired. A Unitholder who acquires Units may become taxable on the Unitholder’s share of such income and gains of the Trust notwithstanding that such amounts may have been reflected in the price paid by the Unitholder for the Units. The consequences of acquiring Units late in a calendar year will generally depend on the amount of distributions throughout the year, if any, and whether one or more year–end special distributions to Unitholders are necessary late in the calendar year to ensure, to the extent permitted under the Tax Act, that the Trust will not be liable to income tax on such amounts under Part I of the Tax Act.

International Tax Reporting

The Tax Act includes provisions which implement the Organization for Economic Co–operation and Development Common Reporting Standard and the Canada–United States Enhanced Tax Information Exchange Agreement (the “**International Information Exchange Legislation**”). Pursuant to the International Information Exchange Legislation, certain “Canadian financial institutions” (as defined in the International Information Exchange Legislation) are required to have procedures in place, in general terms, to identify accounts held by residents of foreign countries or by certain entities organized in or the “controlling persons” of which are resident in a foreign country (or, in the case of the United States, of which the holder or any such controlling person is a citizen) and to report required information to the CRA. Such information is exchanged by the CRA on a reciprocal, bilateral basis with the countries in which the account holder or any such controlling person is resident (or of which such holder or person is a citizen, where applicable), where such countries (including the United States) have agreed to a bilateral information exchange with Canada to which the International Information Exchange Legislation applies. Under the International Information Exchange Legislation, holders of Units may be required to provide certain information regarding their tax status for the purpose of such information exchange, unless the investment is held within Registered Plans or certain other excluded accounts.

COMPENSATION PAID TO SELLERS AND FINDERS

The decision to distribute the Units and the determination of the structure and pricing and other terms and conditions of the Offering have been and will continue to be made by the Trust. The Trust may from time to time retain and engage registered agents, securities dealers and brokers and other eligible persons to sell Units in any province or territory of Canada or any other jurisdictions subject to compliance with all applicable laws. Any commissions, corporate finance fees, finder’s fees or referral fees and other compensation in connection with the distribution and sale of the Units will be disclosed to investors prior to closing in the Subscription Agreement.

Where permitted by securities legislation of an offering jurisdiction, the Trust may pay: (a) a commission to any agent or sub-agent that is (i) an exempt market dealer registered under applicable securities laws in an offering jurisdiction; (ii) a member of IIROC; or (iii) otherwise exempt from registration requirements under applicable securities laws in the offering jurisdictions; or (b) a referral fee to any finder who refers investors in such offering jurisdiction that results in a sale of Units under this Offering. Under no circumstances will a commission or referral fee be paid where prohibited by securities or other laws.

In addition, registrants and other eligible persons seeking investors for any of the Units may charge their clients additional fees or commission to purchase or sell such Units. Such registrants and other eligible persons may also be reimbursed by the Trust for reasonable expenses incurred in connection with the Offering.

RISK FACTORS

There are certain risks inherent in an investment in the Units and in the activities of the Trust, which investors should carefully consider before investing in the Units. Some of the following factors are interrelated and, consequently, investors should treat such risk factors as a whole. The following is a summary only of the risk factors and is qualified in its entirety by reference to, and must be read in conjunction with, the detailed information appearing elsewhere in this Offering Memorandum. These risks and uncertainties are not the only ones that could affect the Trust and additional risks and uncertainties not currently known to the Trust or the Trustee, or that they currently deem immaterial, may also impair the returns, NAV, financial condition and results of operations of the Trust. If any such risks actually occur, the returns, NAV, financial condition and results of operations of the Trust could be materially adversely affected and the financial performance of the Trust and the ability of the Trust to make cash distributions, achieve its investment objectives and/or satisfy requests for redemptions of Units could be materially adversely affected. Prospective investors should review the risks relating to an investment in the Units with their legal and financial advisors.

Prospective investors should consult with their own independent professional legal, tax, investment and financial advisors before purchasing Units in order to determine the appropriateness of this investment in relation to their financial and investment objectives and in relation to the tax consequences of any such investment. Prospective investors should consider the following risks before purchasing Units. Any or all of these risks, or other as yet unidentified risks, may have a material adverse effect on the Trust's business, and/or the return to the investors.

No Assurances on Achieving Investment Objectives

There is no assurance that the Trust will be able to return to investors an amount equal to or in excess of the original purchase price of the Units. There is no guarantee that an investment in the Trust will earn any positive return in the short or long term nor is there any guarantee that the investment objectives will be achieved. An investment in the Trust involves a degree of risk and is appropriate only for investors who have the capacity to absorb investment losses.

Return on Investment is Not Guaranteed

There can be no assurance regarding the amount of income to be generated by the Trust's investments. The Units are equity securities of the Trust and are not fixed income securities. Unlike fixed-income securities, there is no obligation of the Trust to distribute to Unitholders a fixed amount or to return the

initial purchase price of a Unit on a date in the future.

Illiquidity of Units

There is not now, and there is not likely to develop, any market for the resale of the Units. The Units have not been qualified for sale by prospectus under the securities laws of any of the relevant offering jurisdictions. Accordingly, Units may not be transferred unless appropriate prospectus exemptions from applicable securities laws are available and the transferee is an eligible investor.

Under certain conditions, redemptions may be restricted or temporarily suspended by the Trustee at any time. Unitholders requesting redemptions may therefore potentially experience delays in receiving redemption payments. An investment in Units is hence suitable only for sophisticated investors who do not need liquidity with respect to this investment.

Risks Relating to the Portfolio Issuers

As the Trust will invest globally in businesses in the residential and commercial real estate sectors, the Trust will be subject to certain risk factors to which the Portfolio issuers are subject and which could affect the business, prospects, financial position, financial condition or operating results of the Trust as a result of its investment in such issuer.

The value of the assets of the Trust will vary as the value of the securities in the Portfolio changes. The Trust has no control over the factors that affect the value of the securities in the Portfolio. Factors unique to each company included in the Portfolio, such as changes in its management, strategic direction, achievement of goals, mergers, acquisitions and divestitures, changes in distribution policies, changes in law and regulation and other events, may affect the value of the securities in the Portfolio. A substantial drop in equities markets could have a negative effect on the Trust and could lead to a significant decline in the value of the Public Portfolio and the value of the Units.

The value of the securities acquired by the Trust will be affected by business factors and risks that are beyond the control of the Manager, including:

- (a) operational risks related to specific business activities of the respective issuers;
- (b) quality of underlying assets;
- (c) financial performance of the respective issuers and their competitors;
- (d) sector risk;
- (e) fluctuations in exchange rates;
- (f) fluctuations in interest rates; and
- (g) changes in government regulations.

Risks Relating to the Valuation of the Portfolio

Fluctuations in the respective market values of the securities in the Portfolio may occur for a number of reasons beyond the control of the Trust, and may be both volatile and rapid with potentially large variations

over a short period of time. Independent pricing information regarding certain of the Trust's securities and other investments may not be readily available at all times. Valuation determinations will be made in good faith by the Trust. The Trust may have some of its assets in investments which by their very nature may be extremely difficult to value accurately.

Valuation Methodologies Involve Subjective Judgments

For purposes of IFRS–*Compliant Financial Reporting*, the Trust's assets and liabilities will be valued in accordance with IFRS. Accordingly, the Trust is required to follow a specific framework for measuring the fair value of its assets and liabilities and, in its audited financial statements, to provide certain disclosures regarding the use of fair value measurements.

The fair value measurement accounting guidance establishes a hierarchal disclosure framework that ranks the observability of market inputs used in measuring financing instruments at fair value. The observability of inputs depends on a number of factors, including the type of financial instrument, the characteristics specific to the financial instrument and the state of the marketplace, including the existence and transparency of transactions between market participants. Financial instruments with readily quoted prices, or for which fair value can be measured from quoted prices in active markets, generally will have a high degree of market price observability and less judgment applied in determining fair value.

A material portion of the Trust's portfolio investments will be in the form of securities that are not publicly traded. The fair value of securities and other investments that are not publicly traded may not be readily determinable. The Trust will value these securities at fair value as determined in good faith by the Manager and in accordance with the valuation policies and procedures. The Trust may utilize the services of an independent valuation firm to aid it in determining the fair value of these securities. The types of factors that may be considered in fair value pricing of the Trust's investments include the nature and realizable value of any collateral, the portfolio business' ability to make payments and its earnings, the markets in which the portfolio investment does business, comparison to publicly traded companies, discounted cash flow and other relevant factors. Because such valuations, and particularly valuations of private securities and private companies, are inherently uncertain, such valuations may fluctuate over short periods of time and may be based on estimates, and the Trust's determinations of fair value may differ materially from the values that would have been used if a ready market for these securities existed. The value of the Trust's assets could be materially adversely affected if the Trust's determinations regarding the fair value of its investments were materially higher than the values that it ultimately realizes upon the disposition of such securities.

The value of the Portfolio may also be affected by changes in accounting standards, policies or practices. From time to time, the Trust will be required to adopt new or revised accounting standards or guidance. It is possible that future accounting standards that the Trust is required to adopt could change the valuation of the Trust's assets and liabilities.

Due to a wide variety of market factors and the nature of certain securities to be held by the Trust, there is no guarantee that the value determined by the Trust or any third-party valuation agents will represent the value that will be realized by the Trust on the eventual disposition of the investment or that would, in fact, be realized upon an immediate disposition of the investment. Moreover, the valuations to be performed by the Trust or any third-party valuation agents are inherently different from the valuation of the Trust's securities that would be performed if the Trust were forced to liquidate all or a significant portion of its securities, which liquidation valuation could be materially lower.

No Current Market for Units

There is currently no market through which the Units may be sold and purchasers may not be able to resell such Units.

Recent and Future Global Financial Developments

Global financial markets have experienced increased volatility in the last several years. This has been, in part, the result of the revaluation of assets on the balance sheets of international financial institutions and related securities. This has contributed to a reduction in liquidity among financial institutions and has reduced the availability of credit to those institutions and to the issuers who borrow from them. While central banks as well as global governments have worked to restore much needed liquidity to the global economies, no assurance can be given that the combined impact of the significant revaluations and constraints on the availability of credit will not continue to materially and adversely affect economies around the world. No assurance can be given that efforts to respond to the crisis will continue or that, if continued, they will be successful or these economies will not be adversely affected by the inflationary pressures resulting from such efforts or central banks' efforts to slow inflation. Further, continued market concerns about the developments in the Middle East, the Ukraine and North Korea, matters related to the United Kingdom's withdrawal from the EU, the coronavirus disease (COVID-19) or other pandemics, and matters related to the U.S. government debt limits, may adversely impact global equity markets. Some of these economies have experienced significantly diminished growth and some are experiencing or have experienced a recession. These market conditions and further volatility or illiquidity in capital markets may also adversely affect the prospects of the Trust and the value of the Portfolio.

Industry Concentration Risk

In following its investment strategy, the Trust will invest globally in issuers in the residential and commercial real estate sectors. Accordingly, the Trust will face more risks than if it were diversified broadly over numerous industries or sectors and the NAV per Unit of a series of the Trust may be more volatile than the value of a more broadly diversified portfolio and may fluctuate substantially over short periods of time. This may have a negative impact on the value of the Units.

Concentration Risk

The Manager may take concentrated positions within the Trust's portfolio or concentrate investment holdings in specialized market sectors, geographies, asset class or in a limited number of issuers. Overweighting investments in certain sectors, markets, geographies, asset classes or issuers involves risk that the Trust will suffer a loss because of an increase or decrease in the prices of securities in those sectors, markets or issuers.

Real Estate Risk

The assets, earnings and share values of companies involved in the real estate industry are influenced by general market conditions and a number of other factors, including but not limited to:

- economic cycles;
- interest rates;
- consumer confidence;
- the policies of various levels of government, including property tax levels and zoning laws;
- the economic well-being of various industries;

- overbuilding and increased competition;
- lack of availability of financing to refinance maturing debt;
- vacancies due to tenant bankruptcies and other reasons;
- losses due to costs resulting from environmental contamination and its related clean up;
- casualty or condemnation losses;
- variations in rental income;
- changes in neighbourhood values; and
- functional obsolescence and appeal of properties to tenants.

In addition, underlying real estate investments may be difficult to buy or sell. This lack of liquidity can cause greater price volatility in the securities of companies like REITs, which own and manage real estate assets.

Illiquid Securities and Private Securities

There is no assurance that an adequate market will exist for the securities held in the Portfolio, including the Private Portfolio. The Trust cannot predict whether the securities held by it will trade at a discount to, a premium to, or at their fair value, if applicable. If the market for a specific security is particularly illiquid, the Trust may be unable to dispose of such securities or may be unable to dispose of such securities at an acceptable price. Up to 80% of the Trust's total assets (at the time of investment) may be invested in the Private Portfolio. Over time, if the value of the Private Portfolio increases at a greater rate than the Public Portfolio, the Private Portfolio may comprise more than 80% of the Trust's total assets.

The Private Portfolio may be held in companies that are small in size, and are therefore subject to greater risk based on economic and regulatory changes. There is generally little or no publicly available information about such businesses, and the Trust must rely on the diligence of its employees and consultants to obtain the information necessary for its decision to invest in them. There can be no assurance that such diligence efforts will uncover all material information about these privately held businesses.

Investments in private companies may be riskier, more volatile and more vulnerable to economic, market and industry changes than investments in larger, more established companies. The valuation of securities of private companies is not based upon a liquid market, and valuations of these securities may be substantially higher or lower than the valuation of the securities when and if they are subsequently sold. Therefore, the value of the Private Portfolio, and the Trust as a whole, may change substantially when investments in such private issuers are subsequently sold.

There can be no assurance that the Trust will be able to realize a return of capital on the sale of investments in issuers in the Private Portfolio or be able to dispose of them at all.

Degree of Leverage

The Trust's degree of leverage could have important consequences to Unitholders. The degree of leverage could magnify the risk associated with the underlying investment portfolio including the volatility and returns of the Trust. It can also impact the Trust's ability to obtain additional financing in the future for working capital, portfolio investments or other general fund purposes. The Trust or Public Portfolio LP may obtain leverage of up to 50% of the NAV of the Public Portfolio LP by way of a margin or loan facility and/or short selling.

Fluctuations in NAV and NAV for Each Series of Unit

The NAV and series NAV for each series of Unit of the Trust will vary according to, among other things, the value of the investments held by the Trust. The Manager and the Trust have no control over the factors that affect the value of the investments held by the Trust, including factors that affect the equity and debt markets generally, such as general economic and political conditions, fluctuations in interest rates and factors unique to each issuer included in the Portfolio, such as changes in management, changes in strategic direction, achievement of strategic goals, mergers, acquisitions and divestitures, changes in distribution and dividend policies and other events.

Currency Exposure Risk

Foreign currency risk is the risk that the fair value or future cash flow of an exposure will fluctuate because of changes in foreign exchange rates. The Trust's exposure to the risk of changes in foreign exchange rates relates primarily to the fact that (i) the Portfolio will include securities denominated in foreign currencies, (ii) the Trust may invest in companies in foreign markets whose operations are exposed to foreign currencies and which companies' assets and liabilities are denominated in foreign currencies, and (iii) certain of the Trust's assets and liabilities, including any commitments made to foreign investees, may be denominated in foreign currencies. The NAV of the Trust will, to the extent this has not been hedged against, be affected by changes in the value of the foreign currencies relative to the Canadian dollar. Accordingly, no assurance can be given that the Trust will not be adversely impacted by changes in foreign exchange rates or other factors.

Currency Hedging Risk

The use of hedges involves special risks, including the possible default by the other party to the transaction, illiquidity and, to the extent the Manager's assessment of certain market movements is incorrect, the risk that the use of hedges could result in losses greater than if the hedging had not been used. Hedging arrangements may have the effect of limiting or reducing the total returns to the Trust if the Manager's expectations concerning future events or market conditions prove to be incorrect. In addition, the costs associated with a hedging program may outweigh the benefits of the arrangements in such circumstances.

United States Anti-Money Laundering Laws and Regulations

The Trust is subject to a variety of laws and regulations domestically and in the United States that involve money laundering, financial recordkeeping and proceeds of crime, including the *Currency and Foreign Transactions Reporting Act of 1970* (commonly known as the *Bank Secrecy Act*), as amended by Title III of the *Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001* (USA PATRIOT Act), the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* (Canada), as amended and the rules and regulations thereunder, the *Criminal Code* (Canada) and any related or similar rules, regulations or guidelines, issued, administered or enforced by governmental authorities in the United States and Canada.

In the event that any of the Trust's investments, or any proceeds thereof, any dividends or distributions therefrom, or any profits or revenues accruing from such investments in the United States were found to be in violation of money laundering legislation or otherwise, such transactions may be viewed as proceeds of crime under one or more of the statutes noted above or any other applicable legislation. This could restrict or otherwise jeopardize the ability of the Trust to declare or pay distributions or subsequently repatriate such funds back to Canada. In the event that a determination was made that investments in the United States could reasonably be shown to constitute proceeds of crime, the Trust may decide or be required to suspend declaring or paying distributions without advance notice and for an indefinite period

of time.

Series Risk

The units of the Trust are offered in several series. In addition to common fees and expenses, each series has its own fees and expenses, which are calculated separately. These expenses are deducted in the calculation of the NAV for each series of Unit and reduce its security value.

If the Trust cannot pay the expenses of one series using that series' share of the Trust's assets, it will pay those expenses out of the other series' proportionate share of the Trust's assets. This could lower the value of the other series of the Trust.

The Trust may issue additional series without notice to or approval of Unitholders. The creation of additional series could indirectly result in a mitigation of this risk by creating a larger pool of assets for the Trust to draw from. Initially, however, the small asset size of the additional series may increase this risk temporarily.

Derivative Risk

A derivative is a contract or security whose value and cash flow pattern is derived from another underlying security, such as a stock or bond, or from an economic indicator, such as an interest rate, currency or stock market index. An example of common derivatives is an option. An option gives the buyer the right, but not the obligation, to buy or sell currency, commodities or securities at an agreed price within a certain period of time.

The Trust may use options to limit potential losses associated with currencies. This process is called hedging. Although they are often used to minimize risk, derivatives have their own kinds of risk:

- The use of derivatives for hedging may not be effective.
- Some derivatives may limit the Trust's potential for gain as well as loss.
- The cost of entering and maintaining derivative contracts may reduce the Trust's total return to investors.
- The price of a derivative may not accurately reflect the value of the underlying currency.
- There is no guarantee that a market will exist when the Trust wants to buy or sell the contract. This could prevent the Trust from making a profit or limiting its losses.
- If the other party (the counterparty) to a derivative contract is unable to meet its obligations, the Trust may experience a loss.

Short Selling

Short selling allows the investor to profit from declines in market prices of the sold securities to the extent such decline exceeds the transaction costs and the costs of borrowing the securities.

A short sale is effected by selling a security which the Trust does not own. In order to make delivery to the buyer of a security sold short, the Trust must borrow the security. In so doing, it incurs the obligation to replace that security, whatever its price may be, at the time it is required to deliver it to the lender. The Trust must also pay to the lender of the security any dividends or interest payable on the security during the borrowing period and may have to pay a premium to borrow the security. This obligation must be collateralized by a deposit of cash or marketable securities with the lender. Short selling is subject to a theoretically unlimited risk of loss because there is no limit on how much the price of a security may

appreciate before the short position is closed out. There can be no assurance that the securities necessary to cover the short position will be available for purchase by the Trust. In addition, purchasing securities to close out the short position can itself cause the price of the relevant securities to rise further, thereby increasing the loss incurred by the Trust. Furthermore, the Trust may prematurely be forced to close out a short position if a counterparty from which the Trust borrowed securities demands their return, resulting in a loss on what might otherwise have been ultimately a profitable position. In addition, the Trust's short selling strategies may limit its ability to benefit from increases in the relevant securities markets.

Market regulators in various jurisdictions have at times taken measures to impose restrictions on the ability of investors to enter into short sales, including the imposition of a complete prohibition on taking short positions in respect of certain issuers. Such restrictions may negatively affect the ability of the Trust to implement its strategies and/or they could cause the Trust to incur losses. It cannot be determined how future regulations may limit the Trust's ability to engage in short selling and how such limitations may impact the Trust's performance.

Securities Lending

The Public Portfolio LP may engage in securities lending. Although it does receive collateral for the loans and such collateral is marked-to-market, the Public Portfolio LP is exposed to the risk of loss should the borrower default on its obligation to return the borrowed securities and the collateral be insufficient to reconstitute the loaned securities.

Source of Funds for Investment in Private Portfolio

Initially, up to 100% of the net capital raised will be invested in the Public Portfolio LP. However, it is the Trust's intention to commit up to 80% of the net capital raised to the Starlight Fund, the Prologis Fund, the Unison Fund, and other private investments. The balance of the capital intended to be committed in the Private Portfolio will be invested in liquid securities in the Public Portfolio LP under the supervision of the Manager pending deployment. Such liquid securities may be subject to price fluctuations beyond the Manager's expectations or control.

Sensitivity to Interest Rates

The market value of the Units may be affected by the level of interest rates prevailing from time to time. A rise in interest rates may have a negative impact on the market value of the Units and increase the cost of borrowing to the Trust, if any.

Redemption Risk

If holders of a substantial number of Units exercise their redemption rights, the number of Units outstanding and the NAV of the Trust could be significantly reduced. The Manager may terminate or merge the Trust if the Trust ceases to be economically feasible. A significant number of redemptions would increase the management expense ratio of the Trust.

Reliance on the Manager

The Manager is responsible for providing, or managing for the provision of, management services including investment and portfolio management services required by the Trust. Investors who are not willing to rely on the Manager should not invest in the Units.

The Manager will manage the Public Portfolio in a manner consistent with the investment objectives, investment strategy and investment restrictions of the Trust. There is no certainty that the employees of the Manager who will be primarily responsible for the management of the Public Portfolio will continue to be employees of the Manager.

Conflicts of Interest

The Manager and the directors and officers of its general partner and their respective affiliates and associates may engage in the promotion, management or investment management of any other fund or trust with similar investment objectives and/or similar investment strategies to those of the Trust. Although none of the directors or officers of the General Partner or the Manager devotes his or her full time to the business and affairs of the Trust or the Public Portfolio LP, as applicable, each devotes as much time as is necessary to supervise the management of (in the case of the directors) or to manage the business and affairs of (in the case of officers) the Trust and the Manager, and the Public Portfolio LP, respectively.

The Manager, or its affiliates may be managers or portfolio managers of one or more issuers in which the Trust or the Public Portfolio LP may acquire securities and may be managers or portfolio managers of investment funds that invest in the same securities as the Trust or the Public Portfolio LP. A decision to invest in such issuers will be made by the Manager in accordance with its policies and procedures.

Limited Liquidity of Units

There is no market through which the Units may be sold and purchasers may not be able to resell securities purchased under this Offering Memorandum.

Limited Control

Unitholders will have limited control over changes in the Trust's policies and operations, which increases the uncertainty and risks of an investment in the Trust. The Manager will determine major policies, including policies regarding financing, growth, debt capitalization and any future dividends to Unitholders. Generally, the Manager may amend or revise these and other policies without a vote of the Unitholders. Unitholders will only have a right to vote in the limited circumstances described elsewhere in this Offering Memorandum or the Declaration of Trust. The Manager's broad discretion in setting policies and the limited ability of Unitholders to exert control over those policies increases the uncertainty and risks of an investment in the Trust.

Loss of Investment

There is no guarantee that an investment in the Units will earn any positive return in the short term or long term. A purchase under the Offering involves a high degree of risk and should be undertaken only by purchasers whose financial resources are sufficient to enable them to assume such risks and who have no need for immediate liquidity in their investment. An investment in the Units is appropriate only for purchasers who have the capacity to absorb a loss of some or all of their investment.

Effect of Fees

The Trust will be required to pay the Management Fee to the Manager and the Public Portfolio LP will be required to pay the Public Portfolio Performance Fee to the Manager. From time to time, the payment of such fees will reduce the actual returns to the Unitholders. A portion of these fees will be payable regardless of whether the Trust produces positive investment returns.

Foreign Market Exposure

The Trust's investments may, at any time, include securities of issuers established in jurisdictions outside Canada and the United States. Although most of such issuers will be subject to uniform accounting, auditing and financial reporting standards comparable to those applicable to Canadian and U.S. companies, some issuers may not be subject to such standards and, as a result, there may be less publicly available information about such issuers than a Canadian company. Investments in foreign markets carry the potential exposure to the risk of political upheaval, acts of terrorism and war, all of which could have an adverse impact on the value of such securities.

Lack of Operating History

The Trust is a newly organized investment trust with no previous operating history.

Cyber Security Risk

With the increased use of technologies, such as the Internet, to conduct business, the Trust is susceptible to operational, information security, and related risks through breaches in cyber security. In general, cyber incidents can result from deliberate attacks or unintentional events. Cyber-attacks include, but are not limited to, gaining unauthorized access to digital systems (e.g., through "hacking" or malicious software coding) for purposes of misappropriating assets or sensitive information, corrupting data, or causing operational disruption. Cyber-attacks may also be carried out in a manner that does not require gaining unauthorized access, such as causing denial-of-service attacks on websites (i.e., efforts to make network services unavailable to intended users). Cyber incidents affecting the Trust, Manager or the Trusts' service providers (including, but not limited to, the Trusts' registrar and transfer agent, and custodian) have the ability to cause disruptions and impact each of their respective business operations, potentially resulting in financial losses, interference with the calculation of the NAV of a Trust or series of a Trust, impediments to trading the portfolio securities of the Trust, the inability to process transactions in units of the Trust, including purchases and redemptions of units of the Trust, violations of applicable privacy and other laws, regulatory fines, penalties, reputational damage, reimbursement or other compensation costs, or additional compliance costs associated with the implementation of any corrective measures. Similar adverse consequences could result from cyber incidents affecting the issuers of securities in which the Trust invests and counterparties with which the Trust engages in transactions.

The Manager has established risk management systems designed to reduce the risks associated with cyber security. However, there is no guarantee that such efforts will succeed. Furthermore, the Manager and the Trust cannot control the cyber security plans and systems of the Trusts' service providers, the issuers of securities in which the Trust invests, the counterparties with which the Trust engages in transactions, or any other third parties whose operations may affect the Trust or its Unitholders.

Nature of the Units

Unitholders do not have the statutory rights normally associated with ownership of shares of a CBCA corporation including, for example, the right to bring "oppression" or "derivative" actions. Unlike shareholders of a CBCA corporation, the Trust is not required to hold annual Unitholder meetings and Unitholders do not have a comparable right of a shareholder to make a proposal at a general meeting of the Trust. The matters in respect of which Unitholder approval is required under the Declaration of Trust are generally less extensive than the rights conferred on the shareholders of a CBCA corporation. Unitholders do not have recourse to a dissent right under which shareholders of a CBCA corporation are

entitled to receive the fair value of their shares where certain fundamental changes affecting the corporation are undertaken (such as an amalgamation, the sale of all or substantially all of its property, or a going private transaction). Unitholders similarly do not have recourse to the statutory oppression remedy that is available to shareholders of a CBCA corporation which would apply where the corporation undertakes actions that are oppressive, unfairly prejudicial or disregard the interests of security holders and certain other parties. Shareholders of a CBCA corporation may apply to a court to order the liquidation and dissolution of the corporation in certain circumstances whereas Unitholders may rely only on the general provisions of the Declaration of Trust which permit the dissolution of the Trust on notice to Unitholders. The CBCA also permits shareholders to bring or intervene in derivative actions in the name of the corporation or any of its subsidiaries, with the leave of a court. The Declaration of Trust does not include comparable rights.

Regulation

The Trust is subject to various laws and regulations governing its operations, taxes and other matters. It is possible that future changes in applicable federal, provincial or common laws or regulations or changes in their enforcement or regulatory interpretation could result in changes in the legal requirements affecting the Trust (including with retroactive effect). Any changes in the laws to which the Trust is subject could materially adversely affect the Trust or its investments. It is impossible to predict whether there will be any future changes in the regulatory regimes to which the Trust will be subject or the effect of any such change on its investments.

Risk Rankings

The Manager has determined that if the Trust was subject to a public risk ranking requirements, it would rank the Trust’s investment risk as Low to Medium. The Manager has identified the investment risk level of the Trust as an additional guide to help prospective investors decide whether an investment in the Trust is right for the investor. While the Public Portfolio LP is not a public investment fund and is not subject to the requirements National Instrument 81–102 – *Investment Funds*, the Manager’s determination of the investment risk rating for the Trust was partially guided by the Investment Risk Classification Methodology in Appendix F of National Instrument 81–102 – *Investment Funds* which is applicable to public mutual funds. The instrument employs historical volatility of a fund as measured by the standard deviation of its performance as a measurement of risk. The use of standard deviation as a measurement tool allows for a reliable and consistent quantitative comparison of a fund’s relative volatility and related risk. Standard deviation is widely used to measure volatility of return. A fund’s risk is measured using a rolling ten year standard deviation of monthly returns. The standard deviation represents, generally, the level of volatility in returns that a fund has historically experienced over the measurement period.

For funds which have a historical performance of less than ten years, an appropriate reference index is used to estimate the expected volatility and therefore risk level of the fund for the remaining period. The Trust’s reference index is the MSCI Global Quarterly Property Fund Index (Unfrozen) in Canadian dollar terms. However, you should be aware that other types of risk, both measurable and non-measurable, may exist. Additionally, just as historical performance may not be indicative of future returns, the Trust’s and the Trust’s benchmark’s historical volatility may not be indicative of its future volatility.

In accordance with the methodology described above and comparing the calculated standard deviation of the Trust and its benchmark to the standard deviation range as recommended by the Canadian Securities Administration in the chart below, the Manager has rated the Trust’s investment risk as Low to Medium.

Standard Deviation Range	CSA Fund Facts Investment Risk Level
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0 to less than 6	Low
6 to less than 11	Low to medium
11 to less than 16	Medium
16 to less than 20	Medium to high
20 or greater	High

Risk Factors Relating to Canadian Tax

There can be no assurance that Canadian tax laws, the judicial interpretation thereof, the terms of any income tax treaty applicable to the Trust or its affiliates or the administrative policies and assessing practices of the CRA will not change in a manner that adversely affects the Trust or Unitholders. There can be no assurance that the CRA will agree with the tax treatment adopted by the Trust in filing its tax return. Any disagreement could result in additional tax being payable by the Trust or by Unitholders. A reassessment may result in a Trust being liable for unremitted withholding tax on prior distributions to Non-Resident Unitholders. As the Trust may not be able to recover such withholding taxes from the Non-Resident Unitholders whose Units were redeemed, payment of any such amounts by the Trust may reduce the net assets of the Trust.

It is anticipated that the Trust will qualify at all times as a “mutual fund trust” within the meaning of the Tax Act. If the Trust fails or ceases to qualify as a mutual fund trust under the Tax Act, the income tax considerations would be materially and adversely different in certain respects. There can be no assurance that the Units will continue to be qualified investments for a trust governed by a Registered Plan. In addition, Redemption Notes, securities and/or obligations distributed to a Unitholder on a redemption may not be a qualified investment for such plans. If the Units, or such Redemption Notes, securities and/or obligations distributed on a redemption of Units are not qualified investments for a trust governed by a Registered Plan, such plans (and, in the case of certain Registered Plans, the annuitants, beneficiaries or subscribers thereunder or holders thereof) may be subject to adverse tax consequences.

The Trust intends to invest in foreign securities. Although the foreign tax credit provisions in the Tax Act are designed to avoid double taxation, the availability of a foreign tax credit in respect of foreign taxes may be limited to the extent that a Unitholder does not have sufficient taxes payable under Part I of the Tax Act, or sufficient income from sources in the relevant foreign country (taking into account other income or losses from sources in that country) and is otherwise subject to the detailed rules in the Tax Act. Because of this, and because of timing differences in recognition of expenses and income and other factors, there is a risk of double taxation.

Pursuant to rules in the Tax Act, if the Trust experiences a “loss restriction event” (i) it will be deemed to have a year-end for tax purposes (which could result in an unscheduled distribution of the Trust’s net income and net realized capital gains at such time to Unitholders so that the Trust is not liable for income tax on such amounts under Part I of the Tax Act), and (ii) it will become subject to the loss restriction rules generally applicable to a corporation that experiences an acquisition of control, including a deemed realization of any unrealized capital losses and restrictions on its ability to carry forward losses. Generally, the Trust will be subject to a loss restriction event if a Unitholder becomes a “majority-interest beneficiary”, or a group of persons becomes a “majority-interest group of beneficiaries”, of the Trust, as those terms are defined in the affiliated persons rules contained in the Tax Act, with certain modifications.

For all of the above reasons and others set forth herein, the Units involve a certain degree of risk. Any person considering the purchase of Units should be aware of these and other factors set forth in this Offering Memorandum and should consult with his or her legal, tax and financial advisors

prior to making an investment in the Units. The Units should only be purchased by persons who can afford to lose all of their investment.

REPORTING OBLIGATIONS

Continuous Disclosure

The Trust is not a reporting issuer in any jurisdiction and is, therefore, not required to disclose material changes which occur in its business and affairs, except in limited circumstances.

The Trust has applied to regulators for exemptive relief from the requirements in National Instrument 81-106 – *Investment Fund Continuous Disclosure* to: 1) file its annual audited financial statements within 90 days after the year-end reporting period; and 2) deliver the annual audited financial statement to Unitholders within 90 days after the year-end reporting period. If the Trust obtains such relief it intends to rely on the relief and follow the terms of the Declaration of Trust which provides that the Trust will make available to Unitholders, within 60 days after the end of each semi-annual reporting period and within 180 days after the year-end reporting period, financial statements prepared in accordance with applicable law and IFRS. The Trust shall make available to each Unitholder annually, within the time periods prescribed by law, information necessary to enable such Unitholder to complete an income tax return under the *Tax Act* with respect to the amounts payable by the Trust.

Certain corporate and securities information about the Trust is available at www.starlightcapital.com.

RESALE RESTRICTIONS

General Statement

The Units are being offered on a private placement basis in reliance upon prospectus exemptions under applicable securities legislation in each of the provinces and territories of Canada. These securities will be subject to a number of resale restrictions, including a restriction on trading. Until the restriction on trading expires, you will not be able to trade the securities unless you comply with an exemption from the prospectus and registration requirements under securities legislation.

Generally, the Units may be resold only pursuant to an exemption from the prospectus requirements of applicable securities legislation or pursuant to an order of the appropriate securities regulatory authorities granting an exemption from prospectus requirements because the Trust is not a reporting issuer. A purchaser engaged in a resale of Units may also have reporting and other obligations. In addition, in order to comply with the dealer registration requirements of Canadian securities legislation, any resale of Units must be made by a person or company that is not subject to the dealer registration requirements; by a person or company that is registered in an appropriate category of dealer registration; or in reliance upon a dealer registration exemption, including an exemption that is available for trades conducted solely through an appropriately registered dealer. Investors are therefore advised to seek legal advice with respect to such resale of Units. Resale of Units is also restricted under the terms of the Declaration of Trust. Accordingly, each prospective investor must be prepared to bear the economic risk of the investment in Units for an indefinite period.

Each purchaser of Units will be required to deliver to the Trust a Subscription Agreement in which such purchaser will represent to the Trust that such purchaser: (i) is an “accredited investor” (within the meaning of applicable Canadian securities laws); (ii) is an investor who is not an individual and is purchasing Units

as principal having a minimum cash acquisition cost of \$150,000 or (iii) is purchasing Units pursuant to the “employee, executive officer, director and consultant” exemption in Section 2.24 of NI 45–106 (applicable only in Ontario) and is therefore a person or company to whom the Trust may distribute Units without the benefit of a prospectus.

Restricted Period

Unless permitted under securities legislation, you cannot trade the securities before the date that is four months and a day after the date the Trust becomes a reporting issuer in any province or territory of Canada.

Additionally, in Manitoba, unless permitted under securities legislation, you must not trade the securities without the prior written consent of the regulator in Manitoba unless (a) the Trust has filed a prospectus with the regulator in Manitoba with respect to the securities you have purchased and the regulator in Manitoba has issued a receipt for that prospectus, or (b) you have held the securities for at least 12 months. The regulator in Manitoba will consent to your trade if the regulator is of the opinion that to do so is not prejudicial to the public interest.

Purchasers should consult their legal advisors to determine the resale restrictions, availability of further exemptions or the possibility of obtaining a discretionary order.

PURCHASERS’ RIGHTS

If you purchase these Units, you will have certain rights, some of which are described below. For information about your rights, you should consult a lawyer.

The securities laws in your jurisdiction may provide you with the right, in certain circumstances, to seek damages or to cancel your agreement to buy Units. These rights, or notice with respect to these rights, must be exercised or delivered, as the case may be, by the investor within the time limits prescribed by applicable securities legislations. While most of these rights are available if we make a misrepresentation in the Offering Memorandum or any amendment hereto, in some jurisdictions, you may have these rights in other circumstances including if the Trust fails to deliver the Offering Memorandum to you within the required time or if we make a misrepresentation in any advertisements or literature regarding Units. Generally, a “misrepresentation” is defined in the applicable securities legislation to mean an untrue statement of a material fact or an omission to state a material fact that is required to be stated or that is necessary to make any statement not misleading in light of the circumstances in which it was made. The meaning of misrepresentation may differ slightly depending on the law in your jurisdiction. In most jurisdictions, there are defenses available to the persons or companies that you may have a right to sue. In particular, in many jurisdictions, the person or company that you sue will not be liable if you knew of the misrepresentation when you purchased the Units.

The following summaries are subject to any express provisions of the securities legislation of each jurisdiction where Units will be sold and the regulations, rules and policy statements thereunder and reference is made thereto for the complete text of such provisions.

The rights of action described herein are in addition to and without derogation from any other right or remedy that an investor may have at law.

Two Day Cancellation Right

You can cancel your agreement to purchase Units. To do so, you must send a notice to us by midnight on the second Business Day after you sign the Subscription Agreement.

Purchaser's Rights of Action

The following is a summary of the statutory or contractual rights of action for damages or rescission which may be available to a purchaser of Units. Securities legislation in certain of the provinces and territories of Canada provides that a purchaser has or must be granted rights of rescission or damages, or both, where the Offering Memorandum and any amendment hereto contains a misrepresentation. However, such rights and remedies, or notice with respect thereto, must be exercised by the purchaser within the time limits prescribed by the applicable securities legislation. **Investors should consult with their legal advisers to determine whether and the extent to which they may have a right of action or rescission in their province or territory of residence.**

For the purposes of this section, **misrepresentation** means:

- (a) an untrue statement of a fact that significantly affects, or would reasonably be expected to have a significant effect, on the market price or the value of Units of the Trust (a “**material fact**”); or
- (b) an omission to state a material fact that is required to be stated or that is necessary to make a statement not misleading in the light of the circumstances in which it was made.

A summary of the rights of action for damages or rescission in certain offering jurisdictions, which are subject to the securities legislation in such offering jurisdiction, are set forth below. Investors should refer to the applicable provisions of securities legislation for the full particulars of these rights or consult with their legal advisors. **The rights discussed below are in addition to and without derogation from any other rights or remedies available at law to a purchaser of Units of the Trust.**

Alberta

A purchaser of Units of the Trust who is resident in Alberta and to whom this Offering Memorandum was delivered and who is relying on the Minimum Amount Exemption may rescind the contract to purchase such Units by sending written notice to the Trust not later than midnight on the second day, exclusive of Saturdays and holidays, after the purchaser signs the agreement to purchase the Units.

If this Offering Memorandum contains a misrepresentation when a purchaser resident in Alberta buys Units of the Trust, securities legislation in Alberta provides that every such purchaser has, without regard to whether the purchaser relied on the misrepresentation, a right of action for damages against the Trust and every person or company who signed this Offering Memorandum, but may elect (while still the owner of any of the Units of the Trust such purchaser purchased) to exercise a right of rescission against the Trust, in which case the purchaser shall have no right of action for damages, provided that:

- (a) neither the Trust nor anyone signing this Offering Memorandum will be liable if the Trust or such person or company proves that the purchaser purchased the Units of the Trust with knowledge of the misrepresentation;
- (b) in an action for damages, neither the Trust nor anyone signing this Offering Memorandum will be liable for all or any portion of such damages if the Trust or such person or company proves that they do not represent the depreciation in value of the Units of the Trust as a result of the misrepresentation relied on; and
- (c) in no case will the amount recoverable under this right of action exceed the price at which the Units of the Trust were sold to the purchaser.

No person or company, other than the Trust, is liable:

- (a) if the person or company proves that this Offering Memorandum was sent to the purchaser without the person's or company's knowledge or consent, and that, on becoming aware of its being sent, the person or company promptly gave reasonable notice to the Trust that it was sent without the knowledge and consent of the person or company;
- (b) if the person or company proves that the person or company, on becoming aware of the misrepresentation, withdrew the person's or company's consent to this Offering Memorandum and gave reasonable notice to the Trust of the withdrawal and the reason for it; or
- (c) with respect to any part of this Offering Memorandum not purporting to be made on the authority of an expert and not purporting to be a copy of, or an extract from, a report, opinion or statement of an expert, unless the person or company (i) did not conduct an investigation sufficient to provide reasonable grounds for a belief that there had been no misrepresentation, or (ii) believed there had been a misrepresentation.

In Alberta, no action may be commenced to enforce such right of action described above unless the right is exercised:

- (a) in the case of action for rescission, no later than 180 days from the date the purchaser purchased the Units of the Trust; or
- (b) in the case of any action, other than an action for rescission, not later than the earlier of: (i) 180 days from the day that the purchaser first had knowledge of the facts giving rise to the cause of action, or (ii) three (3) years from the day the purchaser purchased the Units of the Trust.

British Columbia

The right of action for damages or rescission described herein is conferred by section 132.1 of the *Securities Act* (British Columbia). Section 132.1 of the *Securities Act* (British Columbia) provides, in relevant part, that in the event that an offering memorandum (such as this Offering Memorandum), contains a misrepresentation, the purchaser will be deemed to have relied on the misrepresentation if it was a misrepresentation at the time of purchase, and the purchaser has, subject to certain limitations and defences, a statutory right of action for damages against the issuer and, subject to certain additional defences, every director of the issuer at the date of the offering memorandum and every person who signed the offering memorandum or, alternatively, may elect instead to exercise a statutory right of rescission against the issuer, in which case the purchaser shall have no right of action for damages against the issuer, provided that, among other limitations:

- (a) no person will be liable if it proves that the purchaser purchased the securities with knowledge of the misrepresentation;
- (b) in the case of an action for damages, no person will be liable for all or any portion of the damages that it proves do not represent the depreciation in value of the securities as a result of the misrepresentation relied upon; and
- (c) in no case will the amount recoverable in any action exceed the price at which the securities were offered to the purchaser.

In addition, a person or company, other than the issuer, will not be liable if that person or company proves that:

- (a) the offering memorandum was sent or delivered to the purchaser without the person's or company's knowledge or consent and that, on becoming aware of its delivery, the person or company gave reasonable notice to the issuer that it was delivered without the person's or

company's knowledge or consent;

- (b) after delivery of the offering memorandum and after becoming aware of the misrepresentation, the person or company withdrew the person's or company's consent to the offering memorandum and gave reasonable notice to the issuer of the withdrawal and the reason for it; or
- (c) with respect to any part of the offering memorandum purporting (i) to be made on the authority of an expert, or (ii) to be a copy of, or an extract from, an expert's report, opinion or statement, the person or company proves that the person or company had no reasonable grounds to believe and did not believe that (A) there had been a misrepresentation, or (B) the relevant part of the offering memorandum did not fairly represent the expert's report, opinion or statement, or was not a fair copy of, or an extract from, an expert's report, opinion or statement.

Further, where a misrepresentation is contained in an offering memorandum, the directors of the issuer, and every person or company who signed the offering memorandum, shall not be liable with respect to any part of the offering memorandum not purporting to be made on the authority of an expert and not purporting to be a copy of, or an extract from, a report, opinion or statement of an expert, unless the person or company did not conduct a reasonable investigation to provide reasonable grounds for a belief that there had been no misrepresentation, or believed there had been a misrepresentation.

A person is not liable for misrepresentation in forward-looking information if the person proves that the document containing the forward-looking information contained, proximate to that information, reasonable cautionary language identifying the forward-looking information as such, and identifying material factors that could cause actual results to differ materially from a conclusion, forecast or projection in the forward-looking information, and a statement of the material factors or assumptions that were applied in drawing a conclusion or making a forecast or projection set out in the forward-looking information, and the person had a reasonable basis for drawing the conclusions or making the forecasts and projections set out in the forward-looking information.

If a misrepresentation is contained in a record incorporated by reference into, or deemed incorporated by reference into, the offering memorandum, the misrepresentation is deemed to be contained in the offering memorandum.

Section 140 of the *Securities Act* (British Columbia) provides that no action shall be commenced to enforce these rights more than:

- (a) in the case of an action for rescission, 180 days after the date of the transaction that gave rise to the cause of action; or
- (b) in the case of an action for damages, the earlier of:
 - (i) 180 days after the date that the purchaser first had knowledge of the facts giving rise to the cause of action; or
 - (ii) three years after the date of the transaction that gave rise to the cause of action.

Manitoba

Sections 141.1, 141.1.2, and 141.4 of *The Securities Act* (Manitoba) provide that if the Offering Memorandum delivered to a purchaser of Units resident in Manitoba contains a misrepresentation and it was a misrepresentation at the time of purchase of Units by such purchaser, the purchaser will be deemed to have relied on such misrepresentation and will have a right of action against the Trust, every person performing a function or occupying a position with respect to the Trust which is similar to that of a director of a company, and every person or company that signed the Offering Memorandum for damages or, alternatively, while still the owner of the purchased Units, for rescission against the Trust (in which case,

if the purchaser elects to exercise the right of rescission, the purchaser will have no right of action for damages), provided that among other limitations:

- (a) the Trust will not be liable if it proves that the purchaser purchased the Units with knowledge of the misrepresentation;
- (b) in the case of an action for damages, the Trust will not be liable for all or any portion of the damages that it proves does not represent the depreciation in value of the Units as a result of the misrepresentation;
- (c) other than with respect to the Trust, no person or company is liable if the person or company proves:
 - (i) that this Offering Memorandum was sent to the purchaser without the person's or company's knowledge or consent; and
 - (ii) that, after becoming aware that it was sent, the person or company promptly gave reasonable notice to the Trust that it was sent without the person's or company's knowledge and consent;
- (d) other than with respect to the Trust, no person or company is liable if the person or company proves that, after becoming aware of the misrepresentation, the person or company withdrew the person's or company's consent to this Offering Memorandum and gave reasonable notice to the Trust of the withdrawal and the reason for it;
- (e) if, with respect to any part of the Offering Memorandum purporting to be made on the authority of an expert or to be a copy of, or an extract from, an expert's report, opinion or statement, the person or company proves that the person or company did not have any reasonable grounds to believe and did not believe that
 - (i) there had been a misrepresentation; or
 - (ii) the relevant part of the Offering Memorandum:
 - A. did not fairly represent the expert's report, opinion or statement; or
 - B. was not a fair copy of, or an extract from, the expert's report, opinion or statement;
- (f) other than with respect to the Trust, no person or company is liable with respect to any part of this Offering Memorandum not purporting to be made on an expert's authority and not purporting to be a copy of, or an extract from, an expert's report, opinion or statement, unless the person or company:
 - (i) did not conduct an investigation sufficient to provide reasonable grounds for a belief that there had been no misrepresentation; or
 - (ii) believed there had been a misrepresentation;
- (g) in no case will the amount recoverable in any action exceed the price at which the Units were sold to the purchaser; and
- (h) the right of action for rescission or damages will be exercisable only if the purchaser commences an action to enforce such right, not later than:
 - (i) in the case of an action for rescission, 180 days after the date of purchase of the Units; or
 - (ii) in the case of an action for damages, the earlier of (A) 180 days following the date the purchaser first had knowledge of the misrepresentation, and (B) two years after the

date of purchase of the Units.

A person or company is not liable in an action for a misrepresentation in forward-looking information if the person or company proves that:

- (a) this Offering Memorandum contains, proximate to that information,
 - (i) reasonable cautionary language identifying the forward-looking information as such, and identifying material factors that could cause actual results to differ materially from a conclusion, forecast or projection in the forward-looking information;
 - (ii) a statement of the material factors or assumptions that were applied in drawing a conclusion or making a forecast or projection set out in the forward-looking information; and
- (b) the person or company had a reasonable basis for drawing the conclusions or making the forecasts and projections set out in the forward-looking information.

If a misrepresentation is contained in a record incorporated by reference in, or is deemed to be incorporated into, this Offering Memorandum, the misrepresentation is deemed to be contained in this Offering Memorandum.

New Brunswick

Section 2.1 of New Brunswick Securities Commission Rule 45-802 provides that the statutory rights of action in rescission or damages referred to in Section 150 of the *Securities Act* (New Brunswick) (“Section 150”) apply to information relating to an offering memorandum, such as this Offering Memorandum, that is provided to a purchaser of securities in connection with a distribution made in reliance on various prospectus exemptions, including the “accredited investor” prospectus exemption in Section 2.3 of NI 45-106 and the “minimum amount investment” prospectus exemption in Section 2.10(2) of NI 45-106. Section 150 provides investors who purchase securities offered for sale in reliance on an exemption from the prospectus requirements of the *Securities Act* (New Brunswick) with a statutory right of action against the issuer of securities for rescission or damages in the event that an offering memorandum provided to the purchaser contains a misrepresentation. Where this Offering Memorandum is delivered to a prospective purchaser of Units in connection with a trade made in reliance on Section 2.3 or Section 2.10(2) of NI 45-106, and this document contains a misrepresentation, a purchaser who purchases the Units will be deemed to have relied on the misrepresentation and will have, subject to certain limitations and defences, a statutory right of action against the Trust, a selling security holder of whose behalf such trade is made, every person who was a trustee of the Trust on the date of this Offering Memorandum and every person who signed this Offering Memorandum, for damages or, while still the owner of Units, for rescission, in which case, if the purchaser elects to exercise the right of rescission, the purchaser will have no right of action for damages, provided that the right of action for rescission will be exercisable by the purchaser only if the purchaser commences an action against the defendant, not more than 180 days after the date of the transaction that gave rise to the cause of action, or, in the case of any action other than an action for rescission, the earlier of: (i) one year after the plaintiff first had knowledge of the facts giving rise to the cause of action, or (ii) six years after the date of the transaction that gave rise to the cause of action.

This statutory right of action is available to New Brunswick purchasers whether or not such purchaser relied on the misrepresentation. However, there are various defences available to the Trust. In particular, no person will be liable for a misrepresentation if such person proves that the purchaser purchased the Units with knowledge of the misrepresentation when the purchaser purchased the Units. Moreover, in an action for damages, the amount recoverable will not exceed the price at which the Units were offered under this Offering Memorandum and any defendant will not be liable for all or any part of the damages that the defendant proves do not represent the depreciation in value of the Units as a result of the misrepresentation.

Newfoundland and Labrador

In accordance with section 130.1 of the *Securities Act* (Newfoundland and Labrador (the “**NL Act**”), in the event this Offering Memorandum contains a misrepresentation, a purchaser resident in Newfoundland and Labrador who purchases Units has, without regard to whether the purchaser relied on the misrepresentation and subject to the defences and limitations set out in the NL Act: (a) a right of action for damages against the Trust and, every trustee of the Trust at the date of this Offering Memorandum and every person or company who has signed this Offering Memorandum; and (b) a right of rescission against the Trust. Where a right of rescission is exercised against the Trust, a purchaser shall have no right of action for damages against any other person or company referred to in (a) above.

A person or company is not liable under section 130.1 of the NL Act: (a) if the person or company proves the purchaser had knowledge of the misrepresentation; or (b) in an action for damages, for all or any portion if the damages that the person or company proves do not represent the depreciation in value of the security as a result of the misrepresentation. Additionally, in an action for damages, the amount recoverable under the right of action shall not exceed the purchase price at which the security was offered.

In addition no person or company, other than the Trust, is liable under section 130.1 of the NL Act if:

- (a) the person or company proves that this Offering Memorandum was sent to the purchaser without the person’s or company’s knowledge or consent and that, on becoming aware of its being sent, the person or company promptly gave reasonable notice to the Trust that it was sent without the person’s or company’s knowledge or consent;
- (b) the person or company proves that on becoming aware of any misrepresentation in this Offering Memorandum, the person or company withdrew the person’s or company’s consent to this Offering Memorandum, and gave reasonable notice to the Trust of the withdrawal and the reason for it;
- (c) with respect to any part of this Offering Memorandum purporting to be made on the authority of an expert (or purporting to be a copy of or an extract from a report, opinion or statement of an expert), the person or company proves they had no reasonable grounds to believe and did not believe that: (i) there had been a misrepresentation; or (ii) the relevant part of this Offering Memorandum did not fairly represent the report, opinion or statement of the expert, or was not a fair copy of, or an extract from, the report, opinion or statement of the expert; or
- (d) with respect to any part of this Offering Memorandum not purporting to be made on the authority of an expert (and not purporting to be a copy of or an extract from a report, opinion or statement of an expert), unless the person or company: (i) did not conduct an investigation sufficient to provide reasonable grounds for a belief that there had been no misrepresentation; or (ii) believed there had been a misrepresentation.

If a misrepresentation is contained in a record incorporated by reference in, or deemed incorporated into this Offering Memorandum, the misrepresentation is deemed to be contained in this Offering Memorandum.

The foregoing statutory right of action for rescission or damages conferred by the NL Act is in addition to and without derogation from any other right the purchaser may have at law. The liability of all persons and companies referred to above is joint and several.

Pursuant to section 138 of the NL Act, no action shall be commenced to enforce the rights conferred by section 130.1 thereof unless commenced:

- (a) in the case of an action for rescission, 180 days after the date of the transaction that gave rise to the cause of action; or
- (b) in the case of an action, other than an action for rescission, the earlier of:

- (i) 180 days after the plaintiff first had knowledge of the facts giving rise to the cause of action; or
- (ii) three years after the date of the transaction that gave rise to the cause of action.

Nova Scotia

Sections 138, 139A, and 146 of the *Securities Act* (Nova Scotia) provide that if the Offering Memorandum or any amendment delivered to a purchaser of Units resident in Nova Scotia contains a misrepresentation, a purchaser resident in Nova Scotia to whom this Offering Memorandum has been sent or delivered and who purchases the Units is deemed to have relied upon such misrepresentation if it was a misrepresentation at the time of purchase and the purchaser has a right of action for damages against the Trust, against every person acting in a capacity with respect to the Trust which is similar to that of a director of a company, and every person or company that signed the Offering Memorandum or alternatively, may elect to exercise a right of rescission against the Trust (in which case, if the purchaser elects to exercise the right of rescission, the purchaser will have no right of action for damages), provided that:

- (a) in an action for rescission or damages, a person will not be liable if it proves that the purchaser purchased the Units with knowledge of the misrepresentation;
- (b) no person other than the Trust is liable if the person proves that:
 - (i) this Offering Memorandum or the amendment to this Offering Memorandum was sent or delivered to the purchaser without the person's knowledge or consent and that, on becoming aware of its delivery, the person gave reasonable general notice that it was delivered without the person's knowledge or consent;
 - (ii) after delivery of this Offering Memorandum or the amendment to this Offering Memorandum and before the purchase of the Units by the purchaser, on becoming aware of any misrepresentation in this Offering Memorandum, or amendment to this Offering Memorandum, the person withdrew the person's consent to this Offering Memorandum, or the amendment to this Offering Memorandum, and gave reasonable general notice of the withdrawal and the reason for it;
 - (iii) with respect to any part of the Offering Memorandum or amendment to the Offering Memorandum purporting to be made on the authority of an expert or to be a copy of, or an extract from, a report, an opinion or a statement of an expert, the person or had no reasonable grounds to believe and did not believe that there had been a misrepresentation, or the relevant part of the Offering Memorandum or amendment to the Offering Memorandum
 - A. did not fairly represent the report, opinion or statement of the expert; or
 - B. was not a fair copy of, or an extract from, the report, opinion or statement of the expert; or
 - (iv) with respect to any part of this Offering Memorandum or amendment to the Offering Memorandum not purporting to be made on the authority of an expert and not purporting to be a copy of, or an extract from, a report, opinion or statement of an expert, unless the person

- A. failed to conduct a reasonable investigation to provide reasonable grounds for a belief that there had been no misrepresentation; or
 - B. believed that there had been a misrepresentation;
- (c) in an action for damages, a person is not liable for all or any portion of the damages that it proves do not represent the depreciation in value of the Units as a result of the misrepresentation relied upon;
 - (d) in no case shall the amount recoverable under the right of action described herein exceed the price at which the Units were offered; and
 - (e) no action may be commenced to enforce a right of action more than 120 days:
 - (i) after the date on which payment was made for the Units; or
 - (ii) after the date on which the initial payment was made for Units where payments subsequent to the initial payment are made pursuant to a contractual commitment assumed prior to, or concurrently with, the initial payment.

In addition, a person is not liable in an action for a misrepresentation in forward-looking information if:

- (a) this Offering Memorandum contains, proximate to that information,
 - (i) reasonable cautionary language identifying the forward-looking information as such, and identifying material factors that could cause actual results to differ materially from a conclusion, forecast or projection in the forward-looking information;
 - (ii) a statement of the material factors or assumptions that were applied in drawing a conclusion or making a forecast or projection set out in the forward-looking information; and
- (b) the person had a reasonable basis for drawing the conclusions or making the forecasts and projections set out in the forward-looking information.

If a misrepresentation is contained in a record incorporated by reference in, or deemed incorporated into, this Offering Memorandum or an amendment to this Offering Memorandum, the misrepresentation is deemed to be contained in this Offering Memorandum or an amendment to this Offering Memorandum.

Ontario

A purchaser of Units of the Trust who is resident in Ontario and to whom this Offering Memorandum was delivered and who is relying on the Minimum Amount Exemption may rescind the contract to purchase such Units by sending written notice to the Trust not later than midnight on the second day, exclusive of Saturdays and holidays, after the purchaser signs the agreement to purchase the Units.

Sections 130.1 and 132.1 of the *Securities Act* (Ontario) provide that if the Offering Memorandum or amendment delivered to a purchaser of Units resident in Ontario contains a misrepresentation, a purchaser who purchases a security offered by the Offering Memorandum during the period of distribution has, without regard to whether the purchaser relied on the misrepresentation, a right of action for damages against the Trust and a selling security holder on whose behalf the distribution is made or while still the owner of Units purchased by that purchaser, for rescission (in which case, if the purchaser elects to exercise the right of rescission, the purchaser will have no right of action for damages), provided that:

- (a) no person or company will be liable if it proves that the purchaser purchased the Units with knowledge of the misrepresentation;

- (b) in the case of an action for damages, the defendant is not liable for all or any portion of the damages that the defendant proves do not represent the depreciation in value of the security as a result of the misrepresentation relied upon;
- (c) the Trust shall not be liable where it is not receiving any proceeds from the distribution of the Units being distributed and the misrepresentation was not based on information provided by the Trust, unless the misrepresentation,
 - (i) was based on information that was previously publicly disclosed by the Trust;
 - (ii) was a misrepresentation at the time of its previous public disclosure; and
 - (iii) was not subsequently publicly corrected or superseded by the Trust prior to the completion of the distribution of the Units being distributed;
- (d) in no case will the amount recoverable in any action exceed the price at which the Units were offered; and
- (e) the right of action for rescission or damages will be exercisable only if the purchaser commences an action to enforce such right, not later than:
 - (i) in the case of an action for rescission, 180 days after the date of purchase; or
 - (ii) in the case of an action for damages, the earlier of (A) 180 days following the date the purchaser first had knowledge of the misrepresentation, and (B) three years after the date of purchase.

A person or company is not liable for a misrepresentation in forward-looking information (excluding those made in financial statements) if:

- (a) the Offering Memorandum containing the forward-looking information contained, proximate to that information,
 - (i) reasonable cautionary language identifying the forward-looking information as such, and identifying material factors that could cause actual results to differ materially from a conclusion, forecast or projection in the forward-looking information; and
 - (ii) a statement of the material factors or assumptions that were applied in drawing a conclusion or making a forecast or projection set out in the forward-looking information; and
- (b) the person or company had a reasonable basis for drawing the conclusions or making the forecasts and projections set out in the forward-looking information.

Rights referred to above do not apply in respect of the Offering Memorandum delivered to a prospective purchaser in connection with a distribution made in reliance on the accredited investor exemption if the prospective purchaser is:

- (a) a Canadian financial institution or a Schedule III bank;
- (b) the Business Development Bank of Canada incorporated under the *Business Development Bank of Canada Act* (Canada); or
- (c) a subsidiary of any person referred to in paragraphs (a) and (b), if the person owns all of the voting securities of the subsidiary, except the voting securities required by law to be owned by directors of that subsidiary.

Saskatchewan

Sections 138 and 147 of the *Securities Act* (Saskatchewan) provide that where an Offering Memorandum,

together with any amendment to the Offering Memorandum, sent or delivered to a purchaser resident in Saskatchewan contains a misrepresentation, a purchaser who purchases a security covered by the Offering Memorandum or an amendment to the Offering Memorandum has, without regard to whether the purchaser relied on the misrepresentation, a right of action for damages against (a) the Trust or a selling security holder on whose behalf the distribution is made; (b) every promoter and every person performing a function or occupying a position with respect to the Trust which is similar to that of a director of a company or the selling security holder, as the case may be, at the time the Offering Memorandum or the amendment to the Offering Memorandum was sent or delivered; (c) every person or company whose consent has been filed respecting the offering, but only with respect to reports, opinions or statements that have been made by them; (d) every person who or company that, in addition to the persons or companies mentioned in clauses (a) to (c), signed the Offering Memorandum or the amendment to the Offering Memorandum; and (e) every person who or company that sells Units on behalf of the Trust or selling security holder under the Offering Memorandum or amendment to the Offering Memorandum. In addition, such a purchaser also has a right of rescission against the Trust or the selling security holder on whose behalf the distribution is made (in which case, if the purchaser elects to exercise the right of rescission, the purchaser will have no right of action for damages). Such rights of rescission and damages are subject to certain limitations including the following:

- (a) no person or company is liable in an action for rescission or damages if that person or company proves that the purchaser purchased the Units with knowledge of the misrepresentation;
- (b) except the Trust or selling security holder, no person or company is liable if the person or company proves that:
 - (i) the Offering Memorandum or the amendment to the Offering Memorandum was sent or delivered without the person's or company's knowledge or consent and that, on becoming aware of its being sent or delivered, the person or company immediately gave reasonable general notice that it was so sent or delivered;
 - (ii) after the filing of the Offering Memorandum or the amendment to the Offering Memorandum and before the purchase of the Units by the purchaser, on becoming aware of any misrepresentation in the Offering Memorandum or the amendment to the Offering Memorandum, the person or company withdrew the person's or company's consent to it and gave reasonable general notice of the person's or company's withdrawal and the reason for it;
 - (iii) with respect to any part of the Offering Memorandum or of the amendment to the Offering Memorandum purporting to be made on the authority of an expert or purporting to be a copy of or an extract from a report, opinion or statement of an expert, the person or company had no reasonable grounds to believe and did not believe that:
 - A. there had been a misrepresentation;
 - B. the part of the offering or of the amendment to the Offering Memorandum did not fairly represent the report, opinion or statement of the expert; or
 - C. the part of the Offering Memorandum or of the amendment to the Offering Memorandum was not a fair copy of or extract from the report, opinion or statement of the expert;
 - (iv) with respect to any part of the Offering Memorandum or of the amendment to the Offering Memorandum purporting to be made on the person's or company's own authority as an expert or purporting to be a copy of or an extract from the person's or company's own report, opinion or statement as an expert that contains a misrepresentation attributable to failure to represent fairly his, her or its report, opinion or statement as an expert:

- A. the person or company had, after reasonable investigation, reasonable grounds to believe, and did believe, that the part of the Offering Memorandum or of the amendment to the Offering Memorandum fairly represented the person's or company's report, opinion or statement; or
 - B. on becoming aware that the part of the Offering Memorandum or of the amendment to the Offering Memorandum did not fairly represent the person's or company's report, opinion or statement as an expert, the person or company immediately advised the Commission and gave reasonable general notice that such use had been made of it and that the person or company would not be responsible for that part of the Offering Memorandum or of the amendment to the Offering Memorandum; or
- (v) with respect to a false statement purporting to be a statement made by an official person or contained in what purports to be a copy of or extract from a public official document, the statement was a correct and fair representation of the statement or copy of or extract from the document and the person or company had reasonable grounds to believe, and did believe, that the statement was true;
- (c) except for the Trust and selling security holder, no person or company will be liable for any part of the Offering Memorandum or the amendment to the Offering Memorandum purporting to be made on the person's or company's own authority as an expert or purporting to be a copy of or an extract from the person's or company's own report, opinion or statement as an expert, unless the person or company:
- (i) failed to conduct a reasonable investigation sufficient to provide reasonable grounds for a belief that there had been no misrepresentation; or
 - (ii) believed there had been a misrepresentation;
- (d) except for the Trust and selling security holder, no person or company will be liable for any part of the Offering Memorandum or the amendment to the Offering Memorandum not purporting to be made on the authority of an expert and not purporting to be a copy of or an extract from a report, opinion or statement of an expert, unless the person or company:
- (i) failed to conduct a reasonable investigation sufficient to provide reasonable grounds for a belief that there had been no misrepresentation; or
 - (ii) believed there had been a misrepresentation;
- (e) every person who or company that sells Units on behalf of the Trust or selling security holder under the Offering Memorandum or amendment to the Offering Memorandum is not liable if that person or company can establish that he, she or it cannot reasonably be expected to have had knowledge of any misrepresentation in the offering memorandum or the amendment to the offering memorandum;
- (f) in an action for damages, a defendant will not be liable for all or any portion of the damages that he, she or it proves do not represent the depreciation in value of the Units resulting from the misrepresentation relied on;
- (g) in no case shall the amount recoverable exceed the price at which the Units were offered; and
- (h) no action shall be commenced to enforce a right of action more than:
- (i) for rescission, 180 days after the date of purchase; or
 - (ii) for damages, the earlier of: (A) one year after the purchaser first had knowledge of the misrepresentation, or (B) six years after the date of the purchase.

A person or company is not liable for a misrepresentation in forward-looking information in the Offering Memorandum or amendment if the person or company proves that:

- (a) with respect to the document containing the forward-looking information, proximate to that information there is contained:
 - (i) reasonable cautionary language identifying the forward-looking information as such, and identifying material factors that could cause actual results to differ materially from a conclusion, forecast or projection in the forward-looking information; and
 - (ii) a statement of the material factors or assumptions that were applied in drawing a conclusion or making a forecast or projection set out in the forward-looking information; and
- (b) the person or company had a reasonable basis for drawing the conclusions or making the forecasts and projections set out in the forward-looking information.

Northwest Territories

If there is a misrepresentation (being an untrue statement of a material fact, an omission to state a material fact that is required to be stated by the *Securities Act* (Northwest Territories), or an omission to state a material fact that needs to be stated so that a statement is not false or misleading in light of the circumstances in which it is made), in this Offering Memorandum, a purchaser resident in Northwest Territories will have a statutory right to sue:

- (a) the Trust to cancel such purchaser's agreement to buy the Units, or
- (b) for damages against the Trust, the selling security holder on whose behalf the distribution is made, every trustee of the Trust at the date hereof and every person who signed this Offering Memorandum.

This statutory right to sue is available to such purchaser whether or not it relied on the misrepresentation. However, there are various defences available to the persons or companies that such purchaser has a right to sue. In particular, they have a defence if the purchaser knew of the misrepresentation when the purchaser purchased the Units.

If the purchaser intends to rely on the rights described in (a) or (b) above, such purchaser must do so within strict time limitations. The purchaser must commence its action to cancel the agreement within 180 days after the date of the transaction that gave rise to the cause of action. The purchaser must commence its action for damages within the earlier of: (i) 180 days after the date that the purchaser first had knowledge of the facts giving rise to the cause of action; or (ii) three years after the date of the transaction that gave rise to the cause of action.

its action to cancel the agreement within 180 days after the date of the transaction that gave rise to the cause of action. The purchaser must commence its action for damages within the earlier of: (i) 180 days after the date that the purchaser first had knowledge of the facts giving rise to the cause of action; or (ii) three years after the date of the transaction that gave rise to the cause of action.

Nunavut

If there is a misrepresentation (being an untrue statement of a material fact, an omission to state a material fact that is required to be stated by the *Securities Act* (Nunavut), or an omission to state a material fact that needs to be stated so that a statement is not false or misleading in light of the circumstances in which it is made), in this Offering Memorandum, a purchaser resident in Nunavut will have a statutory right to sue:

- (a) the Trust to cancel such purchaser's agreement to buy the Units, or

- (b) for damages against the Trust, the selling security holder on whose behalf the distribution is made, every trustee of the Trust at the date hereof and every person who signed this Offering Memorandum.

This statutory right to sue is available to such purchaser whether or not it relied on the misrepresentation. However, there are various defences available to the persons or companies that such purchaser has a right to sue. In particular, they have a defence if the purchaser knew of the misrepresentation when the purchaser purchased the Units.

If the purchaser intends to rely on the rights described in (a) or (b) above, such purchaser must do so within strict time limitations. The purchaser must commence its action to cancel the agreement within 180 days after the date of the transaction that gave rise to the cause of action. The purchaser must commence its action for damages within the earlier of: (i) 180 days after the date that the purchaser first had knowledge of the facts giving rise to the cause of action; or (ii) three years after the date of the transaction that gave rise to the cause of action.

Québec, Prince Edward Island and Yukon

Notwithstanding that the *Securities Act* (Québec) do not provide, or require the Trust to provide, to purchasers resident in these jurisdictions any rights of action in circumstances where this Offering Memorandum or an amendment hereto contains a misrepresentation, the Trust hereby grants to such purchasers contractual rights of action, subject to the same defences and limitations, that are equivalent to the statutory rights of action set forth above with respect to purchasers resident in Ontario.

In Prince Edward Island the *Securities Act* (PEI), in Yukon, the *Securities Act* (Yukon) provides a statutory right of action for damages or rescission to purchasers resident in Prince Edward Island and Yukon respectively, in circumstances where this Offering Memorandum or an amendment hereto contains a misrepresentation, which rights are similar, but not identical, to the rights available to Ontario purchasers.

CERTIFICATE

For Alberta residents purchasing Units in reliance on the Minimum Amount Exemption

May 26, 2020

This Offering Memorandum does not contain a misrepresentation.

Starlight Private Global Real Estate Pool

By its Manager, promoter and Trustee, Starlight Investments Capital LP

(signed) "*Daniel Drimmer*"

Director

(signed) "*Leonard Drimmer*"

Director

(signed) "*Dennis Mitchell*"

Director, Chief Executive Officer and
Chief Investment Officer

(signed) "*Graeme Llewellyn*"

Director, Chief Financial Officer and
Chief Operating Officer