

Timbercreek Global Real Estate Income Fund

Fund Profile as of September 30, 2020

Fund Overview

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

Investment Objectives

The investment objectives of the Fund are to:

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

Investment Highlights

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

Risk Rating¹

Timbercreek has rated the volatility of this Fund as **medium**.

This rating is based on how much the Fund's returns have changed from year to year. It doesn't tell you how volatile the Fund will be in the future. The rating can change over time. A fund with a low risk rating can still lose money.



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

Fund Details

Security	Series A - TBR201
Inception Date	June 25, 2015
Fund NAV	\$132,099,442
NAV Per Unit	Series A – \$8.19
Management Fee	Series A – 1.90%
Target Distributions	Monthly
Minimum Investment	\$500 initially; \$100 subsequent
Registered Tax Plans	Series A units RRSP, RRIF, DPSP, RDSP, RESP, TFSA eligible

Top Ten Investments	% of NAV
Crown Castle International Corp	3.9
Irish Debt Junior Debentures	3.7
Extra Space Storage	3.4
Digital Realty Trust	3.1
Tritax Eurobox	3.0
SUNeVision Holdings Limited	2.9
Alexandria Real Estate Equities	2.9
Invitation Homes	2.8
Rexford Industrial Realty	2.8
Sun Communities	2.8

Annualized Returns²

	1 Month	3 Month	6 Month	1 Year	3 Year	Since Inception ³
Series A	-1.3%	-2.7%	7.8%	-16.5%	-0.4%	0.8%

Calendar Returns²

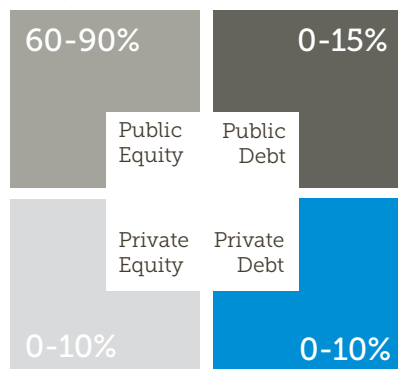
	2019	2018	2017	2016	2015 ³
Series A	18.8%	1.6%	0.8%	5.5%	0.3%

¹For more information about the risk rating and specific risks that can affect the Fund's returns, see the 'What are the risk of investing in the Fund?' section of the Fund's simplified Prospectus. ²The returns are based on Series A units, net of all fees and expenses. On January 22, 2018, Timbercreek Global Real Estate Income Fund completed a fund merger with Timbercreek Global Real Estate Fund. The calendar returns for Class A securities of Timbercreek Global Real Estate Fund were as follow (as of December 31, 2017, the last completed monthly period): 2015: 4.3%; 2016: 8.8%; 2017: 3.9%. Returns for periods less than 1 year are not annualized. ³Inception Date: June 25, 2015.

Timbercreek Global Real Estate Income Fund

Fund Profile as of September 30, 2020

Target Allocations



Public Equity

- Targets companies trading at deep discounts to book value with promising growth
- High targeted fully funded dividend income from companies with recurring income that have long term contractual leases

Public Debt

- Targets investments in publicly traded debt and debt-like instruments, including preferred shares, convertible debentures, corporate bonds, mortgage investment corporations and mortgage REITs
- High current yields in a very liquid form

Private Debt

- Invests in debt secured by real estate or issued by companies that primarily own real estate
- High coupons due to inefficiencies in a marketplace as well as customization of the loan terms

Private Equity

- Focuses on value-add opportunities where returns are premised on asset repositioning rather than cap rate compression or multiple expansion
- High targeted returns with low volatility

The Manager

Timbercreek Investment Management Inc., together with the Timbercreek group of companies, is a global alternative investment manager with over \$10.5 billion⁴ in assets under management. Timbercreek is supported by over 100 investment management professionals located in key markets around the world. Timbercreek employs a value-oriented investment philosophy and specializes in providing conservatively managed, risk-averse, alternative asset class investment opportunities.

For more information, please contact:

Timbercreek Investment Management Inc.

1133 Yonge Street, Floor Four,
Toronto, ON, Canada M4T 2Y7
1.844.304.9967
info@timbercreek.com

George Ganas

Senior Vice President,
Global Retail Distribution
gganas@timbercreek.com

Investment Team

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

Investment Mix by Sector ⁵	% of NAV
Industrial	17.5
Office	14.5
Technology REITs	10.9
Multifamily	8.6
Specialty / Triple Net Lease	8.6
Private Real Estate	7.7
Self Storage	6.1
Single Family Rental / MHC	5.6
Healthcare	5.3
Mortgage REITs	5.1
Open Air Grocery Anchored Centre	4.7
Life Science	2.9
Regional Mall	1.8
Cash and Cash Eqv	1.5

Investment Mix by Country ⁵	% of NAV
United States	55.8
Canada	8.4
Ireland	7.3
Australia	6.9
Japan	5.5
Hong Kong	5.3
United Kingdom	3.0
Germany	2.0
Belgium	1.9
France	1.8
Singapore	1.0
Norway	0.5
Cash and Cash Eqv	1.5



Corrado Russo, MBA, CFA

Senior Managing Director, Investments
& Global Head of Securities, Portfolio Manager
Toronto, Canada



Claudia Reich Floyd, MBA

Portfolio Manager
Global Real Estate Securities
Hamburg, Germany



Samuel Sahn, MBA

Portfolio Manager
Global Real Estate Securities
New York, United States

timbercreek.com

Commissions, trailing commissions, management fees and expenses all may be associated with mutual fund investments. Please read the prospectus before investing. The indicated rates of return are the historical annual compounded total returns including changes in unit value and reinvestment of all distributions and do not take into account sales, redemption, distribution or optional charges or income taxes payable by any securityholder that would have reduced returns. Mutual funds are not guaranteed, their values change frequently and past performance may not be repeated.

⁴As of September 30, 2020. Includes syndicated debt under administration. ⁵Percentages will change over time due to ongoing investments. The portfolio manager(s) may change the percentage range in some or all of the sectors and countries. These materials are not to be distributed, reproduced or communicated to a third party without the express prior written consent of Timbercreek Investment Management Inc. These materials should be read in conjunction with the Fund's most recent public disclosure documents, including the simplified Prospectus, AIF and Fund Facts. These materials are for information purposes only and do not constitute an offer to sell or a solicitation to buy securities. All figures in Canadian dollars unless otherwise stated