

Timbercreek Global Real Estate Income Fund

Fund Profile as at April 30, 2017

Fund Overview

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

Investment Objectives

The investment objectives of the Fund are to:

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

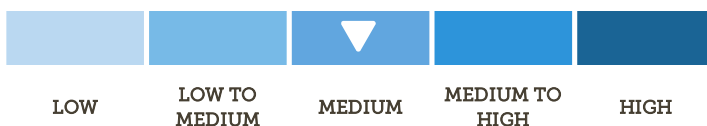
Investment Highlights

- 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, Zurich 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	Class F - TBR203
Inception Date	August 1, 2015
Fund NAV	\$41,854,722
NAV Per Unit	Class F - \$10.52
Management Fee	Class F - 1.00%
Target Distributions	Quarterly
Minimum Investment	\$500 initially; \$100 subsequent
Registered Tax Plans	Class F units RRSP, RRF, DPSP, RDSP, RESP, TFSA eligible

Investment Mix By Sector ²	% of NAV
Shopping Centre	17.3
Office	17.2
Diversified	13.7
Mortgage REITs	13.6
Regional Mall	12.1
Industrial	9.5
Triple Net Lease	5.7
Hotel	4.6
Healthcare	4.3
Cash and Cash Eqv	1.9

Investment Mix By Country ²	% of NAV
United States	45.0
Canada	11.9
Singapore	9.6
Hong Kong	7.4
Netherlands	6.8
Australia	6.4
Finland	3.4
Japan	2.4
Belgium	2.2
France	1.5
Germany	1.4
Cash and Cash Eqv	1.9

Annualized Returns³

	1 Month	3 Month	6 Month	YTD	1 Year	Since Inception ⁴
Class F	3.9%	7.7%	5.4%	5.7%	12.7%	7.4%

Calendar Returns³

	2017	2016	2015
Class F	5.7%	6.7%	1.1%

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. ² Percentages 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. ³ The returns are based on Class F units, net of all fees and expenses. Returns for periods less than 1 year are not annualized. ⁴ August 1, 2015.

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Top Ten Investments	% of NAV
Dream Global REIT	3.5
Eurocommercial Properties NV	3.5
Citycon OYJ	3.4
Wereldhave NV	3.4
CBL & Associates Properties Inc	3.0
Blackstone Mortgage Trust Inc	3.0
Dream Office REIT	2.9
Fortune REIT	2.9
STAG Industrial Inc	2.8
CapitaLand Retail China Trust	2.8

The Manager

Timbercreek Asset Management Ltd., together with its affiliates, is a global alternative investment manager with \$6.0 billion in assets under management. Timbercreek is supported by over 80 investment management professionals located in key markets around the world. Timbercreek employs a value-oriented investment philosophy and specializes in providing conservatively managed, risk-averse, alternative asset class investment opportunities.

Investment Team

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



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

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