



Key Facts

Date established

1998

Fund Strategy

CORE

Gross Fund Value

\$3.8B

Net Fund Value

\$3.0B

LTV %

20.2%

of Properties

87

Commercial Sq Ft

8M

of Residential Units

3,900

LONDON LIFE REAL ESTATE FUND

Q2 BULLETIN 2022

Through the first half of 2022 the London Life Real Estate Fund has produced an 8.6% total gross return, bringing the trailing twelve-month total to 18.2%. The 3.3% Q2 performance was comprised of 80 bps of income and 250 bps of capital return. Overall portfolio occupancy remained stable as the residential component of portfolio saw its vacancy rate contract by 390 bps to 5.6%. With the addition of approximately \$97M in new financing, the Fund's loan-to-value ratio has improved to 20.2%, up from 18.7% at the end of Q1. Activity for the quarter is outlined below:

Financing Activity: Laird and Ridgeway business parks are two significant holdings for the Fund, comprising over 1.5M sq ft of newer generation, small and mid bay industrial product. The assets are exceptionally well located in the west end of Mississauga, ON, with direct visibility from highway 403. In June, the Fund completed a \$73.5M financing on an interest only basis over a six-year term. Further, the Fund completed two CMHC insured refinancing initiatives over the course of the quarter at Laurier House in Vancouver, BC, and 1541 Riverside in Ottawa, ON, delivering \$24M in new proceeds.

Industry Recognition: 33 Yonge Street, which is the headquarters of GWLRA in Toronto and one of the signature assets in the Fund, was first the recipient of BOMA's certificate of excellence and then went on to win BOMA's TOBY (The Outstanding

Building of the Year') award for office buildings in the 500,000-1,000,000 sq ft category. The recognition is a testament to the hard work and dedication of the team and to the overall quality of the building.

Forward Outlook: After a couple of record-breaking quarters of investment transactions, the market has paused as participants digest the implications of an evolving interest rate environment and inflation that remains well above target. Fundamentals however are generally steady and improving as we move into the post pandemic era. The Fund remains well positioned with a strong occupancy profile and limited rollover exposure over the next 36 months.

Left: 33 Yonge Street, Toronto, ON
Centre: 33 Yonge Street, Toronto, ON - Lobby
Right: 33 Yonge Street, Toronto, ON - Atrium

GWL REALTY
ADVISORS

LONDON LIFE REAL ESTATE FUND

Q2 BULLETIN 2022

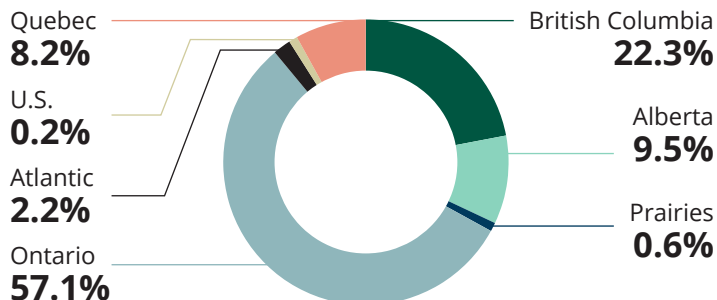
GROSS RETURN	Annualized				YTD
	1 Year	3 Year	5 Year	10 Year	30-Jun
Income	3.2%	3.6%	3.9%	4.1%	1.6%
Capital	14.9%	7.4%	5.3%	4.1%	7.0%
Total	18.2%	11.1%	9.2%	8.2%	8.6%

Note: Differences due to rounding of decimals.

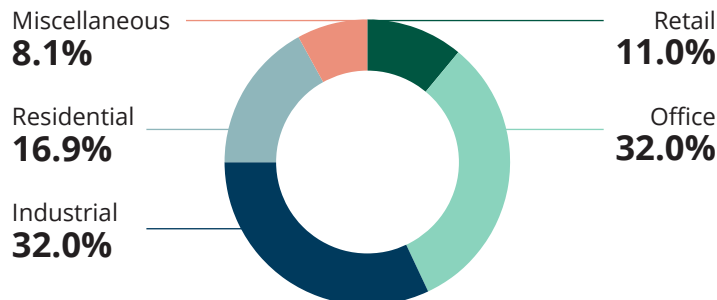
FUND GROWTH (\$ Millions)						YTD
	2017	2018	2019	2020	2021	30-Jun
Real estate	\$ 2,521	\$ 2,888	\$ 2,144	\$ 3,066	\$ 3,520	\$ 3,615
Cash	\$ 379	\$ 259	\$ 308	\$ 355	\$ 366	\$ 294
Short term assets & liabilities	\$ (35)	\$ (75)	\$ (94)	\$ (91)	\$ (94)	\$ (99)
Gross fund value	\$ 2,865	\$ 2,072	\$ 3,359	\$ 3,329	\$ 3,791	\$ 3,810
Net fund value	\$ 2,444	\$ 2,587	\$ 2,724	\$ 2,603	\$ 2,061	\$ 3,041
Debt/gross fund value	14.7%	15.8%	18.9%	21.8%	19.3%	20.2%

Note: Differences due to rounding of decimals.

DIVERSIFICATION BY REGION (Gross)



DIVERSIFICATION BY TYPE (Gross)



VACANCY AS % OF TOTAL - BY REGION	
British Columbia	0.7%
Alberta	2.4%
Prairies	0.0%
Ontario	2.2%
Quebec	0.5%
Atlantic	1.1%
U.S.	0.6%
Total by region	7.5%

VACANCY AS % OF TOTAL - BY TYPE	
Retail	0.4%
Office	5.5%
Industrial	0.8%
Residential	0.9%
Total by type	7.5%

Any statements in this report concerning future financial performance of the Fund are subject to, among other things, risks, uncertainties and assumptions about the Fund, economic factors and real estate markets generally. They are not guarantees of future performance, and actual events and results may differ materially from those expressed or implied by forward-looking statements included in this report.