



Key Facts

Date established

1998

Fund Strategy

CORE

Gross Fund Value

\$3.7B

Net Fund Value

\$3.8B

LTV %

20.6%

of Properties

87

Commercial Sq Ft

8.1M

of Residential Units

3,800

LONDON LIFE REAL ESTATE FUND

Q3 BULLETIN 2022

The London Life Real Estate Fund (LLREF) closed the third quarter of the year by delivering a year-to-date total return of 7.6% and a one-year annualized figure of 11.6%. Income returns remained stable as occupancy in the portfolio improved on the strength of the multi-family sector which witnessed a 166 bps decline in vacancy quarter over quarter. Key take aways from the period follow:

2022 GRESB Results: GRESB is the global environmental, social and governance (ESG) benchmark for real assets. The 2022 real estate benchmark saw the largest ever growth in total numbers, with 1,820 entities now participating worldwide, covering USD 6.9 trillion of GAV across 74 countries. In Q3, the Fund Manager GWL Realty Advisors (GWLRA) made its annual submission and was once again recognized as a top performer. GWLRA placed in the top five percent in the global 'Diversified / Non-listed / Core' GRESB category (12th out of 259 companies) and scored above the GRESB global averages in each of the main categories covering environment, social and governance (ESG) issues as well as management and performance. The 2022 results are a strong reflection of the management's ongoing commitment to reducing greenhouse gas emissions and generally making positive environmental and social impacts in the communities in which we invest. Progress towards a 2050 net zero target continues to be made.

Development Update: Vancouver Centre II is a generational asset for the Fund. Located in the heart of the central business district and directly connected to the Canada Line of Metro Vancouver's SkyTrain rapid transit system, the building is now largely complete and has welcomed its first occupants. Please visit the following website to learn more: <https://www.vancouvercentre.com/>

Forward Outlook: As a result of an evolving interest rate environment, appraised asset values have retreated modestly; however, strong fundamentals in both the industrial and multi-family asset classes have created tailwinds for rental rate growth, somewhat offsetting the impact of revised yield expectations. LLREF employs a conservative, fixed rate, debt strategy with an average in place weighted average interest rate of 3.3% and a balanced maturity profile. The Fund has limited (13% of commercial space) rollover exposure in 2023 and has made significant capital commitments to ensure the portfolio continues to attract and retain tenants in order to drive strong outcomes for stakeholders.

Left: The Chonicle, Vancouver, BC
Centre: The Chonicle, Vancouver, BC
Right: Vancouver Centre II, Vancouver, BC

GWL REALTY
ADVISORS

LONDON LIFE REAL ESTATE FUND

Q3 BULLETIN 2022

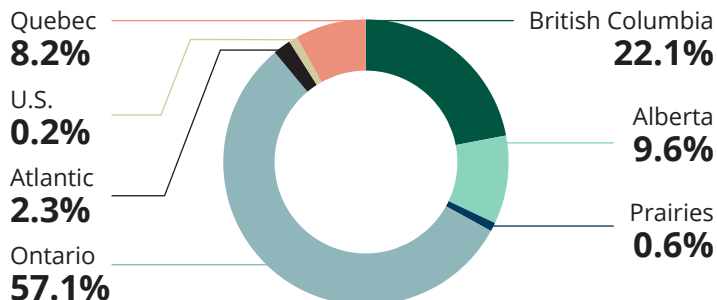
GROSS RETURN	Annualized				YTD
	1 Year	3 Year	5 Year	10 Year	30-Sept
Income	3.3%	3.6%	3.8%	4.1%	2.5%
Capital	8.4%	6.2%	5.0%	3.7%	5.0%
Total	11.8%	9.9%	8.8%	7.8%	7.6%

Note: Differences due to rounding of decimals.

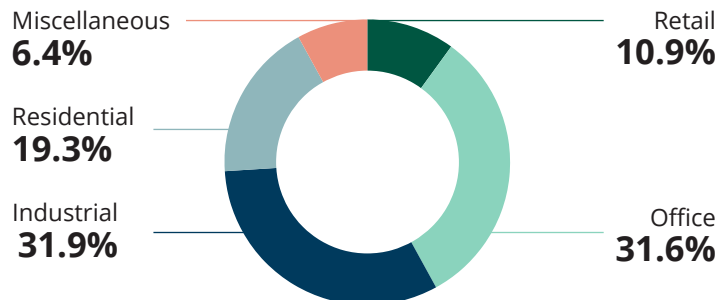
FUND GROWTH (\$ Millions)						YTD
	2017	2018	2019	2020	2021	30-Sept
Real estate	\$ 2,521	\$ 2,888	\$ 2,144	\$ 3,066	\$ 3,520	\$ 3,573
Cash	\$ 379	\$ 259	\$ 308	\$ 355	\$ 366	\$ 250
Short term assets & liabilities	\$ (35)	\$ (75)	\$ (94)	\$ (91)	\$ (94)	\$ (103)
Gross fund value	\$ 2,865	\$ 2,072	\$ 3,359	\$ 3,329	\$ 3,791	\$ 3,720
Net fund value	\$ 2,444	\$ 2,587	\$ 2,724	\$ 2,603	\$ 2,061	\$ 2,952
Debt/gross fund value	14.7%	15.8%	18.9%	21.8%	19.3%	20.6%

Note: Differences due to rounding of decimals.

DIVERSIFICATION BY REGION (Gross)



DIVERSIFICATION BY TYPE (Gross)



VACANCY AS % OF TOTAL - BY REGION	
British Columbia	0.5%
Alberta	2.4%
Prairies	0.0%
Ontario	2.6%
Quebec	0.5%
Atlantic	1.0%
U.S.	0.6%
Total by region	7.7%

VACANCY AS % OF TOTAL - BY TYPE	
Retail	0.2%
Office	5.7%
Industrial	1.2%
Residential	0.7%
Total by type	7.7%

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.