

Great-West Life Real Estate Fund

Q2 Bulletin 2025

Key Facts

Date Established

1981

Fund Strategy

CORE

Gross Fund Value

\$5.8B

Net Fund Value

\$4.2B

LTV %

28.6%

of Properties

100

Commercial Sq Ft

13.3M

of Residential Units

5,280

Image: Livmore Westboro, Ottawa, ON



In the first half of 2025, total Fund performance (+22bps) was led by the strength of the income component of return (190bps) and offset by modest capital depreciation and mark-to-market impacts (-170bps). Asset values are stabilizing and while macroeconomic uncertainty continues to cloud the near-term outlook, the longer-term thesis for real estate investment remains squarely intact. In the current environment, core real estate serves as a stabilizing anchor offering consistent performance through its durable, recurring cashflows and has the potential for outsized capital performance as the sector recovers.

Rental Market Update

Canada's purpose-built rental housing market remains underpinned by strong structural demand drivers. Short term policy shifts and an over supplied condominium market have put pressure on rental rates. However, national averages remain above historical norms and in-place rents continue to grow year-over-year.

Looking ahead, the long-term fundamentals are compelling. An aging population, constrained housing supply, and the need to sustain GDP growth through immigration are all factors which reinforce continued demand for purpose-built rental.

The Fund supports this demand through the delivery of multi-residential projects to the market, including two recently completed developments: Livmore Westboro in Ottawa, ON, and 185 Enfield in Mississauga, ON. Both assets are in their initial lease up phase and are well-positioned to attract sustained tenant interest, given their distinctive amenity offerings, transit orientation and high standard of institutional-quality management.

Investment Activity

The Fund completed the sale of The Diplomats in the second quarter. The asset is an older generation, non-transit oriented multi-residential property located in Burlington, ON featuring larger-than-average units and requiring substantial near-term capital investment - factors which were considered in the Fund's disposition strategy. The transaction was completed at a premium relative to the most recent appraised value, crystallizing

a gain and highlighting prudent asset management and a disciplined valuation process. The deal also signals renewed investor appetite for larger scale, stabilized multifamily assets, reflective of the broader market that saw an uptick in multifamily transaction volume in Q2 2025 compared to the same period last year. This disposition aligns with the Fund's strategy of recycling capital from mature assets into newer generation and higher growth opportunities.

Forward Outlook

As we look to the balance of 2025, the Fund remains well-positioned to navigate a complex and evolving market landscape. The quality, diversification, and geographic balance of the Fund's portfolio continues to provide resilience and stability. Backed by strong fundamentals across key asset classes and guided by a disciplined, opportunity-driven capital strategy, the Fund is exceptionally well-positioned to capitalize on market shifts and deliver sustained, high-quality performance.

Annual Report

In June 2025, CREIF released the 2024 Annual Report summarizing fund activity and performance. To view the report, please visit:

www.gwlrealtyadvisors.com/invest-with-us/great-west-life-real-estate-fund/

Building Blocks

Be sure to check out our latest episode of the Building Blocks Podcast which can be found here:

www.gwlrealtyadvisors.com/invest-with-us/



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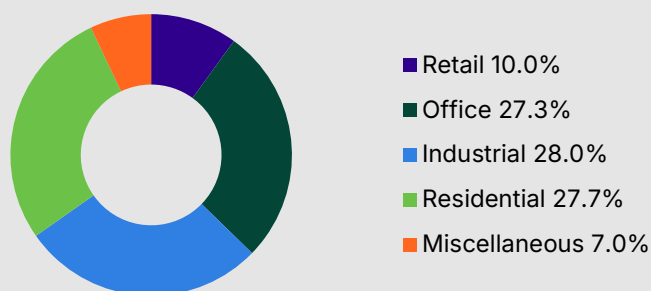
Gross Return	Annualized				YTD
	1 Year	3 Year	5 Year	10 Year	30-Jun
Income	3.7%	3.6%	3.5%	3.9%	1.9%
Capital	(4.1%)	(5.0%)	(0.2%)	0.7%	(1.7%)
Total	(0.3%)	(1.3%)	3.3%	4.5%	0.2%

Note: Differences due to rounding of decimals.

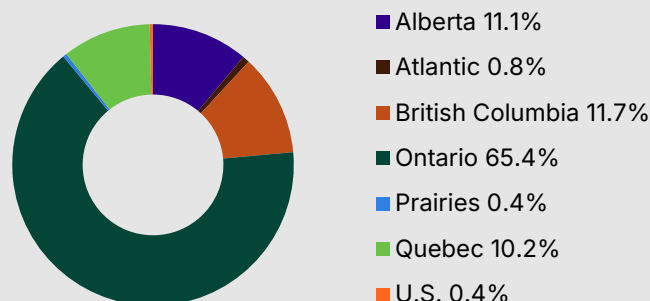
Fund Growth (\$ Millions)						YTD
	2020	2021	2022	2023	2024	30-Jun
Real estate	\$5,639	\$6,141	\$6,502	\$6,312	\$5,916	\$5,712
Cash	\$831	\$449	\$415	\$320	\$303	\$294
Short term assets & liabilities	\$(150)	\$(134)	\$(166)	\$(195)	\$(185)	\$(166)
Gross fund value	\$6,320	\$6,456	\$6,751	\$6,312	\$6,034	\$5,840
Net fund value	\$5,196	\$5,316	\$5,386	\$4,751	\$4,335	\$4,170
Debt/gross fund value	17.8%	17.7%	20.2%	26.2%	28.2%	28.6%

Note: Differences due to rounding of decimals.

Diversification by Type (Gross)



Diversification by Region (Gross)



Vacancy as % of total – By Type

Retail	0.4%
Office	7.9%
Industrial	1.8%
Residential	1.7%
Total by type	11.9%

Vacancy as % of total – By region

Alberta	2.8%
Atlantic	0.6%
British Columbia	0.6%
Ontario	6.5%
Prairies	0.4%
Quebec	1.0%
U.S.	0.0%
Total by region	11.9%

Image: 185 Enfield Apartments, Mississauga, ON