



Quick Facts

Date fund created: June 21, 2021
Total asset value: \$5.45 million
Number of Units Outstanding: 567,624
Net Asset Value per Unit (basic guarantee option): \$9.1374
Management expense ratio (MER): between 3.49% and 4.49% (including taxes)
If you invest \$500,000 dollars or more, some of the fees you are required to pay may be lowered. Certain conditions apply.

Portfolio manager(s): CI Global Asset Management
Portfolio turnover rate: 23%
Minimum investment: Regular Product \$400

What does this fund invest in?

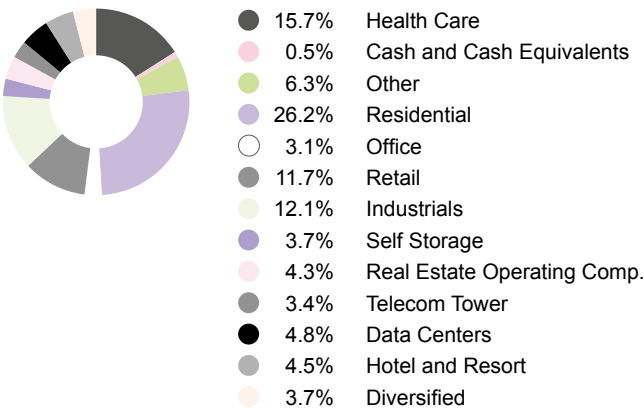
The fund is invested in units of the CI Global REIT Fund, which invest in global real estate securities. These securities are primarily real estate investment trusts (REITs) and the securities of listed real estate companies (shares, convertible bonds, etc.).

Top 10 investments of the underlying fund

Ventas Inc.	5.28%
Equinix Inc.	4.77%
VICI Properties Inc.	4.21%
American Homes 4 Rent, Cl. A	4.19%
Chartwell Retirement Residences	3.71%
Welltower Inc.	3.45%
Prologis Inc.	3.43%
Brixmor Property Group Inc.	3.22%
Invitation Homes Inc.	2.97%
Host Hotels & Resorts Inc.	2.86%
Total	38.09%

Total investments: 54

Asset Mix



How risky is it?

The value of your investments under your contract can go down. Please see the Information Folder for further details.



How has the fund performed?

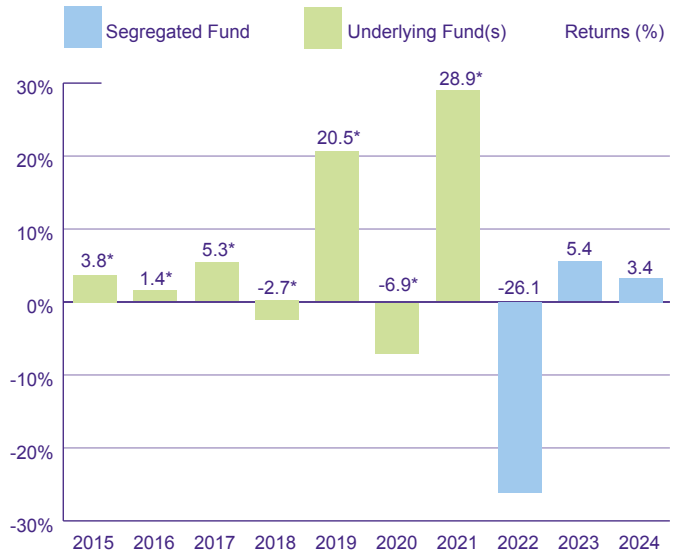
This section tells you how the fund has performed over the past 10 years for an investor who chooses the basic guarantee. Returns are after the MER has been deducted. It's important to note that this doesn't tell you how the fund will perform in the future. Also, your actual return will depend on the guarantee option you choose and on your personal tax situation.

Average return

A person who invested \$1,000 in the fund and chose the basic guarantee 10 years ago now has \$1,256.75. This works out to an average return of 2.3% a year.

Year-by-year returns

This chart demonstrates the fund's performance over the past 10 years in the case of an investor who chose the basic guarantee. In the past 10 years, the fund was up in value for 7 years and down in value for 3 years.



* For illustration purposes only. Actual segregated fund performance may vary.

Are there any guarantees?

This segregated fund is being offered under an insurance contract. It comes with guarantees that may protect a contractholder's investment if the markets go down. The total MER includes the insurance cost for the guarantee. For details please refer to the Information Folder.

Who is the fund for?

This fund may be right for a contractholder seeking long-term capital growth.

Beneva CI Global Real Estate GIF (190)

How much does it cost?

The following tables show the fees and expenses you could pay to buy, own and sell units of the fund.

1. Sales Charge

Sales Charge Options	How it works
No-load	<ul style="list-style-type: none">No sales charges.
Advisor Chargeback	<ul style="list-style-type: none">No sales charges.When you invest in the fund, Beneva pays a 3% commission.If you request a redemption within 24 months following a purchase, Beneva will charge back a portion of the advisor's commission.

2. Ongoing fund expenses

Guarantee options	MER	Annual Guarantee Fees*		MER (total)	Net Asset Value per Unit	Number of Units Outstanding
		Current	Maximum			
Basic (75% - 75%)	3.49%	0.00%	0.50%	3.49%	\$9.1374	102,806
Enhanced (75% - 100%)	3.49%	1.00%	1.50%	4.49%	\$9.1717	53,375

*% of fund's net assets

The MER includes the management fee and operating expenses of the fund. The total MER includes the insurance cost for the guarantee. These fees reduce the return you get on your investment. Actual MER may differ from this amount, given the applicable taxes. For details about how the guarantees work, see your insurance contract.

Trailer fee commissions

Beneva pays a trailer fee commission that may be up to 1% of your investment annually for as long as you hold fund units. The commission covers the services and advice that are provided to you by your advisor and his general agent, and is paid out of the management fees. The rate depends on the sales charge option you have selected.

3. Other Fees

If you sell or transfer units within 90 days of their purchase, you may have to pay a short-term transaction fee of 2% of the value of these units. These fees are reinvested in the fund.

What if I change my mind?

You can change your mind about investing in this Fund but you may have as little as two days to do so. Please see the Introduction to Beneva Fund Facts for details. This page also contains details on how to get more information.

This Fund Facts is not complete without the Introduction to Beneva Fund Facts page.

Introduction to Beneva guaranteed investment fund facts

This section of the Information Folder contains individual *Fund Facts* for each segregated fund available through your contract. You can choose to invest in one or more of these funds.

The individual *Fund Facts* give you an idea of what each segregated fund invests in, how it has performed and what fees or charges may apply. This information is derived from each segregated fund's audited annual financial statements. To obtain up-to-date fund information, refer to our website at **Beneva.ca**.

The description of each segregated fund in the individual *Fund Facts* is not complete without the following description of "What if I change my mind" and "For more information".

What if I change my mind?

You can change your mind about your investment in a fund within two business days of the earlier of the date you received confirmation or five business days after it is mailed. You have to tell Beneva in writing (by email, fax or letter) that you want to cancel. The amount returned will be the lesser of the amount you invested or the value of the fund if it has gone down. The amount returned only applies to the specific transaction and will include a refund of any fees you paid.

You can also change your mind about subsequent transactions you make under the contract within two business days from the date you received confirmation. In this case, the right to cancel only applies to the new transaction.

For more information

The *Fund Facts* may not contain all the information you need. Please read the contract and the Information Folder or you may contact us.

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