

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## MANAGEMENT REPORT

### Management's Responsibility for Financial Reporting

The accompanying financial statements have been prepared by Canada Life Investment Management Ltd., as Manager of Canada Life Global Real Estate Fund (the "Fund"). The Manager is responsible for the integrity, objectivity and reliability of the data presented. This responsibility includes selecting appropriate accounting principles and making judgments and estimates consistent with International Financial Reporting Standards. The Manager is also responsible for the development of internal controls over the financial reporting process, which are designed to provide reasonable assurance that relevant and reliable financial information is produced.

The Board of Directors (the "Board") of Canada Life Investment Management Ltd. is responsible for reviewing and approving the financial statements and overseeing the Manager's performance of its financial reporting responsibilities. The Board meets regularly with senior representatives of the Manager and auditors to discuss internal controls over the financial reporting process, auditing matters and financial reporting issues.

Effective March 31, 2023, KPMG LLP was appointed as the external auditor of the Fund. It is appointed by the Board. The external auditor has audited the financial statements in accordance with Canadian generally accepted auditing standards to enable it to express to the securityholders its opinion on the financial statements. Its report is set out below.

On behalf of Canada Life Investment Management Ltd.,  
Manager of the Fund



Steve Fiorelli  
Chief Executive Officer



Jeff Van Hoeve  
Chief Financial Officer

June 5, 2023

## INDEPENDENT AUDITOR'S REPORT

To the Securityholders of Canada Life Global Real Estate Fund (the "Fund")

### Opinion

We have audited the financial statements of the Fund, which comprise:

- the statement of financial position as at March 31, 2023
- the statement of comprehensive income for the period then ended as indicated in note 1
- the statement of changes in financial position for the period then ended as indicated in note 1
- the statement of cash flows for the period then ended as indicated in note 1 and
- notes to the financial statements, including a summary of significant accounting policies (Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as at March 31, 2023, and its financial performance and cash flows for the period then ended as indicated in note 1 in accordance with International Financial Reporting Standards (IFRS), as issued by the International Accounting Standards Board (IASB).

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our auditor's report.

We are independent of the Fund in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Other Matter – Comparative Information

The financial statements for the period ended March 31, 2022 were audited by another auditor who expressed an unmodified opinion on those financial statements on June 13, 2022.

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## INDEPENDENT AUDITOR'S REPORT (cont'd)

### Other Information

Management is responsible for the other information. Other information comprises:

– the information included in the Annual Management Report of Fund Performance of the Fund.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information included in the Annual Management Report of Fund Performance of the Fund filed with the relevant Canadian Securities Commissions as at the date of this auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards (IFRS), as issued by the International Accounting Standards Board (IASB), and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the financial reporting process of the Fund.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Chartered Professional Accountants, Licensed Public Accountants  
Toronto, Ontario  
June 5, 2023

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## STATEMENTS OF FINANCIAL POSITION

at March 31 (in \$ 000 except per security amounts)

	2023 \$	2022 \$
<b>ASSETS</b>		
<b>Current assets</b>		
Investments at fair value	29,335	36,916
Cash and cash equivalents	105	51
Dividends receivable	138	138
Accounts receivable for investments sold	1	59
Accounts receivable for securities issued	82	19
<b>Total assets</b>	<b>29,661</b>	<b>37,183</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Accounts payable for investments purchased	110	1
Accounts payable for securities redeemed	38	49
Due to manager	2	2
<b>Total liabilities</b>	<b>150</b>	<b>52</b>
<b>Net assets attributable to securityholders</b>	<b>29,511</b>	<b>37,131</b>

## STATEMENTS OF COMPREHENSIVE INCOME

for the periods ended March 31 (in \$ 000 except per security amounts)

	2023 \$	2022 \$
<b>Income</b>		
Dividends	1,421	1,555
Interest income for distribution purposes	31	66
Other changes in fair value of investments and other net assets		
Net realized gain (loss)	(1,487)	2,990
Net unrealized gain (loss)	(3,863)	356
Securities lending income	3	1
<b>Total income (loss)</b>	<b>(3,895)</b>	<b>4,968</b>
<b>Expenses (note 6)</b>		
Management fees	505	598
Management fee rebates	(11)	(13)
Administration fees	66	78
Interest charges	1	1
Commissions and other portfolio transaction costs	65	58
Independent Review Committee fees	–	–
Other	1	–
<b>Expenses before amounts absorbed by Manager</b>	<b>627</b>	<b>722</b>
Expenses absorbed by Manager	–	–
<b>Net expenses</b>	<b>627</b>	<b>722</b>
<b>Increase (decrease) in net assets attributable to securityholders from operations before tax</b>	<b>(4,522)</b>	<b>4,246</b>
Foreign withholding tax expense (recovery)	153	92
Foreign income tax expense (recovery)	–	–
<b>Increase (decrease) in net assets attributable to securityholders from operations</b>	<b>(4,675)</b>	<b>4,154</b>

### Net assets attributable to securityholders (note 3)

	per security		per series	
	2023	2022	2023	2022
A Series	14.09	16.51	13,887	17,718
F Series	14.33	16.80	1,333	794
F5 Series	8.55	10.63	34	38
FW Series	–	9.97	–	342
FW5 Series	–	12.39	–	1
N Series	14.86	17.45	5,857	7,738
N5 Series	11.64	14.49	35	43
QF Series	8.16	9.57	1,438	1,965
QF5 Series	8.55	10.65	11	14
QFW Series	8.50	9.97	600	631
QFW5 Series	9.97	12.39	1	1
T5 Series	9.68	12.03	39	77
W Series	14.50	16.98	6,123	7,605
W5 Series	8.67	10.77	153	164
			<b>29,511</b>	<b>37,131</b>

### Increase (decrease) in net assets attributable to securityholders from operations (note 3)

	per security		per series	
	2023	2022	2023	2022
A Series	(2.24)	1.71	(2,315)	1,858
F Series	(1.66)	1.79	(107)	69
F5 Series	(1.21)	0.09	(5)	1
FW Series	(1.12)	0.97	(46)	32
FW5 Series	(1.53)	1.45	–	–
N Series	(2.10)	2.28	(864)	1,101
N5 Series	(1.61)	1.88	(6)	6
QF Series	(1.24)	1.10	(236)	238
QF5 Series	(1.29)	1.23	(2)	2
QFW Series	(1.22)	0.96	(81)	51
QFW5 Series	(1.39)	1.45	–	–
T5 Series	(1.36)	1.22	(6)	8
W Series	(2.24)	1.70	(984)	770
W5 Series	(1.50)	1.16	(23)	18
			<b>(4,675)</b>	<b>4,154</b>

The accompanying notes are an integral part of these financial statements.

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## STATEMENTS OF CHANGES IN FINANCIAL POSITION

for the periods ended March 31 (in \$ 000 except per security amounts)

	Total		A Series		F Series		F5 Series		FW Series	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
<b>NET ASSETS ATTRIBUTABLE TO SECURITYHOLDERS</b>										
<b>Beginning of period</b>	<b>37,131</b>	<b>37,033</b>	<b>17,718</b>	<b>17,733</b>	<b>794</b>	<b>596</b>	<b>38</b>	<b>1</b>	<b>342</b>	<b>202</b>
Increase (decrease) in net assets from operations	(4,675)	4,154	(2,315)	1,858	(107)	69	(5)	1	(46)	32
Distributions paid to securityholders:										
Investment income	(689)	(868)	(224)	(278)	(32)	(20)	(1)	(1)	–	(10)
Capital gains	–	–	–	–	–	–	–	–	–	–
Return of capital	(16)	(16)	–	–	–	–	(2)	(1)	–	–
Management fee rebates	(11)	(13)	(10)	(10)	–	(1)	–	–	–	–
Total distributions paid to securityholders	(716)	(897)	(234)	(288)	(32)	(21)	(3)	(2)	–	(10)
Security transactions:										
Proceeds from securities issued	3,873	5,529	1,391	2,428	928	298	2	37	100	154
Reinvested distributions	712	892	233	288	32	21	3	2	–	10
Payments on redemption of securities	(6,814)	(9,580)	(2,906)	(4,301)	(282)	(169)	(1)	(1)	(396)	(46)
Total security transactions	(2,229)	(3,159)	(1,282)	(1,585)	678	150	4	38	(296)	118
<b>Increase (decrease) in net assets attributable to securityholders</b>	<b>(7,620)</b>	<b>98</b>	<b>(3,831)</b>	<b>(15)</b>	<b>539</b>	<b>198</b>	<b>(4)</b>	<b>37</b>	<b>(342)</b>	<b>140</b>
<b>End of period</b>	<b>29,511</b>	<b>37,131</b>	<b>13,887</b>	<b>17,718</b>	<b>1,333</b>	<b>794</b>	<b>34</b>	<b>38</b>	<b>–</b>	<b>342</b>
<b>Increase (decrease) in fund securities (in thousands) (note 7):</b>			<b>Securities</b>		<b>Securities</b>		<b>Securities</b>		<b>Securities</b>	
Securities outstanding – beginning of period			1,073	1,171	47	39	4	–	34	22
Issued			96	147	63	17	–	4	11	15
Reinvested distributions			17	17	2	1	–	–	–	1
Redeemed			(200)	(262)	(19)	(10)	–	–	(45)	(4)
<b>Securities outstanding – end of period</b>			<b>986</b>	<b>1,073</b>	<b>93</b>	<b>47</b>	<b>4</b>	<b>4</b>	<b>–</b>	<b>34</b>

  

	FW5 Series		N Series		N5 Series		QF Series		QF5 Series	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
<b>NET ASSETS ATTRIBUTABLE TO SECURITYHOLDERS</b>										
<b>Beginning of period</b>	<b>1</b>	<b>1</b>	<b>7,738</b>	<b>8,604</b>	<b>43</b>	<b>21</b>	<b>1,965</b>	<b>2,085</b>	<b>14</b>	<b>13</b>
Increase (decrease) in net assets from operations	–	–	(864)	1,101	(6)	6	(236)	238	(2)	2
Distributions paid to securityholders:										
Investment income	–	–	(247)	(332)	(1)	(2)	(42)	(56)	–	–
Capital gains	–	–	–	–	–	–	–	–	–	–
Return of capital	–	–	–	–	(2)	(2)	–	–	(1)	(1)
Management fee rebates	–	–	–	–	–	–	(1)	(2)	–	–
Total distributions paid to securityholders	–	–	(247)	(332)	(3)	(4)	(43)	(58)	(1)	(1)
Security transactions:										
Proceeds from securities issued	–	–	314	613	–	19	141	280	–	–
Reinvested distributions	–	–	247	332	2	2	43	58	1	1
Payments on redemption of securities	(1)	–	(1,331)	(2,580)	(1)	(1)	(432)	(638)	(1)	(1)
Total security transactions	(1)	–	(770)	(1,635)	1	20	(248)	(300)	–	–
<b>Increase (decrease) in net assets attributable to securityholders</b>	<b>(1)</b>	<b>–</b>	<b>(1,881)</b>	<b>(866)</b>	<b>(8)</b>	<b>22</b>	<b>(527)</b>	<b>(120)</b>	<b>(3)</b>	<b>1</b>
<b>End of period</b>	<b>–</b>	<b>1</b>	<b>5,857</b>	<b>7,738</b>	<b>35</b>	<b>43</b>	<b>1,438</b>	<b>1,965</b>	<b>11</b>	<b>14</b>
<b>Increase (decrease) in fund securities (in thousands) (note 7):</b>			<b>Securities</b>		<b>Securities</b>		<b>Securities</b>		<b>Securities</b>	
Securities outstanding – beginning of period	–	–	443	537	3	2	205	237	1	1
Issued	–	–	21	34	–	1	17	29	–	–
Reinvested distributions	–	–	17	19	–	–	5	6	–	–
Redeemed	–	–	(87)	(147)	–	–	(51)	(67)	–	–
<b>Securities outstanding – end of period</b>	<b>–</b>	<b>–</b>	<b>394</b>	<b>443</b>	<b>3</b>	<b>3</b>	<b>176</b>	<b>205</b>	<b>1</b>	<b>1</b>

The accompanying notes are an integral part of these financial statements.

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## STATEMENTS OF CHANGES IN FINANCIAL POSITION (cont'd)

for the periods ended March 31 (in \$ 000 except per security amounts)

	QFW Series		QFW5 Series		T5 Series		W Series		W5 Series	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
<b>NET ASSETS ATTRIBUTABLE TO SECURITYHOLDERS</b>										
<b>Beginning of period</b>	<b>631</b>	<b>314</b>	<b>1</b>	<b>1</b>	<b>77</b>	<b>70</b>	<b>7,605</b>	<b>7,209</b>	<b>164</b>	<b>183</b>
Increase (decrease) in net assets from operations	(81)	51	–	–	(6)	8	(984)	770	(23)	18
Distributions paid to securityholders:										
Investment income	(18)	(17)	–	–	(1)	(1)	(121)	(148)	(2)	(3)
Capital gains	–	–	–	–	–	–	–	–	–	–
Return of capital	–	–	–	–	(3)	(4)	–	–	(8)	(8)
Management fee rebates	–	–	–	–	–	–	–	–	–	–
Total distributions paid to securityholders	(18)	(17)	–	–	(4)	(5)	(121)	(148)	(10)	(11)
Security transactions:										
Proceeds from securities issued	302	391	–	–	52	1	576	1,301	67	7
Reinvested distributions	18	17	–	–	4	5	121	148	8	8
Payments on redemption of securities	(252)	(125)	–	–	(84)	(2)	(1,074)	(1,675)	(53)	(41)
Total security transactions	68	283	–	–	(28)	4	(377)	(226)	22	(26)
<b>Increase (decrease) in net assets attributable to securityholders</b>	<b>(31)</b>	<b>317</b>	<b>–</b>	<b>–</b>	<b>(38)</b>	<b>7</b>	<b>(1,482)</b>	<b>396</b>	<b>(11)</b>	<b>(19)</b>
<b>End of period</b>	<b>600</b>	<b>631</b>	<b>1</b>	<b>1</b>	<b>39</b>	<b>77</b>	<b>6,123</b>	<b>7,605</b>	<b>153</b>	<b>164</b>
<b>Increase (decrease) in fund securities (in thousands) (note 7):</b>	<b>Securities</b>		<b>Securities</b>		<b>Securities</b>		<b>Securities</b>		<b>Securities</b>	
Securities outstanding – beginning of period	63	34	–	–	6	6	448	463	15	18
Issued	35	39	–	–	6	–	38	77	8	–
Reinvested distributions	2	2	–	–	–	–	8	8	1	1
Redeemed	(29)	(12)	–	–	(8)	–	(72)	(100)	(6)	(4)
<b>Securities outstanding – end of period</b>	<b>71</b>	<b>63</b>	<b>–</b>	<b>–</b>	<b>4</b>	<b>6</b>	<b>422</b>	<b>448</b>	<b>18</b>	<b>15</b>

The accompanying notes are an integral part of these financial statements.

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## STATEMENTS OF CASH FLOWS

for the periods ended March 31 (in \$ 000)

	2023	2022
	\$	\$
<b>Cash flows from operating activities</b>		
Net increase (decrease) in net assets attributable to securityholders from operations	(4,675)	4,154
Adjustments for:		
Net realized loss (gain) on investments	1,483	(2,979)
Change in net unrealized loss (gain) on investments	3,863	(356)
Purchase of investments	(26,966)	(36,229)
Proceeds from sale and maturity of investments	29,369	39,474
(Increase) decrease in accounts receivable and other assets	–	10
<b>Net cash provided by (used in) operating activities</b>	<b>3,074</b>	<b>4,074</b>
<b>Cash flows from financing activities</b>		
Proceeds from securities issued	3,131	4,707
Payments on redemption of securities	(6,146)	(8,726)
Distributions paid net of reinvestments	(4)	(5)
<b>Net cash provided by (used in) financing activities</b>	<b>(3,019)</b>	<b>(4,024)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>55</b>	<b>50</b>
Cash and cash equivalents at beginning of period	51	1
Effect of exchange rate fluctuations on cash and cash equivalents	(1)	–
<b>Cash and cash equivalents at end of period</b>	<b>105</b>	<b>51</b>
Cash	105	51
Cash equivalents	–	–
<b>Cash and cash equivalents at end of period</b>	<b>105</b>	<b>51</b>
<b>Supplementary disclosures on cash flow from operating activities:</b>		
Dividends received	1,421	1,565
Foreign taxes paid	153	92
Interest received	31	66
Interest paid	1	1

The accompanying notes are an integral part of these financial statements.

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## SCHEDULE OF INVESTMENTS

as at March 31, 2023

	Country	Sector	Par Value/No. of Shares/Units	Average Cost (\$ 000)	Fair Value (\$ 000)
<b>EQUITIES</b>					
Aedifica SA	Belgium	Real Estate	1,382	187	151
AEON REIT Investment Corp.	Japan	Real Estate	61	94	90
AIMS AMP Capital Industrial Real Estate Investment Trust	Singapore	Real Estate	64,900	85	87
Alexander & Baldwin Inc.	United States	Real Estate	2,844	76	73
American Finance Trust Inc.	United States	Real Estate	17,295	182	147
Apple Hospitality REIT Inc.	United States	Real Estate	4,020	91	84
Assura PLC	United Kingdom	Real Estate	132,167	136	108
AvalonBay Communities Inc.	United States	Real Estate	969	240	220
Big Yellow Group PLC	United Kingdom	Real Estate	4,411	102	86
BMO Commercial Property Trust Ltd.	United Kingdom	Real Estate	58,675	95	81
Boston Properties Inc.	United States	Real Estate	2,828	386	207
Brixmor Property Group Inc.	United States	Real Estate	15,057	466	438
Broadstone Net Lease Inc.	United States	Real Estate	3,236	75	74
Camden Property Trust	United States	Real Estate	490	78	69
CareTrust REIT Inc.	United States	Real Estate	4,020	93	106
Civitas Social Housing PLC	United Kingdom	Real Estate	101,713	182	91
CK Asset Holdings Ltd.	Hong Kong	Real Estate	62,400	468	511
CubeSmart	United States	Real Estate	7,609	373	476
Daito Trust Construction Co. Ltd.	Japan	Real Estate	3,688	522	498
Daiwa House Industry Co. Ltd.	Japan	Real Estate	4,700	163	150
Dexus Property Group	Australia	Real Estate	10,468	77	72
DiamondRock Hospitality Co.	United States	Real Estate	8,139	100	90
Digital Realty Trust Inc.	United States	Real Estate	981	136	130
Dream Industrial Real Estate Investment Trust	Canada	Real Estate	54,239	713	797
EPR Properties	United States	Real Estate	7,654	506	394
Equinix Inc.	United States	Real Estate	1,202	1,086	1,172
Equity Residential	United States	Real Estate	4,809	462	390
Essential Properties Realty Trust Inc.	United States	Real Estate	12,752	389	429
Extra Space Storage Inc.	United States	Real Estate	1,783	351	393
Fabege AB	Sweden	Real Estate	21,688	264	226
Federal Realty Investment Trust	United States	Real Estate	1,079	167	144
First Industrial Realty Trust Inc.	United States	Real Estate	2,169	147	156
Frasers Logistics & Industrial Trust	Singapore	Real Estate	67,800	84	91
Gaming and Leisure Properties Inc.	United States	Real Estate	9,019	488	635
Getty Realty Corp.	United States	Real Estate	7,079	254	345
Goodman Group	Australia	Real Estate	32,293	589	556
Granite Real Estate Investment Trust	Canada	Real Estate	7,382	559	618
H&R Real Estate Investment Trust	Canada	Real Estate	14,757	243	186
Highwoods Properties Inc.	United States	Real Estate	6,526	337	205
Home REIT PLC	United Kingdom	Real Estate	106,297	115	46
HomeCo Daily Needs Real Estate Investment Trust	Australia	Real Estate	328,771	404	345
Host Hotels & Resorts Inc.	United States	Real Estate	29,338	706	654
Hulic Co. Ltd.	Japan	Real Estate	10,400	141	116
Hysan Development Co. Ltd.	Hong Kong	Real Estate	60,000	277	231
Ichigo Office REIT Investment Corp.	Japan	Real Estate	90	80	89
Independence Realty Trust Inc.	United States	Real Estate	4,314	124	94
Inmobiliaria Colonial SOCIMI SA	Spain	Real Estate	25,815	260	221
Innovative Industrial Properties Inc.	United States	Real Estate	2,315	461	238
Japan Rental Housing Investments Inc.	Japan	Real Estate	78	95	87
Keppel DC REIT	Singapore	Real Estate	43,300	81	91
Kerry Properties Ltd.	Hong Kong	Real Estate	22,000	76	76
Kilroy Realty Corp.	United States	Real Estate	1,573	124	69
Kite Realty Group Trust	United States	Real Estate	20,181	522	571
Klepierre	France	Real Estate	7,032	198	216
LEG Immobilien GmbH	Germany	Real Estate	738	118	55
Life Storage Inc.	United States	Real Estate	2,234	356	396
LXi REIT PLC	United Kingdom	Real Estate	195,026	468	321
Manulife U.S. Real Estate Investment Trust	Singapore	Real Estate	216,500	94	63
Medical Properties Trust Inc.	United States	Real Estate	17,355	295	193
Merlin Properties Socimi SA	Spain	Real Estate	9,747	127	116
Mitsubishi Estate Co. Ltd.	Japan	Real Estate	18,000	368	291
Mitsui Fudosan Co. Ltd.	Japan	Real Estate	15,500	425	394
National Retail Properties Inc.	United States	Real Estate	5,789	321	346

# CANADA LIFE GLOBAL REAL ESTATE FUND

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## SCHEDULE OF INVESTMENTS (cont'd)

as at March 31, 2023

	Country	Sector	Par Value/No. of Shares/Units	Average Cost (\$ 000)	Fair Value (\$ 000)
<b>EQUITIES (cont'd)</b>					
Orion Office REIT Inc.	United States	Real Estate	33,254	377	301
ProLogis Inc.	United States	Real Estate	16,807	2,316	2,837
The PRS Real Estate Investment Trust PLC	United Kingdom	Real Estate	52,058	95	70
Public Storage	United States	Real Estate	4,416	1,583	1,805
Realty Income Corp.	United States	Real Estate	1,789	150	153
Rexford Industrial Realty Inc.	United States	Real Estate	7,752	712	625
Scentre Group	Australia	Real Estate	70,889	169	178
Sekisui House Ltd.	Japan	Consumer Discretionary	2,900	68	80
Simon Property Group Inc.	United States	Real Estate	4,201	577	636
Sino Land Co. Ltd.	Hong Kong	Real Estate	47,500	80	87
SITE CENTERS Corp.	United States	Real Estate	6,668	124	111
Spirit Realty Capital Inc.	United States	Real Estate	5,120	279	276
Sumitomo Realty & Development Co. Ltd.	Japan	Real Estate	6,700	218	204
Sun Hung Kai Properties Ltd.	Hong Kong	Real Estate	21,500	369	409
Supermarket Income Real Estate Investment Trust PLC	United Kingdom	Real Estate	115,172	164	167
Swire Pacific Ltd. Class A	Hong Kong	Real Estate	6,500	53	68
Swire Properties Ltd.	Hong Kong	Real Estate	169,000	575	590
Terreno Realty Corp.	United States	Real Estate	1,881	155	164
Tokyo Tatemono Co. Ltd.	Japan	Real Estate	13,600	241	225
Tokyu Fudosan Holdings Corp.	Japan	Real Estate	18,600	125	121
Tritax Big Box REIT PLC	United Kingdom	Real Estate	45,329	104	106
The Unite Group PLC	United Kingdom	Real Estate	14,258	244	229
Unifi Group Inc.	United States	Real Estate	11,227	125	54
Urban Logistics REIT PLC	United Kingdom	Real Estate	116,748	272	250
VICI Properties Inc.	United States	Real Estate	23,555	907	1,039
Vicinity Centres	Australia	Real Estate	98,828	156	175
Vonovia SE	Germany	Real Estate	6,929	468	176
W. P. Carey Inc.	United States	Real Estate	8,128	769	852
Waypoint Real Estate Investment Trust	Australia	Real Estate	148,993	374	351
Welltower Inc.	United States	Real Estate	779	74	76
Weyerhaeuser Co.	United States	Real Estate	2,746	117	112
Whitestone REIT	United States	Real Estate	9,000	119	112
<b>Total equities</b>				<b>29,441</b>	<b>28,734</b>
<b>EXCHANGE-TRADED FUNDS/NOTES</b>					
iShares Global REIT ETF	United States	Exchange-Traded Funds/Notes	19,365	614	601
<b>Total exchange-traded funds/notes</b>				<b>614</b>	<b>601</b>
Transaction costs				(32)	–
<b>Total investments</b>				<b>30,023</b>	<b>29,335</b>
Cash and cash equivalents					105
Other assets less liabilities					71
<b>Net assets attributable to securityholders</b>					<b>29,511</b>



# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## SUMMARY OF INVESTMENT PORTFOLIO

MARCH 31, 2023

PORTFOLIO ALLOCATION	% OF NAV
Equities	97.4
Exchange-traded funds/notes	2.0
Cash and short-term investments	0.4
Other assets (liabilities)	0.2

REGIONAL ALLOCATION	% OF NAV
United States	63.4
Japan	7.9
Hong Kong	6.7
Australia	5.7
Canada	5.4
United Kingdom	5.3
Spain	1.1
Singapore	1.1
Germany	0.8
Sweden	0.8
France	0.7
Belgium	0.5
Cash and short-term investments	0.4
Other assets (liabilities)	0.2

SECTOR ALLOCATION	% OF NAV
Other specialized real estate investment trusts	22.6
Industrial real estate investment trusts	22.1
Retail real estate investment trusts	16.3
Diversified real estate activities	8.3
Diversified real estate investment trusts	7.2
Real estate operating companies	4.7
Office real estate investment trusts	4.2
Multi-family residential real estate investment trusts	4.2
Hotel and resort real estate investment trusts	2.8
Health care real estate investment trusts	2.1
Real estate development	2.0
Exchange-traded funds/notes	2.0
Cash and short-term investments	0.4
Timber real estate investment trusts	0.4
Homebuilding	0.3
Single-family residential real estate investment trusts	0.2
Other assets (liabilities)	0.2

MARCH 31, 2022

PORTFOLIO ALLOCATION	% OF NAV
Equities	99.3
Other assets (liabilities)	0.4
Exchange-traded funds/notes	0.2
Cash and short-term investments	0.1

REGIONAL ALLOCATION	% OF NAV
United States	62.1
Hong Kong	7.0
Japan	6.6
United Kingdom	6.3
Australia	6.2
Germany	3.1
Canada	2.6
Sweden	1.6
France	1.4
Belgium	1.4
Singapore	1.2
Other assets (liabilities)	0.4
Cash and short-term investments	0.1

SECTOR ALLOCATION	% OF NAV
Retail real estate investment trusts	25.2
Industrial real estate investment trusts	22.2
Specialized real estate investment trusts	17.4
Diversified real estate investment trusts	7.8
Real estate operating companies	7.1
Diversified real estate activities	5.7
Office real estate investment trusts	5.5
Health care real estate investment trusts	3.9
Real estate development	2.6
Residential real estate investment trusts	1.2
Trading companies and distributors	0.4
Other assets (liabilities)	0.4
Hotel and resort real estate investment trusts	0.3
Exchange-traded funds/notes	0.2
Cash and short-term investments	0.1

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## NOTES TO FINANCIAL STATEMENTS

### 1. Fiscal Periods and General Information

The information provided in these financial statements and notes thereto is for the periods ended or as at March 31, 2023 and 2022, as applicable. In the year a Fund or series is established or reinstated, 'period' represents the period from inception or reinstatement. Where a series of a Fund was terminated during either period, the information for the series is provided up to close of business on the termination date. Refer to Note 10 for the formation date of the Fund and the inception date of each series.

The Fund is organized as an open-ended mutual fund trust established under the laws of the Province of Ontario pursuant to a Declaration of Trust as amended and restated from time to time. The address of the Fund's registered office is 255 Dufferin Avenue, London, Ontario, Canada. The Fund is authorized to issue an unlimited number of units (referred to as "security" or "securities") of multiple series. Series of the Fund are available for sale under Simplified Prospectus or exempt distribution options.

Canada Life Investment Management Ltd. ("CLIML") is the manager of the Fund and is wholly owned by The Canada Life Assurance Company ("Canada Life"), a subsidiary of Power Corporation of Canada. CLIML has entered into a fund administration agreement with Mackenzie Financial Corporation ("Mackenzie"), a subsidiary of Power Corporation of Canada. Investments in companies within the Power Group of companies held by the Fund are identified in the Schedule of Investments.

### 2. Basis of Preparation and Presentation

These audited annual financial statements ("financial statements") have been prepared in accordance with International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board ("IASB"). A summary of the Fund's significant accounting policies under IFRS is presented in Note 3.

These financial statements are presented in Canadian dollars, which is the Fund's functional and presentation currency, and rounded to the nearest thousand unless otherwise indicated. These financial statements are prepared on a going concern basis using the historical cost basis, except for financial instruments that have been measured at fair value.

These financial statements were authorized for issue by the Board of Directors of CLIML on June 5, 2023.

### 3. Significant Accounting Policies

#### (a) Financial instruments

Financial instruments include financial assets and liabilities such as debt and equity securities, open-ended investment funds and derivatives. The Fund classifies and measures financial instruments in accordance with IFRS 9, *Financial Instruments*. Upon initial recognition, financial instruments are classified as fair value through profit or loss ("FVTPL"). All financial instruments are recognized in the Statement of Financial Position when the Fund becomes a party to the contractual requirements of the instrument. Financial assets are derecognized when the right to receive cash flows from the instrument has expired or the Fund has transferred substantially all risks and rewards of ownership. Financial liabilities are derecognized when the obligation is discharged, cancelled or expires. Investment purchase and sale transactions are recorded as of the trade date.

Financial instruments are subsequently measured at FVTPL with changes in fair value recognized in the Statement of Comprehensive Income – Other changes in fair value of investments and other net assets – Net unrealized gain (loss).

The cost of investments is determined on a weighted average cost basis.

Realized and unrealized gains and losses on investments are calculated based on the weighted average cost of investments and exclude commissions and other portfolio transaction costs, which are separately reported in the Statement of Comprehensive Income – Commissions and other portfolio transaction costs.

Gains and losses arising from changes in the fair value of the investments are included in the Statement of Comprehensive Income for the period in which they arise.

The Fund accounts for its holdings in unlisted open-ended investment funds and exchange-traded funds, if any, at FVTPL.

The Fund's redeemable securities entitle securityholders the right to redeem their interest in the Fund for cash equal to their proportionate share of the net asset value of the Fund, amongst other contractual rights. The Fund's redeemable securities meet the criteria for classification as financial liabilities under IAS 32, *Financial Instruments: Presentation*. The Fund's obligation for net assets attributable to securityholders is presented at the redemption amount.

IAS 7, *Statement of Cash Flows*, requires disclosures related to changes in liabilities and assets, such as the securities of the Fund, arising from financing activities.

Changes in securities of the Fund, including both changes from cash flows and non-cash changes, are included in the Statement of Changes in Financial Position.

Any changes in the securities not settled in cash as at the end of the period are presented as either Accounts receivable for securities issued or Accounts payable for securities redeemed in the Statement of Financial Position. These accounts receivable and accounts payable amounts typically settle shortly after period-end.

#### (b) Fair value measurement

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## NOTES TO FINANCIAL STATEMENTS

### 3. Significant Accounting Policies (cont'd)

#### (b) Fair value measurement (cont'd)

Investments listed on a public securities, exchange or traded on an over-the-counter market are valued on the basis of the last traded market price or close price recorded by the security exchange on which the security is principally traded, where this price falls within the quoted bid-ask spread for the investment. In circumstances where this price is not within the bid-ask spread, CLIML determines the point within the bid-ask spread that is most representative of fair value based on the specific facts and circumstances. Mutual fund securities of an underlying fund are valued on a business day at the price calculated by the manager of such underlying fund in accordance with the constating documents of such underlying fund. Unlisted or non-exchange traded investments, or investments where a last sale or close price is unavailable or investments for which market quotations are, in CLIML's opinion, inaccurate, unreliable, or not reflective of all available material information, are valued at their fair value as determined by CLIML using appropriate and accepted industry valuation techniques including valuation models. The fair value determined using valuation models requires the use of inputs and assumptions based on observable market data including volatility and other applicable rates or prices. In limited circumstances, the fair value may be determined using valuation techniques that are not supported by observable market data.

Cash and cash equivalents which includes cash on deposit with financial institutions and short-term investments that are readily convertible to cash, are subject to an insignificant risk of changes in value, and are used by the Fund in the management of short-term commitments. Cash and cash equivalents are reported at fair value which closely approximates their amortized cost due to their nature of being highly liquid and having short terms to maturity. Bank overdraft positions are presented under current liabilities as bank indebtedness in the Statement of Financial Position.

The Fund may use derivatives (such as written options, futures, forward contracts, swaps or customized derivatives) to hedge against losses caused by changes in securities prices, interest rates or exchange rates. The Fund may also use derivatives for non-hedging purposes for non-hedging purposes in order to invest indirectly in securities or financial markets, to gain exposure to other currencies, to seek to generate additional income, and/or for any other purpose considered appropriate by the Fund's portfolio manager(s), provided that the use of the derivative is consistent with the Fund's investment objectives. Any use of derivatives will comply with Canadian mutual fund laws, subject to the regulatory exemptions granted to the Fund, as applicable. Refer to "Exemptions and Approvals" in the Simplified Prospectus of the Fund for further details, including the complete conditions of these exemptions, as applicable.

Valuations of derivative instruments are carried out daily, using normal exchange reporting sources for exchange-traded derivatives and specific broker enquiry for over-the-counter derivatives.

The value of forward contracts is the gain or loss that would be realized if, on the valuation date, the positions were to be closed out. The change in value of forward contracts is included in the Statement of Comprehensive Income – Other changes in fair value of investments and other net assets – Net unrealized gain (loss).

The value of futures contracts or swaps fluctuates daily, and cash settlements made daily, where applicable, by the Fund are equal to the change in unrealized gains or losses that are best determined at the settlement price. These unrealized gains or losses are recorded and reported as such until the Fund closes out the contract or the contract expires. Margin paid or deposited in respect of futures contracts or swaps is reflected as a receivable in the Statement of Financial Position – Margin on derivatives. Any change in the variation margin requirement is settled daily.

Premiums paid for purchasing an option are recorded in the Statement of Financial Position – Investments at fair value.

Premiums received from writing options are included in the Statement of Financial Position as a liability and subsequently adjusted daily to fair value. If a written option expires unexercised, the premium received is recognized as a realized gain. If a written call option is exercised, the difference between the proceeds of the sale plus the value of the premium, and the cost of the security is recognized as a realized gain or loss. If a written put option is exercised, the cost of the security acquired is the exercise price of the option less the premium received.

Refer to the Schedule of Derivative Instruments and Schedule of Options Purchased/Written, as applicable, included in the Schedule of Investments for a listing of derivative and options positions as at March 31, 2023.

The Fund categorizes the fair value of its assets and liabilities into three categories, which are differentiated based on the observable nature of the inputs and extent of estimation required.

Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities;

Level 2 – Inputs other than quoted prices that are observable for the asset or liability either directly or indirectly. Examples of Level 2 valuations include quoted prices for similar securities, quoted prices on inactive markets and from recognized investment dealers, and the application of factors derived from observable data to non-North American quoted prices in order to estimate the impact of differences in market closing times.

Financial instruments classified as Level 2 investments are valued based on the prices provided by an independent reputable pricing services company who prices the securities based on recent transactions and quotes received from market participants and through incorporating observable market data and using standard market convention practices. Short-term investments classified as Level 2 investments are valued based on amortized cost plus accrued interest which closely approximates fair value.

The estimated fair values for these securities may be different from the values that would have been used had a ready market for the investment existed; and

Level 3 – Inputs that are not based on observable market data.

The inputs are considered observable if they are developed using market data, such as publicly available information about actual events or transactions, and that reflect the assumption that market participants would use when pricing the asset or liability.

See Note 10 for the fair value classifications of the Fund.

#### (c) Income recognition

Interest income for distribution purposes represents the coupon interest received by the Fund which is accounted for on an accrual basis. The Fund does not amortize premiums paid or discounts received on the purchase of fixed income securities except for zero coupon bonds, which are amortized on a straight-line basis. Dividends are accrued as of the ex-dividend date. Unrealized gains or losses on investments, realized gains or losses on the sale of investments, including foreign exchange gains or losses on such investments, are calculated on an average cost basis. Distributions received from an underlying fund are included in interest income, dividend income, realized gains (losses) on sale of investments or fee rebate income, as appropriate, on the ex-dividend or distribution date.

Income, realized gains (losses) and unrealized gains (losses) are allocated daily among the series on a pro-rata basis.

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## NOTES TO FINANCIAL STATEMENTS

### 3. Significant Accounting Policies (cont'd)

#### (d) Commissions and other portfolio transaction costs

Commissions and other portfolio transaction costs are costs incurred to acquire, issue or dispose of financial assets or liabilities. They include fees and commissions paid to agents, exchanges, brokers, dealers and other intermediaries. The total brokerage commissions incurred by the Fund in connection with portfolio transactions for the periods, together with other transaction charges, is disclosed in the Statements of Comprehensive Income. Brokerage business is allocated to brokers based on the best net result for the Fund. Subject to this criteria, commissions may be paid to brokerage firms which provide (or pay for) certain services, other than order execution, which may include investment research, analysis and reports, and databases or software in support of these services. Where applicable and ascertainable, the value of these services generated during the periods is disclosed in Note 10. The value of certain proprietary services provided by brokers cannot be reasonably estimated.

#### (e) Securities lending, repurchase and reverse repurchase transactions

The Fund is permitted to enter into securities lending, repurchase and reverse repurchase transactions as set out in the Fund's Simplified Prospectus. These transactions involve the temporary exchange of securities for collateral with a commitment to redeliver the same securities on a future date.

Income is earned from these transactions in the form of fees paid by the counterparty and, in certain circumstances, interest paid on cash or securities held as collateral. Income earned from these transactions included in the Statement of Comprehensive Income and recognized when earned. Securities lending transactions are administered by The Canadian Imperial Bank of Commerce and The Bank of New York Mellon. The value of cash or securities held as collateral must be at least 102% of the fair value of the securities loaned, sold or purchased.

Note 10 summarizes the details of securities loaned and collateral received as at the end of period, as well as a reconciliation of securities lending income during the period, if applicable. Collateral received is comprised of debt obligations of the Government of Canada and other countries, Canadian provincial and municipal governments, and financial institutions.

#### (f) Offsetting

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position only when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. In the normal course of business, the Fund enters into various master netting agreements or similar agreements that do not meet the criteria for offsetting in the Statement of Financial Position but still allow for the related amounts to be set off in certain circumstances, such as bankruptcy or termination of the contracts. Note 10 summarizes the details of such offsetting, if applicable, subject to master netting arrangements or other similar agreements and the net impact to the Statements of Financial Position if all such rights were exercised.

Income and expenses are not offset in the Statement of Comprehensive Income unless required or permitted to by an accounting standard, as specifically disclosed in the IFRS policies of the Fund.

#### (g) Currency

The functional and presentation currency of the Fund is Canadian dollars. Foreign currency purchases and sales of investments and foreign currency dividend and interest income and expenses are translated to Canadian dollars at the rate of exchange prevailing at the time of the transactions.

Foreign exchange gains (losses) on purchases and sales of foreign currencies are included in the Statement of Comprehensive Income – Other changes in fair value of investments and other net assets – Net realized gain (loss).

The fair value of investments and other assets and liabilities, denominated in foreign currencies, are translated to Canadian dollars at the rate of exchange prevailing on each business day.

#### (h) Net assets attributable to securityholders per security

Net assets attributable to securityholders per security is computed by dividing the net assets attributable to securityholders of a series of securities on a business day by the total number of securities of the series outstanding on that day.

#### (i) Net asset value per security

The daily Net Asset Value ("NAV") of an investment fund may be calculated without reference to IFRS as per the Canadian Securities Administrators' ("CSA") regulations. The difference between NAV and Net assets attributable to securityholders (as reported in the financial statements), if any, is mainly due to differences in fair value of investments and other financial assets and liabilities and is disclosed in Note 10.

#### (j) Increase (decrease) in net assets attributable to securityholders from operations per security

Increase (decrease) in net assets attributable to securityholders from operations per security in the Statement of Comprehensive Income represents the increase (decrease) in net assets attributable to securityholders from operations for the period, divided by the weighted average number of securities outstanding during the period.

#### (k) Mergers

In a fund merger, the Fund acquires all of the assets and assumes all of the liabilities of the terminating fund at fair value in exchange for securities of the Fund on the effective date of the merger.

#### (l) Future accounting changes

The Fund has determined there are no material implications to the Fund's financial statements arising from IFRS issued but not yet effective.

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## NOTES TO FINANCIAL STATEMENTS

### 4. Critical Accounting Estimates and Judgments

The preparation of these financial statements requires management to make estimates and assumptions that primarily affect the valuation of investments. Estimates and assumptions are reviewed on an ongoing basis. Actual results may differ from these estimates.

The following discusses the most significant accounting judgments and estimates made in preparing the financial statements:

#### Use of Estimates

##### *Fair value of securities not quoted in an active market*

The Fund may hold financial instruments that are not quoted in active markets and are valued using valuation techniques that make use of observable data, to the extent practicable. Various valuation techniques are utilized, depending on a number of factors, including comparison with similar instruments for which observable market prices exist and recent arm's length market transactions. Key inputs and assumptions used are company specific and may include estimated discount rates and expected price volatilities. Changes in key inputs, could affect the reported fair value of these financial instruments held by the Fund.

#### Use of Judgments

##### *Classification and measurement of investments*

In classifying and measuring financial instruments held by the Fund, CLIML is required to make significant judgments in order to determine the most appropriate classification in accordance with IFRS 9. CLIML has assessed the Fund's business model, the manner in which all financial instruments are managed and performance evaluated as a group on a fair value basis, and concluded that FVTPL in accordance with IFRS 9 provides the most appropriate measurement and presentation of the Fund's financial instruments.

##### *Functional currency*

The Fund's functional and presentation currency is the Canadian dollar, which is the currency considered to best represent the economic effects of the Fund's underlying transactions, events and conditions taking into consideration the manner in which securities are issued and redeemed and how returns and performance by the Fund are measured.

##### *Interest in unconsolidated structured entities*

In determining whether an unlisted open-ended investment fund or an exchange-traded fund in which the Fund invests ("Underlying Funds"), but that it does not consolidate, meets the definition of a structured entity, CLIML is required to make significant judgments about whether these underlying funds have the typical characteristics of a structured entity. These Underlying Funds do meet the definition of a structured entity because:

- I. The voting rights in the Underlying Funds are not dominant factors in deciding who controls them;
- II. the activities of the Underlying Funds are restricted by their offering documents; and
- III. the Underlying Funds have narrow and well-defined investment objective to provide investment opportunities for investors while passing on the associated risks and rewards.

As a result, such investments are accounted for at FVTPL. Note 10 summarizes the details of the Funds' interest in these Underlying Funds, if applicable.

### 5. Income Taxes

The Fund qualifies as a mutual fund trust under the provisions of the Income Tax Act (Canada) and, accordingly, is subject to tax on its income including net realized capital gains in the taxation year, which is not paid or payable to its securityholders as at the end of the taxation year. The Fund maintains a December year-end for tax purposes. It is the intention of the Fund to distribute all of its net income and sufficient net realized capital gains so that the Fund will not be subject to income taxes other than foreign withholding taxes, if applicable.

Losses of the Fund cannot be allocated to investors and are retained in the Fund for use in future years. Non-capital losses may be carried forward up to 20 years to reduce taxable income and realized capital gains of future years. Capital losses may be carried forward indefinitely to reduce future realized capital gains. Refer to Note 10 for the Fund's loss carryforwards.

### 6. Management Fees and Operating Expenses

The management fees were used by CLIML for managing the investment portfolio, providing investment analysis and recommendations, making investment decisions, making brokerage arrangements relating to the purchase and sale of the investment portfolio and making arrangements with registered dealers for the purchase and sale of securities of the Fund by investors. The management fee is calculated on each series of securities of the Fund as a fixed annual percentage of the daily net asset value of the series.

CLIML pays the administration fee to Mackenzie for providing day-to-day administration services, including, financial reporting, communications to investors and securityholder reporting, maintaining the books and records of the Fund, NAV calculations, and processing orders for securities of the Funds. In addition, Mackenzie pays all costs and expenses (other than certain specified fund costs) required to operate the Fund that are not included in the management fee. The Administration Fee is calculated on each series of securities of the Fund as a fixed annual percentage of the daily net asset value of the series.

Other fund costs include taxes (including, but not limited to GST/HST and income tax), interest and borrowing costs, all fees and expenses of the CLIML Funds' Independent Review Committee ("IRC"), costs of complying with the regulatory requirement to produce Fund Facts, fees paid to external service providers associated with tax reclaims, refunds or the preparation of foreign tax reports on behalf of the Funds, new fees related to external services that were not commonly charged in the Canadian mutual fund industry and introduced after the date of the most recently filed simplified prospectus, and the costs of complying with any new regulatory requirements, including, without limitation, any new fees introduced after the date of the most recently filed simplified prospectus.

CLIML may waive or absorb management fees and/or Administration Fees at its discretion and stop waiving or absorbing such fees at any time without notice. Refer to Note 10 for the management fee and Administration Fee rates charged to each series of securities.

# CANADA LIFE GLOBAL REAL ESTATE FUND

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## NOTES TO FINANCIAL STATEMENTS

### 7. Fund's Capital

The capital of the Fund, which is comprised of the net assets attributable to securityholders, is divided into different series with each series having an unlimited number of securities. The securities outstanding for the Fund as at March 31, 2023 and 2022 and securities issued, reinvested and redeemed for the periods are presented in the Statement of Changes in Financial Position. CLIML manages the capital of the Fund in accordance with the investment objectives as discussed in Note 10.

### 8. Financial Instruments Risk

#### i. Risk exposure and management

The Fund's investment activities expose it to a variety of financial risks, as defined in IFRS 7, *Financial Instruments: Disclosures*. The Fund's exposure to financial risks is concentrated in its investments, which are presented in the Schedule of Investments, as at March 31, 2023, grouped by asset type, with geographic and sector information.

CLIML seeks to minimize potential adverse effects of financial risks on the Fund's performance by employing professional, experienced portfolio advisors, by monitoring the Fund's positions and market events daily, by diversifying the investment portfolio within the constraints of the Fund's investment objectives, and where applicable, by using derivatives to hedge certain risk exposures. To assist in managing risks, CLIML also maintains a governance structure that oversees the Fund's investment activities and monitors compliance with the Fund's stated investment strategy, internal guidelines, and securities regulations.

#### ii. Liquidity risk

Liquidity risk arises when the Fund encounters difficulty in meeting its financial obligations as they become due. The Fund is exposed to liquidity risk due to potential daily cash redemptions of redeemable securities. In order to monitor the liquidity of its assets, the Fund utilizes a liquidity risk management program that calculates the number of days to convert the investments held by the Fund into cash using a multi-day liquidation approach. This liquidity risk analysis assesses the Fund's liquidity against predetermined minimum liquidity percentages established for different time periods and is monitored quarterly. In addition, the Fund has the ability to borrow up to 5% of its net assets for the purposes of funding redemptions.

In order to comply with securities regulations, the Fund must maintain at least 85% of its assets in liquid investments (i.e., investments that can be readily sold).

#### iii. Currency risk

Currency risk is the risk that financial instruments which are denominated or exchanged in a currency other than the Canadian dollar, which is the Fund's functional currency, will fluctuate due to changes in exchange rates. Generally, foreign denominated investments increase in value when the value of the Canadian dollar (relative to foreign currencies) falls. Conversely, when the value of the Canadian dollar rises relative to foreign currencies, the values of foreign denominated investments fall.

Note 10 indicates the foreign currencies, if applicable, to which the Fund had significant exposure, including both monetary and non-monetary financial instruments, and illustrates the potential impact, in Canadian dollar terms, to the Fund's net assets had the Canadian dollar strengthened or weakened by 5% relative to all foreign currencies, all other variables held constant. In practice, the actual trading results may differ and the difference could be material.

The Fund's sensitivity to currency risk illustrated in Note 10 includes potential indirect impacts from underlying funds and Exchange Traded Funds ("ETFs") in which the Fund invests, and/or derivative contracts including forward currency contracts. Other financial assets and liabilities (including dividends and interest receivable, and receivables/payables for investments sold/purchased) that are denominated in foreign currencies do not expose the Fund to significant currency risk.

#### iv. Interest rate risk

Interest rate risk arises on interest-bearing financial instruments. The Fund is exposed to the risk that the value of interest-bearing financial instruments will fluctuate due to changes in the prevailing levels of market interest rates. Generally, these securities increase in value when interest rates fall and decrease in value when interest rates rise.

If significant, Note 10 summarizes the Fund's interest-bearing financial instruments by remaining term to maturity and illustrates the potential impact to the Fund's net assets had prevailing interest rates increased or decreased by 1%, assuming a parallel shift in the yield curve, all other variables held constant. In practice, the actual trading results may differ and the difference could be material.

The Fund's sensitivity to interest rate risk illustrated in Note 10 includes potential indirect impacts from underlying funds and ETFs in which the Fund invests, and/or derivative contracts. Cash and cash equivalents and other money market instruments are short term in nature and are not generally subject to significant amounts of interest rate risk.

#### v. Other price risk

Other price risk is the risk that the value of financial instruments will fluctuate as a result of changes in market prices (other than those arising from interest rate risk or currency risk), whether caused by factors specific to an individual investment, its issuer, or all factors affecting all instruments traded in a market or market segment. All investments present a risk of loss of capital. This risk is managed through a careful selection of investments and other financial instruments within the parameters of the investment strategies. Except for certain derivative contracts, the maximum risk resulting from financial instruments is equivalent to their fair value. The maximum risk of loss on certain derivative contracts such as forwards, swaps, and futures contracts is equal to their notional values. In the case of written call (put) options and short futures contracts, the loss to the Fund continues to increase, theoretically without limit, as the fair value of the underlying interest increases (decreases). However, these instruments are generally used within the overall investment management process to manage the risk from the underlying investments and do not typically increase the overall risk of loss to the Fund. This risk is mitigated by ensuring that the Fund holds a combination of the underlying interest, cash cover and/or margin that is equal to or greater than the value of the derivative contract.

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## NOTES TO FINANCIAL STATEMENTS

### 8. Financial Instruments Risk (cont'd)

#### v. Other price risk (cont'd)

Other price risk typically arises from exposure to equity and commodity securities. If significant, Note 10 illustrates the potential increase or decrease in the Fund's net assets, had the prices on the respective exchanges for these securities increased or decreased by 10%, all other variables held constant. In practice, the actual trading results may differ and the difference could be material.

The Fund's sensitivity to other price risk illustrated in Note 10 includes potential indirect impacts from underlying funds and ETFs in which the Fund invests, and/or derivative contracts.

#### vi. Credit risk

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Fund. Note 10 summarizes the Fund's exposure, if applicable and significant, to credit risk.

If presented, credit ratings and rating categories are based on ratings issued by a designated rating organization. Indirect exposure to credit risk may arise from fixed-income securities, such as bonds, held by underlying funds and ETFs, if any. The fair value of debt securities includes consideration of the creditworthiness of the debt issuer.

To minimize the possibility of settlement default, securities are exchanged for payment simultaneously, where market practices permit, through the facilities of a central depository and/or clearing agency where customary.

The carrying amount of investments and other assets represents the maximum credit risk exposure as at the date of the Statement of Financial Position. The Fund may enter into securities lending transactions with counterparties and it may also be exposed to credit risk from the counterparties to the derivative instruments it may use. Credit risk associated with these transactions is considered minimal as all counterparties have a rating equivalent to a designated rating organization's credit rating of not less than A-1 (low) on their short-term debt and of A on their long-term debt, as applicable.

#### vii. Underlying funds

The Fund may invest in underlying funds and may be indirectly exposed to currency risk, interest rate risk, other price risk and credit risk from fluctuations in the value of financial instruments held by the underlying funds. Note 10 summarizes the Fund's exposure, if applicable and significant, to these risks from underlying funds.

### 9. Other Information

#### Abbreviations

Foreign currencies, if any, are presented in these financial statements using the following abbreviated currency codes:

Currency Code	Description	Currency Code	Description	Currency Code	Description
AUD	Australian dollars	HUF	Hungarian forint	PLN	Polish zloty
AED	United Arab Emirates Dirham	IDR	Indonesian rupiah	QAR	Qatar Rial
BRL	Brazilian real	ILS	Israeli shekel	RON	Romanian leu
CAD	Canadian dollars	INR	Indian rupee	RUB	Russian ruble
CHF	Swiss franc	JPY	Japanese yen	SAR	Saudi riyal
CKZ	Czech koruna	KOR	South Korean won	SEK	Swedish krona
CLP	Chilean peso	MXN	Mexican peso	SGD	Singapore dollars
CNY	Chinese yuan	MYR	Malaysian ringgit	THB	Thailand baht
COP	Colombian peso	NGN	Nigerian naira	TRL	Turkish lira
DKK	Danish krone	NOK	Norwegian krona	USD	United States dollars
EGP	Egyptian pound	NTD	New Taiwan dollar	VND	Vietnamese dong
EUR	Euro	NZD	New Zealand dollars	ZAR	South African rand
GBP	United Kingdom pounds	PEN	Peruvian nuevo sol	ZMW	Zambian kwacha
GHS	Ghana Cedi	PHP	Philippine peso		
HKD	Hong Kong dollars	PKR	Pakistani rupee		

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## NOTES TO FINANCIAL STATEMENTS

### 10. Fund Specific Information (in '000, except for (a))

#### (a) Fund Formation and Series Information

Date of Formation: July 8, 2008

The Fund may issue an unlimited number of securities of each series. The number of issued and outstanding securities of each series is disclosed in the Statements of Changes in Financial Position.

**Series Distributed by Quadrus Investment Services Ltd.** (255 Dufferin Ave., London, Ontario, N6A 4K1; 1-888-532-3322; [www.canadalifeinvest.ca](http://www.canadalifeinvest.ca))

A Series and T5 Series securities are offered to investors investing a minimum of \$500. Investors in T5 Series securities also want to receive a monthly cash flow of 5% per year.

F Series and F5 Series securities are offered to investors investing a minimum of \$500, who are enrolled in a Quadrus-sponsored fee-for-service or wrap program and who are subject to an asset-based fee. Investors in F5 Series securities also want to receive a monthly cash flow of 5% per year.

N Series and N5 Series securities are offered to investors investing a minimum of \$500, who have eligible minimum total holdings of \$500,000, and who have entered into an N Series Account Agreement with CLIML and Quadrus. Investors in N5 Series securities also want to receive a monthly cash flow of 5% per year.

QF Series and QF5 Series securities are offered to retail investors investing a minimum of \$500. Investors are required to negotiate their advisor service fee, which cannot exceed 1.25%, with their financial advisor. Investors in QF5 Series securities also want to receive a monthly cash flow of 5% per year.

QFW Series and QFW5 Series securities are offered to high net worth investors investing a minimum of \$500 and who have eligible minimum total holdings of \$500,000. Investors are required to negotiate their advisor service fee, which cannot exceed 1.25%, with their financial advisor. Investors in QFW5 Series securities also want to receive a monthly cash flow of 5% per year.

W Series and W5 Series securities are offered to investors investing a minimum of \$500 and who have eligible minimum total holdings of \$500,000. Investors in W5 Series securities also want to receive a monthly cash flow of 5% per year.

Effective September 16, 2022, FW Series and FW5 Series securities were redesignated as F Series and F5 Series securities respectively.

An investor in the Fund may choose among different purchase options that are available under each series. These purchase options are a sales charge purchase option, a redemption charge purchase option,<sup>†</sup> a low-load purchase option<sup>†</sup> and a no-load purchase option. The charges under the sales charge purchase option are negotiated by investors with their dealers. The charges under the redemption charge and low-load purchase options are paid to CLIML if an investor redeems securities of the Fund during specific periods. Not all purchase options are available under each series of the Fund, and the charges for each purchase option may vary among the different series. For further details on these purchase options, please refer to the Fund's Simplified Prospectus and Fund Facts.

Series	Inception/ Reinstatement Date	Management Fee	Administration Fee
A Series	July 17, 2008	2.00%	0.28%
F Series	July 16, 2008	0.80% <sup>(2)</sup>	0.15%
F5 Series	August 13, 2015	0.80% <sup>(2)</sup>	0.15%
FW Series	None issued <sup>(3)</sup>	0.80%	0.15%
FW5 Series	None issued <sup>(4)</sup>	0.80%	0.15%
N Series	October 6, 2011	— <sup>(1)</sup>	— <sup>(1)</sup>
N5 Series	March 27, 2012	— <sup>(1)</sup>	— <sup>(1)</sup>
QF Series	July 12, 2016	1.00%	0.28%
QF5 Series	July 12, 2016	1.00%	0.28%
QFW Series	August 7, 2018	0.80%	0.15%
QFW5 Series	August 7, 2018	0.80%	0.15%
T5 Series	September 15, 2008	2.00%	0.28%
W Series	December 16, 2011	1.80%	0.15%
W5 Series	August 17, 2015	1.80%	0.15%

<sup>†</sup> The redemption charge purchase option and the low-load purchase option are no longer available for purchase, including those made through systematic purchase plans such as pre-authorized contribution plans. Switching from securities of a Canada Life Fund previously purchased under the redemption charge or low-load purchase options to securities of another Canada Life Fund, under the same purchase option, will continue to be available.

(1) This fee is negotiable and payable directly to CLIML by investors in this series through redemptions of their securities.

(2) Prior to July 22, 2022, the management fees for F Series and F5 Series were charged to the Fund at a rate of 1.00%.

(3) The series' original start date was August 7, 2018. All securities in the series were redesignated as F Series on September 16, 2022.

(4) The series' original start date was August 7, 2018. All securities in the series were redesignated as F5 Series on September 16, 2022.



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## NOTES TO FINANCIAL STATEMENTS

### 10. Fund Specific Information (in '000, except for (a)) (cont'd)

#### (b) Tax Loss Carryforwards

Total Capital Loss \$	Total Non-Capital Loss \$	Expiration Date of Non-Capital Losses													
		2029 \$	2030 \$	2031 \$	2032 \$	2033 \$	2034 \$	2035 \$	2036 \$	2037 \$	2038 \$	2039 \$	2040 \$	2041 \$	2042 \$
3,485	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–

#### (c) Securities Lending

	March 31, 2023		March 31, 2022	
	(\$)		(\$)	
Value of securities loaned		1,570		–
Value of collateral received		1,653		–

  

	March 31, 2023		March 31, 2022	
	(\$)	(%)	(\$)	(%)
Gross securities lending income	4	100.0	1	100.0
Tax withheld	–	–	–	–
	4	100.0	1	100.0
Payments to Securities Lending Agent	(1)	(25.0)	–	–
Securities lending income	3	75.0	1	100.0

#### (d) Commissions

	(\$)
March 31, 2023	22
March 31, 2022	7

#### (e) Risks Associated with Financial Instruments

##### i. Risk exposure and management

The Fund seeks long-term capital growth by investing primarily in equities of real estate companies, real estate investment trust units and entities anywhere in the world.

##### ii. Currency risk

The tables below summarize the Fund's exposure to currency risk.

Currency	March 31, 2023				Impact on net assets			
	Investments (\$)	Cash and Short-Term Investments (\$)	Derivative Instruments (\$)	Net Exposure* (\$)	Strengthened by 5%		Weakened by 5%	
					(\$)	%	(\$)	%
USD	18,755	62	–	18,817				
JPY	2,345	7	–	2,352				
HKD	1,972	–	–	1,972				
AUD	1,677	–	–	1,677				
GBP	1,555	–	–	1,555				
EUR	935	–	–	935				
SGD	269	3	–	272				
SEK	226	–	–	226				
Total	27,734	72	–	27,806				
% of Net Assets	94.0	0.2	–	94.2				
Total currency rate sensitivity					(1,390)	(4.7)	1,390	4.7

# CANADA LIFE GLOBAL REAL ESTATE FUND

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## NOTES TO FINANCIAL STATEMENTS

### 10. Fund Specific Information (in '000, except for (a)) (cont'd)

#### (e) Risks Associated with Financial Instruments (cont'd)

##### ii. Currency risk (cont'd)

Currency	March 31, 2022				Impact on net assets			
	Investments (\$)	Cash and Short-Term Investments (\$)	Derivative Instruments (\$)	Net Exposure* (\$)	Strengthened by 5%		Weakened by 5%	
					(\$)	%	(\$)	%
USD	23,007	(3)	–	23,004				
HKD	2,607	–	–	2,607				
GBP	2,475	1	–	2,476				
JPY	2,445	1	–	2,446				
AUD	2,302	(1)	–	2,301				
EUR	2,093	–	–	2,093				
SEK	576	–	–	576				
SGD	455	3	–	458				
Total	35,960	1	–	35,961				
% of Net Assets	96.8	–	–	96.8				
Total currency rate sensitivity					(1,798)	(4.8)	1,798	4.8

\* Includes both monetary and non-monetary financial instruments

##### iii. Interest rate risk

As at March 31, 2023 and 2022, the Fund did not have a significant exposure to interest rate risk.

##### iv. Other price risk

The table below summarizes the Fund's exposure to other price risk.

Impact on net assets	Increased by 10%		Decreased by 10%	
	(\$)	(%)	(\$)	(%)
March 31, 2023	2,934	9.9	(2,934)	(9.9)
March 31, 2022	3,692	9.9	(3,692)	(9.9)

##### v. Credit risk

As at March 31, 2023 and 2022, the Fund did not have a significant exposure to credit risk.

#### (f) Fair Value Classification

The table below summarizes the fair value of the Fund's financial instruments using the fair value hierarchy described in note 3.

	March 31, 2023				March 31, 2022			
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Total (\$)	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Total (\$)
Equities	19,692	8,996	46	28,734	23,901	12,953	–	36,854
Exchange traded funds/notes	601	–	–	601	62	–	–	62
Total	20,293	8,996	46	29,335	23,963	12,953	–	36,916

The Fund's policy is to recognize transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

During the period ended March 31, 2023, non-North American equities frequently transferred between Level 1 (unadjusted quoted market prices) and Level 2 (adjusted market prices). As at March 31, 2023, these securities were classified as Level 2 (2022 – Level 2).

# CANADA LIFE GLOBAL REAL ESTATE FUND

ANNUAL AUDITED FINANCIAL STATEMENTS | March 31, 2023

## NOTES TO FINANCIAL STATEMENTS

### 10. Fund Specific Information (in '000, except for (a)) (cont'd)

#### (f) Fair Value Classification (cont'd)

The table below presents a reconciliation of financial instruments measured at fair value using unobservable inputs (Level 3) for the periods ended March 31, 2023 and 2022:

	March 31, 2023	March 31, 2022
	Equities (\$)	Equities (\$)
Balance – beginning of period	–	–
Purchases	115	–
Sales	–	–
Transfers in	–	–
Transfers out	–	–
Gains (losses) during the period:		
Realized	–	–
Unrealized	(69)	–
Balance – end of period	46	–
Change in unrealized gains (losses) during the period attributable to securities held at end of period	(69)	–

Changing one or more of the inputs to reasonably possible alternative assumptions for valuing Level 3 financial instruments would not significantly affect the fair value of those instruments.

#### (g) Investments by the Manager and Affiliates

The investments held by the Manager, other funds managed by the Manager, and funds managed by affiliates of the Manager, investing in series S of the Fund, as applicable (as described in *Fund Formation and Series Information* in note 10), were as follows:

	March 31, 2023	March 31, 2022
	(\$)	(\$)
The Manager	–	10
Other funds managed by the Manager	–	–
Funds managed by affiliates of the Manager	–	–

#### (h) Offsetting of Financial Assets and Liabilities

As at March 31, 2023 and 2022, there were no amounts subject to offsetting.

#### (i) Interest in Unconsolidated Structured Entities

The Fund's investment details in the Underlying Funds as at March 31, 2023 and 2022 are as follows:

March 31, 2023	% of Underlying Fund's Net Assets	Fair Value of Fund's Investment (\$)
iShares Global REIT ETF	0.0	601

  

March 31, 2022	% of Underlying Fund's Net Assets	Fair Value of Fund's Investment (\$)
iShares Global REIT ETF	0.0	62

#### (j) Name Change

Effective August 19, 2021, the Fund was renamed Canada Life Global Real Estate Fund.