

FIERA REAL ESTATE DEBT FUNDS



FIERA CANADIAN REAL ESTATE DEBT FUND

Strategy AUM: \$533M

Inception Date: November 24, 2006

Currency: CAD

Objective: Open-ended limited partnership structure that provides stable returns mainly through offering short-term financing to real estate developers or property owners for their construction projects or for the redevelopment of their real estate assets across Canada.

Strategy Characteristics: This strategy is designed to preserve shareholder assets and to generate a favourable return on a short-term investment, while providing its limited partners with liquidity and steady flow of distributions arising from these investments.

Fund Highlights

Correlations	Low correlation to traditional market indices and bonds
Target Total Return¹	Prime + 2 to 3%
Valuation	Monthly
Loan Terms	1 to 2 years
Security Type	First and second lien
Loan Type	Floating rate
Loan Size	\$5 - \$50 million
Structure	Open-ended limited partnership

Our Strengths

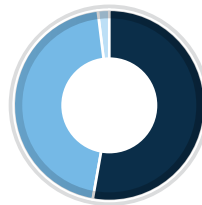
- Monthly income distribution
- Low return volatility and average loan term of 12 to 18 months
- Strategically diversified portfolio composed of quality real estate development projects in urban centres across Canada
- Regional and product diversification mitigates risk and maximizes investor returns
- Seasoned team of professionals renowned for its expertise in research, underwriting and loan origination
- Proactive and rigorous risk management practices

There can be no guarantee and/or assurance that target returns will be achieved.

Diversification



Sector	%
Land	37.0
Rental (residential)	32.3
Condominium (residential)	18.6
Commercial/Industrial	12.1



Geography	%
Ontario	52.8
Quebec	45.3
Rest of Canada	1.9



Seniority	%
First Lien	69.5
Second Lien	30.5

Source: Fiera Real Estate as at June 30, 2026

Risk/Return Analysis²

Net annualized return since inception (%)	7.83
Annualized Sharpe ratio (1.72%) ³	8.30
Percentage of months with positive performance	98.7
Average monthly return when market is up (%) ⁴	0.65
Average monthly return when market is down (%) ⁵	-0.52
Worst drawdown (%)	-1.34

Since inception



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Performance (%)⁶

Performance per Period and Annualized Performance								
Q2 2026	YTD	1-Year	Annualized Returns					
			2-Year	3-Year	4-year	5-Year	10-Year	Since Inception
1.42%	5.72%	6.16%	7.17%	6.65%	7.18%	6.90%	6.80%	7.83%

Past performance is not a guarantee or indicator of future results. Inherent in any investment is the risk of loss.

<?> Returns are net of fees payable to underlying strategy.

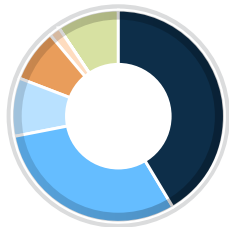
YTD = Year to Date; SI = Since Inception

Source: Fiera Real Estate as at June 30, 2026

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FIERA REAL ESTATE GLOBAL INVESTMENT PLATFORM

Fiera Real Estate Investment Exposure



Property Type	%
Industrial	41.4
Multi-Residential	30.8
Retail	8.9
Office	7.8
Other	1.7
Hotel	0.1
Cash & Other Short-Term Assets	9.3



Regional Allocations	%
Ontario	32.6
Quebec	14.2
British Columbia	11.2
Alberta	7.2
Atlantic	2.5
Prairies	0.8
Fiera Real Estate UK	22.2
Cash & Other Short-Term Assets	9.3

Source: Fiera Real Estate as at June 30, 2026

Objectives Of Fiera Real Estate Active Strategies

Income Funds — Open for investment

Core real estate returns through investments in Canadian commercial properties with stable, long-term, and risk-protected income

Growth Funds — Open for investment

Strong returns through Value-Add and Development investments located in strategically strong urban locations in partnership with trusted developers

Debt Funds — Open for investment

Capital preservation with strong and stable returns across the capital structure and risk spectrum, secured by diversified portfolios of real estate financings throughout the country

Separately Managed Accounts (SMA)

Real estate portfolio construction and management services customized for the specific needs of institutional investors

About Fiera Real Estate

Fiera Real Estate is an entrepreneurial team working within an institutional framework, enabling clients to benefit from a unique combination of creativity and innovation supported by industry-leading expertise and investment analysis – the best of both worlds.

Fiera Real Estate is a leading investment management company with offices globally and a team of over 100 employees. The firm globally manages \$12.6 Billion CAD of commercial real estate through a range of investment funds and accounts as at June 30, 2026. The highly diverse nature of its portfolio, in terms of both geographies and types of properties, combined

with a range of high quality strategies, provides investors with opportunities to diversify their exposure and customize their investment experience within the real estate asset class.

Fiera Real Estate is wholly owned by Fiera Capital Corporation, a leading independent global asset management firm with \$163.5 Billion CAD of AUM as at June 30, 2026. Fiera Capital provides Fiera Real Estate with access to global investment market intelligence, which enhances its ability to innovate within a framework that emphasizes risk assessment and mitigation.

Endnotes

- 1 See "Important Disclosures"
- 2 See "Important Disclosures"
- 3 Risk-free rate of return

- 4 Market based on Canada Prime Rate +1%
- 5 Market based on Canada Prime Rate +1%
- 6 See "Important Disclosures"

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Swiss paying agent: Banque Cantonale de Genève, 17 Quai de l'Île, 1204 Geneva, Switzerland.

Place of performance: Geneva

Place of jurisdiction: Geneva or at the registered office/domicile of the investor.

<https://www.fieracapital.com/en/registrations-and-exemptions>.

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