

December 31, 2025

Canada Life segregated funds policy originally with Great-West Life

A Canadian real estate fund seeking stable income with opportunity for long-term growth.

Is this fund right for you?

- You want income while also allowing for long-term growth.
- You want to invest in prime-quality commercial, retail, industrial and residential Canadian properties.
- You're comfortable with a low to moderate level of risk.



Fund category
Miscellaneous - Income and Real Property

Inception date
October 05, 2009

Management expense ratio (MER)*
3.06%
(December 31, 2024)

Fund management
GWL Realty Advisors Inc.

How is the fund invested? (as of December 31, 2025)



Asset allocation (%)

Cash and Equivalents	3.9
Domestic Bonds	2.6
Other	93.5



Geographic allocation (%)

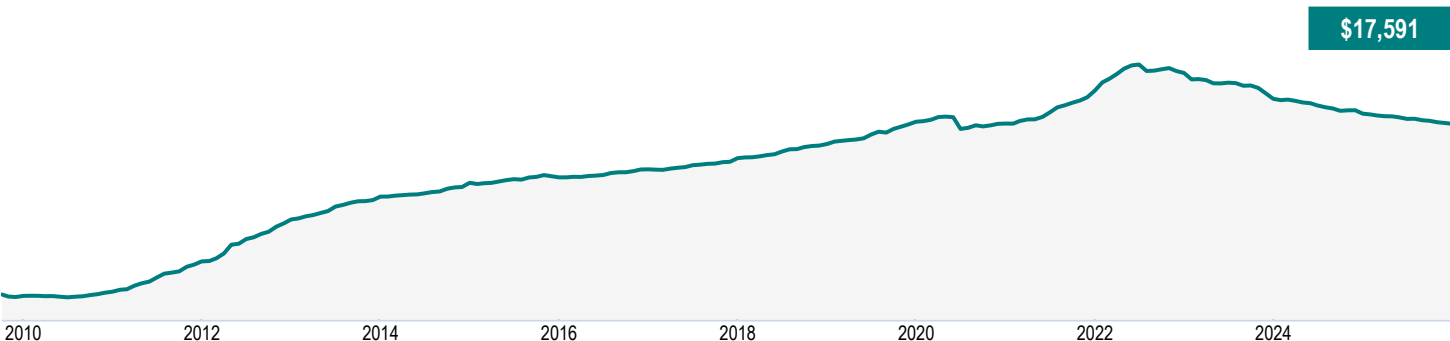
Canada	100.0
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Sector allocation (%)

Cash and Cash Equivalent	3.9
Fixed Income	2.6
Other	93.5

Growth of \$10,000 (since inception)



GWL Real Estate 75/75

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Fund details (as of December 31, 2025)

Top holdings	%
Real Estate	93.5
Cash	3.9
Bonds	2.6
Total allocation in top holdings	100.0

Portfolio characteristics	
Standard deviation	1.35%
Dividend yield	-
Yield to maturity	-
Duration (years)	-
Coupon	-
Average credit rating	-
Average market cap (million)	-

Net assets (million)
\$3,996.5

Price
\$17.33

Number of holdings
3

Minimum initial
investment
\$500

Fund codes
FEL – CLGM069A
DSC^ – CLGM069B
LSC – CLGM069D

Understanding returns

Annual compound returns (%)

1 MO	3 MO	YTD	1 YR	3 YR	5 YR	10 YR	INCEPTION
-0.22	-0.76	-2.50	-2.50	-3.95	-0.01	1.47	3.54

Calendar year returns (%)

2025	2024	2023	2022	2021	2020	2019	2018
-2.50	-3.53	-5.79	4.13	8.31	-0.45	5.94	3.91

Range of returns over five years (November 01, 2009 - December 31, 2025)

Best return	Best period end date	Worst return	Worst period end date	Average Return	% of periods with positive returns	Number of positive periods	Number of negative periods
8.91%	Aug. 2015	-0.01%	Dec. 2025	4.09%	98.52%	133	2

Contact information

Customer
service centre

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*For Partner series and Preferred partner series an advisory and management services (AMS) fee, of between 0.50% and 1.25%, is negotiated between you and your advisor. The MER doesn't include this fee.

^Deferred Sales Charge (DSC) purchase option is not available for new contributions given regulatory bans that came into effect June 1, 2023. For certain policies where DSC is the only sales charge option available, new contributions may be accepted. Additional disclosure may be required.

†Soft capped - Contributions are no longer accepted to new investors., ‡Hard capped - Contributions are no longer accepted.

Distribution of the chart, history standard and short-term reports are not permitted without including the fund profile long-term report. Important information about Great-West Life's segregated funds is found in the information folder, available from a Great-West Life representative. **Any amount that is allocated to a segregated fund is invested at the risk of the contract holder and may increase or decrease in value.**

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