

GWL Real Estate 100/100 (PS1)



March 31, 2026

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.

RISK RATING



Fund category

Miscellaneous - Income and Real Property

Inception date

May 14, 2012

Management

expense ratio (MER)*

3.15%
(December 31, 2024)

Fund management

GWL Realty Advisors Inc.

How is the fund invested? (as of March 31, 2026)



Asset allocation (%)

Cash and Equivalents	3.8
Domestic Bonds	2.8
Other	93.4



Geographic allocation (%)

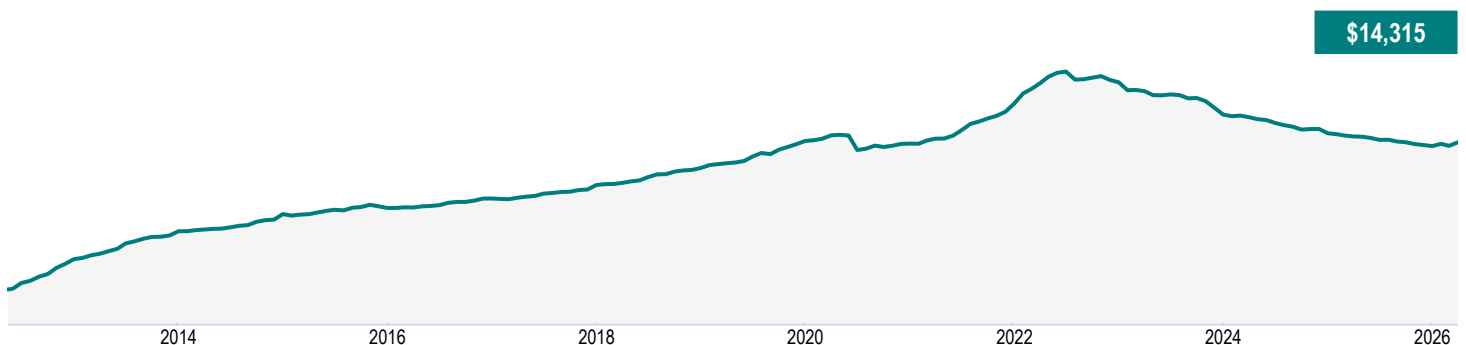
Canada	100.0
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Sector allocation (%)

Cash and Cash Equivalent	3.8
Fixed Income	2.8
Other	93.4

Growth of \$10,000 (since inception)



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Fund details (as of March 31, 2026)

Top holdings	%
Real Estate	93.4
Cash	3.8
Bonds	2.8
Total allocation in top holdings	100.0

Portfolio characteristics	
Standard deviation	1.38%
Dividend yield	-
Yield to maturity	-
Duration (years)	-
Coupon	-
Average credit rating	-
Average market cap (million)	-

Net assets (million)
\$3,954.1

Price
\$14.31

Number of holdings
3

Minimum initial investment
\$500

Fund codes
FEL – CLGO069I
DSC^ – CLGO069J
LSC – CLGO069L

Understanding returns

Annual compound returns (%)

1 MO	3 MO	YTD	1 YR	3 YR	5 YR	10 YR	INCEPTION
0.75	0.79	0.79	-1.17	-3.26	-0.15	1.44	2.62

Calendar year returns (%)

2025	2024	2023	2022	2021	2020	2019	2018
-2.58	-3.62	-5.88	4.03	8.23	-0.54	5.85	3.82

Range of returns over five years (June 01, 2012 - March 31, 2026)

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
5.12%	May 2022	-0.22%	Feb. 2026	2.82%	92.52%	99	8

Contact information

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Commentary and opinions are provided by GWL Realty Advisors Inc..

*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.

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