

GWL Real Estate 100/100 (P)



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.

RISK RATING



LOW

MODERATE

HIGH

Fund category

Miscellaneous - Income and Real Property

Inception date

July 09, 2018

Management expense ratio (MER)*

Fund management

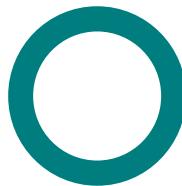
GWL Realty Advisors Inc.

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 (%)

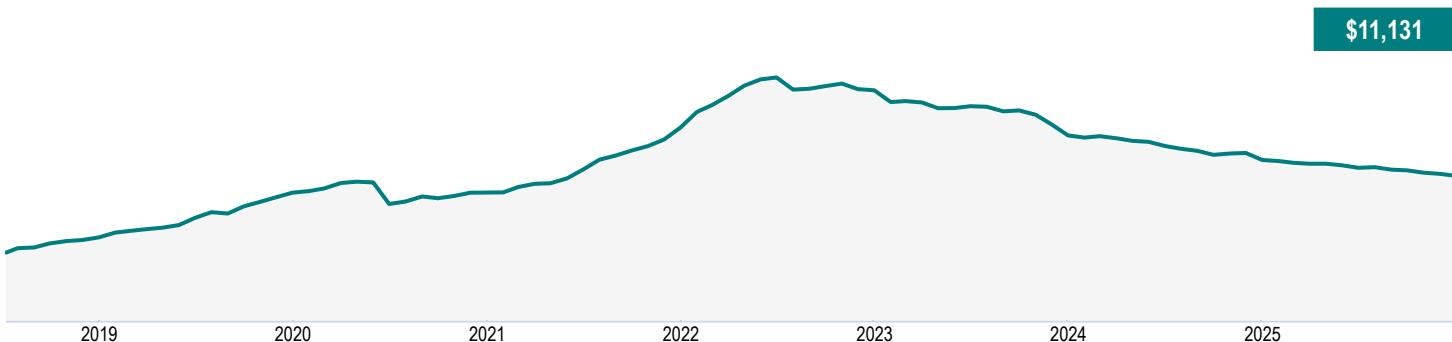
| | |
|--------|-------|
| Canada | 100.0 |
|--------|-------|



Sector allocation (%)

| | |
|--------------------------|------|
| Cash and Cash Equivalent | 3.9 |
| Fixed Income | 2.6 |
| Other | 93.5 |

Growth of \$10,000 (since inception)



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Fund details (as of December 31, 2025)

| Top holdings | % | Portfolio characteristics | Net assets (million) |
|---|--------------|------------------------------|----------------------|
| Real Estate | 93.5 | Standard deviation | 1.39% |
| Cash | 3.9 | Dividend yield | - |
| Bonds | 2.6 | Yield to maturity | - |
| Total allocation in top holdings | 100.0 | Duration (years) | - |
| | | Coupon | - |
| | | Average credit rating | - |
| | | Average market cap (million) | - |

Understanding returns

Annual compound returns (%)

| 1 MO | 3 MO | YTD | 1 YR | 3 YR | 5 YR | 10 YR | INCEPTION |
|--------------|--------------|--------------|--------------|--------------|-------------|-------|-------------|
| -0.27 | -0.73 | -2.06 | -2.06 | -3.51 | 0.45 | - | 1.44 |

Calendar year returns (%)

| 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|--------------|--------------|--------------|-------------|-------------|-------------|-------------|------|
| -2.06 | -3.09 | -5.37 | 4.63 | 8.80 | 0.01 | 6.45 | - |

Range of returns over five years (August 01, 2018 - 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 |
|--------------|----------------------|--------------|-----------------------|----------------|------------------------------------|----------------------------|----------------------------|
| 3.83% | July 2023 | 0.45% | Dec. 2025 | 1.69% | 100.00% | 30 | 0 |

Net assets (million)

Price

\$11.13

Number of holdings

3

Minimum initial investment

\$100,000

Fund codes

FEL – CLGN069I

Contact information

Customer service centre

Toll free:
1-800-665-5758

Corporate website:
greatwestlife.com

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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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