

# CANADA LIFE GLOBAL REAL ESTATE FUND (LONDON CAPITAL)

*(Formerly Global Real Estate Fund (London Capital))*

GLOBAL REAL ESTATE EQUITY FUND

## ***Interim Unaudited Financial Statements***

*For the Six-Month Period Ended September 30, 2020*

*These Interim Unaudited Financial Statements do not contain the Interim Management Report of Fund Performance (“MRFP”) of the investment fund. You may obtain a copy of the Interim MRFP, at no cost, by contacting us using one of the methods noted under Fund Formation and Series Information or by visiting the SEDAR website at [www.sedar.com](http://www.sedar.com). Copies of the Annual Financial Statements or Annual MRFP may also be obtained, at no cost, using any of the methods outlined above.*

*Securityholders may also contact us using one of these methods to request a copy of the investment fund’s proxy voting policies and procedures, proxy voting disclosure record or quarterly portfolio disclosure.*

### **NOTICE OF NO AUDITOR REVIEW OF THE INTERIM FINANCIAL STATEMENTS**

*Mackenzie Financial Corporation, the Manager of the Fund, appoints independent auditors to audit the Fund’s Annual Financial Statements. Under Canadian securities laws (National Instrument 81-106), if an auditor has not reviewed the Interim Financial Statements, this must be disclosed in an accompanying notice.*

*The Fund’s independent auditors have not performed a review of these Interim Financial Statements in accordance with standards established by the Chartered Professional Accountants of Canada.*

# CANADA LIFE GLOBAL REAL ESTATE FUND (LONDON CAPITAL)

(Formerly Global Real Estate Fund (London Capital))

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2020

GLOBAL REAL ESTATE EQUITY FUND

## STATEMENTS OF FINANCIAL POSITION

In thousands (except per security figures)  
As at

	Sep. 30 2020	Mar. 31 2020 (Audited)		Sep. 30 2020	Mar. 31 2020 (Audited)
	\$	\$		\$	\$
<b>ASSETS</b>			<b>Net assets attributable to securityholders per security (note 3)</b>		
<b>Current assets</b>			<b>Q Series</b>	13.65	13.05
Investments at fair value	35,517	36,313	<b>H Series</b>	14.01	13.32
Cash and cash equivalents	358	429	<b>H5 Series</b>	9.56	9.36
Dividends receivable	121	198	<b>HW Series</b>	8.31	7.88
Accounts receivable for investments sold	—	8	<b>HW5 Series</b>	11.13	10.88
Accounts receivable for securities issued	8	27	<b>L Series</b>	14.06	13.42
<b>Total assets</b>	<b>36,004</b>	<b>36,975</b>	<b>L5 Series</b>	9.60	9.46
			<b>N Series</b>	14.64	13.82
<b>LIABILITIES</b>			<b>N5 Series</b>	13.07	12.73
<b>Current liabilities</b>			<b>D5 Series</b>	10.72	10.57
Accounts payable for investments purchased	—	—	<b>QF Series</b>	7.97	7.57
Accounts payable for securities redeemed	34	260	<b>QF5 Series</b>	9.57	9.38
Due to manager	2	2	<b>QFW Series</b>	8.31	7.88
<b>Total liabilities</b>	<b>36</b>	<b>262</b>	<b>QFW5 Series</b>	11.13	10.88
<b>Net assets attributable to securityholders</b>	<b>35,968</b>	<b>36,713</b>			
<b>Net assets attributable to securityholders per series (note 3)</b>					
<b>Q Series</b>	17,616	18,163			
<b>H Series</b>	571	631			
<b>H5 Series</b>	1	1			
<b>HW Series</b>	178	228			
<b>HW5 Series</b>	1	1			
<b>L Series</b>	6,823	6,859			
<b>L5 Series</b>	170	157			
<b>N Series</b>	8,222	8,492			
<b>N5 Series</b>	13	14			
<b>D5 Series</b>	80	97			
<b>QF Series</b>	1,968	1,807			
<b>QF5 Series</b>	42	41			
<b>QFW Series</b>	282	221			
<b>QFW5 Series</b>	1	1			

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



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(Formerly Global Real Estate Fund (London Capital))

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## STATEMENTS OF COMPREHENSIVE INCOME

For the periods ended September 30 (note 1)  
In thousands (except per security figures)

	2020	2019		2020	2019
	\$	\$		\$	\$
<b>Income</b>			<b>Increase (decrease) in net assets attributable to securityholders from operations per security</b>		
Dividends	691	803	<b>Q Series</b>	0.62	0.36
Interest income	63	88	<b>H Series</b>	0.74	0.49
Other changes in fair value of investments and other net assets			<b>H5 Series</b>	0.51	0.40
Net realized gain (loss)	(4,014)	1,287	<b>HW Series</b>	0.46	0.41
Net unrealized gain (loss)	5,562	(466)	<b>HW5 Series</b>	0.59	0.46
<b>Total income (loss)</b>	<b>2,302</b>	<b>1,712</b>	<b>L Series</b>	0.65	0.41
			<b>L5 Series</b>	0.43	0.31
<b>Expenses (note 6)</b>			<b>N Series</b>	0.84	0.63
Management fees	293	362	<b>N5 Series</b>	0.54	0.59
Management fee rebates	(6)	(6)	<b>D5 Series</b>	0.56	0.27
Administration fees	39	48	<b>QF Series</b>	0.40	0.27
Interest charges	1	—	<b>QF5 Series</b>	0.49	0.35
Commissions and other portfolio transaction costs	58	58	<b>QFW Series</b>	0.39	0.47
Independent Review Committee fees	—	—	<b>QFW5 Series</b>	0.59	0.46
Other	—	1			
<b>Expenses before amounts absorbed by Manager</b>	<b>385</b>	<b>463</b>			
Expenses absorbed by Manager	—	—			
<b>Net expenses</b>	<b>385</b>	<b>463</b>			
<b>Increase (decrease) in net assets attributable to securityholders from operations before tax</b>	<b>1,917</b>	<b>1,249</b>			
Foreign withholding taxes	87	110			
Foreign income taxes paid (recovered)	—	—			
<b>Increase (decrease) in net assets attributable to securityholders from operations</b>	<b>1,830</b>	<b>1,139</b>			
<b>Increase (decrease) in net assets attributable to securityholders from operations per series</b>					
<b>Q Series</b>	<b>832</b>	<b>497</b>			
<b>H Series</b>	<b>34</b>	<b>20</b>			
<b>H5 Series</b>	<b>—</b>	<b>—</b>			
<b>HW Series</b>	<b>12</b>	<b>8</b>			
<b>HW5 Series</b>	<b>—</b>	<b>—</b>			
<b>L Series</b>	<b>328</b>	<b>192</b>			
<b>L5 Series</b>	<b>7</b>	<b>5</b>			
<b>N Series</b>	<b>499</b>	<b>348</b>			
<b>N5 Series</b>	<b>1</b>	<b>—</b>			
<b>D5 Series</b>	<b>5</b>	<b>3</b>			
<b>QF Series</b>	<b>98</b>	<b>58</b>			
<b>QF5 Series</b>	<b>2</b>	<b>—</b>			
<b>QFW Series</b>	<b>12</b>	<b>8</b>			
<b>QFW5 Series</b>	<b>—</b>	<b>—</b>			

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

For the periods ended September 30 (note 1)  
In thousands

	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
	QF Series		QF5 Series		QFW Series		QFW5 Series		Total	
	\$		\$		\$		\$		\$	
<b>NET ASSETS ATTRIBUTABLE TO SECURITYHOLDERS</b>										
<b>Beginning of period</b>	1,807	1,861	41	41	221	135	1	1	36,713	44,625
Increase (decrease) in net assets from operations	98	58	2	–	12	8	–	–	1,830	1,139
Distributions paid to securityholders:										
Investment income	–	–	–	–	–	–	–	–	–	–
Capital gains	–	–	–	–	–	–	–	–	–	–
Return of capital	–	–	(1)	(1)	–	–	–	–	(9)	(9)
Management fee rebates	(1)	(1)	–	–	–	–	–	–	(6)	(6)
Total distributions paid to securityholders	(1)	(1)	(1)	(1)	–	–	–	–	(15)	(15)
Security transactions:										
Proceeds from securities issued	199	498	–	–	62	162	–	–	2,150	4,372
Reinvested distributions	1	1	1	1	–	–	–	–	12	12
Payments on redemption of securities	(136)	(239)	(1)	–	(13)	(37)	–	–	(4,722)	(4,557)
Total security transactions	64	260	–	1	49	125	–	–	(2,560)	(173)
<b>Total increase (decrease) in net assets</b>	<b>161</b>	<b>317</b>	<b>1</b>	<b>–</b>	<b>61</b>	<b>133</b>	<b>–</b>	<b>–</b>	<b>(745)</b>	<b>951</b>
<b>End of period</b>	<b>1,968</b>	<b>2,178</b>	<b>42</b>	<b>41</b>	<b>282</b>	<b>268</b>	<b>1</b>	<b>1</b>	<b>35,968</b>	<b>45,576</b>
<b>Increase (decrease) in fund securities (note 7):</b>										
<b>Securities outstanding – beginning of period</b>	<b>239</b>	<b>190</b>	<b>4</b>	<b>3</b>	<b>28</b>	<b>13</b>	<b>–</b>	<b>–</b>		
Issued	25	51	–	–	8	17	–	–		
Reinvested distributions	–	–	–	–	–	–	–	–		
Redeemed	(17)	(24)	–	–	(2)	(4)	–	–		
<b>Securities outstanding – end of period</b>	<b>247</b>	<b>217</b>	<b>4</b>	<b>3</b>	<b>34</b>	<b>26</b>	<b>–</b>	<b>–</b>		

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



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(Formerly Global Real Estate Fund (London Capital))

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## STATEMENTS OF CASH FLOWS

For the periods ended September 30 (note 1)  
In thousands

	2020	2019
	\$	\$
<b>Cash flows from operating activities</b>		
Net increase (decrease) in net assets attributable to securityholders from operations	1,830	1,139
Adjustments for:		
Net realized loss (gain) on investments	3,975	(1,283)
Change in net unrealized loss (gain) on investments	(5,562)	466
Purchase of investments	(14,883)	(19,350)
Proceeds from sale and maturity of investments	17,271	19,886
Change in dividends receivable	77	(22)
<b>Net cash from operating activities</b>	<b>2,708</b>	<b>836</b>
<b>Cash flows from financing activities</b>		
Proceeds from securities issued	1,984	4,033
Payments on redemption of securities	(4,763)	(4,221)
Distributions paid net of reinvestments	(3)	(3)
<b>Net cash from financing activities</b>	<b>(2,782)</b>	<b>(191)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(74)</b>	<b>645</b>
Cash and cash equivalents at beginning of period	429	543
Effect of exchange rate fluctuations on cash and cash equivalents	3	1
<b>Cash and cash equivalents at end of period</b>	<b>358</b>	<b>1,189</b>
Cash	358	689
Cash equivalents	–	500
<b>Cash and cash equivalents at end of period</b>	<b>358</b>	<b>1,189</b>
<b>Supplementary disclosures on cash flow from operating activities:</b>		
Dividends received	768	781
Foreign taxes paid	87	110
Interest received	63	88
Interest paid	1	–

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## SCHEDULE OF INVESTMENTS

As at September 30, 2020

	Country	Sector	Par Value/ No. of Shares/Units	Average Cost (\$ 000s)	Fair Value (\$ 000s)
<b>EQUITIES</b>					
ADO Properties SA	Germany	Real Estate	10,800	618	398
Aedifica SA	Belgium	Real Estate	3,200	498	520
Agree Realty Corp.	United States	Real Estate	5,333	343	452
Alexandria Real Estate Equities Inc.	United States	Real Estate	500	116	107
Allied Properties Real Estate Investment Trust	Canada	Real Estate	4,400	215	158
AvalonBay Communities Inc.	United States	Real Estate	548	136	109
Big Yellow Group PLC	United Kingdom	Real Estate	14,125	208	252
Boston Properties Inc.	United States	Real Estate	3,700	417	396
Brookfield Property REIT Inc.	United States	Real Estate	42,000	553	684
Canadian Apartment Properties Real Estate Investment Trust	Canada	Real Estate	10,300	497	478
CapitaLand Ltd.	Singapore	Real Estate	220,300	661	586
CareTrust REIT Inc.	United States	Real Estate	19,258	442	456
Castellum AB	Sweden	Real Estate	21,400	536	648
Charter Hall Group	Australia	Real Estate	47,800	591	574
China Merchants Land Ltd.	China	Real Estate	1,428,100	367	271
CK Asset Holdings Ltd.	Hong Kong	Real Estate	30,000	253	195
Community Healthcare Trust Inc.	United States	Real Estate	1,700	104	106
Corporate Office Properties Trust	United States	Real Estate	4,000	150	126
Cousins Properties Inc.	United States	Real Estate	20,100	1,053	765
CTO Realty Growth Inc.	United States	Real Estate	8,123	595	477
Daito Trust Construction Co. Ltd.	Japan	Real Estate	5,500	619	649
Daiwa House Industry Co. Ltd.	Japan	Real Estate	25,400	1,005	869
Deutsche Wohnen AG	Germany	Real Estate	1,300	93	87
DiamondRock Hospitality Co.	United States	Real Estate	59,000	379	398
Digital Realty Trust Inc.	United States	Real Estate	2,602	471	508
Douglas Emmett Inc.	United States	Real Estate	13,700	557	458
Equity Residential	United States	Real Estate	13,341	1,087	912
First Industrial Realty Trust Inc.	United States	Real Estate	9,835	370	521
Fortune Real Estate Investment Trust	Hong Kong	Real Estate	162,700	246	182
Gecina SA	France	Real Estate	3,500	602	616
Gemdale Properties and Investment Corp. Ltd.	China	Real Estate	2,079,897	497	470
Global One Real Estate Investment Corp.	Japan	Real Estate	400	671	514
Goldcrest Co. Ltd.	Japan	Real Estate	23,914	543	417
Goodman Group	Australia	Real Estate	53,900	703	924
Grainger PLC	United Kingdom	Real Estate	77,800	282	397
Great Eagle Holdings Ltd.	Hong Kong	Real Estate	31,860	169	97
Greenland (Hong Kong) Holdings Ltd.	China	Real Estate	874,500	386	359
Hibernia REIT PLC	Ireland	Real Estate	181,300	380	282
Highwoods Properties Inc.	United States	Real Estate	7,400	381	331
Hysan Development Co. Ltd.	Hong Kong	Real Estate	41,800	222	167
Ingenia Communities Group	Australia	Real Estate	108,700	391	474
Inmobiliaria Colonial SOCIMI SA	Spain	Real Estate	43,600	557	480
InterRent Real Estate Investment Trust	Canada	Real Estate	37,200	532	469
Invincible Investment Corp.	Japan	Real Estate	1,309	652	519
Irish Residential Properties REIT PLC	Ireland	Real Estate	163,755	369	360
Japan Hotel REIT Investment Corp.	Japan	Real Estate	800	371	526
Japan Property Management Center Co. Ltd.	Japan	Real Estate	18,300	319	331

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## SCHEDULE OF INVESTMENTS (cont'd)

As at September 30, 2020

	Country	Sector	Par Value/ No. of Shares/Units	Average Cost (\$ 000s)	Fair Value (\$ 000s)
<b>EQUITIES (cont'd)</b>					
Kilroy Realty Corp.	United States	Real Estate	8,100	651	560
Klovern AB Class B	Sweden	Real Estate	193,900	486	476
LEG Immobilien GmbH	Germany	Real Estate	2,241	324	426
Lexington Realty Trust	United States	Real Estate	17,500	233	243
Life Storage Inc.	United States	Real Estate	4,100	568	575
Mapletree Commercial Trust	Singapore	Real Estate	245,100	477	467
Medical Properties Trust Inc.	United States	Real Estate	22,335	403	524
Mitsubishi Estate Co. Ltd.	Japan	Real Estate	4,564	103	92
National Retail Properties Inc.	United States	Real Estate	10,700	804	492
NexPoint Residential Trust Inc.	United States	Real Estate	8,500	447	502
Overseas Chinese Town Asia Holdings Ltd.	China	Real Estate	431,400	344	120
Piedmont Office Realty Trust Inc.	United States	Real Estate	25,900	543	468
ProLogis Inc.	United States	Real Estate	13,639	1,050	1,826
PS Business Parks Inc.	United States	Real Estate	3,131	504	510
Public Storage	United States	Real Estate	3,068	752	910
Rexford Industrial Realty Inc.	United States	Real Estate	8,700	447	530
The RMR Group Inc.	United States	Real Estate	12,209	735	447
S IMMO AG	Austria	Real Estate	5,100	142	115
Safestore Holdings PLC	United Kingdom	Real Estate	36,300	397	485
Saul Centers Inc.	United States	Real Estate	7,400	520	262
Sella Capital Real Estate Ltd.	Israel	Real Estate	195,900	487	401
Shinoken Group Co. Ltd.	Japan	Real Estate	28,822	350	358
Simon Property Group Inc.	United States	Real Estate	1,000	86	86
SITE CENTERS Corp.	United States	Real Estate	47,200	552	452
Soundwill Holdings Ltd.	Hong Kong	Real Estate	180,900	414	212
STORE Capital Corp.	United States	Real Estate	16,215	531	592
Summit Real Estate Holdings Ltd.	Israel	Real Estate	8,800	192	101
Sun Communities Inc.	United States	Real Estate	700	137	131
Sun Hung Kai Properties Ltd.	Hong Kong	Real Estate	6,900	130	118
Takara Leben Co. Ltd.	Japan	Real Estate	41,100	210	162
Terreno Realty Corp.	United States	Real Estate	6,801	300	496
TLG Immobilien AG	Germany	Real Estate	19,100	699	524
TOC Co. Ltd.	Japan	Real Estate	31,341	318	259
UOL Group Ltd.	Singapore	Real Estate	17,900	121	117
Vonovia SE	Germany	Real Estate	5,125	378	469
Warehouses De Pauw SCA	Belgium	Real Estate	9,300	244	451
Washington Real Estate Investment Trust	United States	Real Estate	13,600	496	364
Welltower Inc.	United States	Real Estate	1,619	164	119
<b>Total equities</b>				<b>36,946</b>	<b>35,517</b>
Transaction costs				(58)	–
<b>Total investments</b>				<b>36,888</b>	<b>35,517</b>
Cash and cash equivalents					358
Other assets less liabilities					93
<b>Total net assets</b>					<b>35,968</b>



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## SUMMARY OF INVESTMENT PORTFOLIO

### September 30, 2020

Portfolio Allocation	% of NAV
Equities	98.7
Cash and short-term investments	1.0
Other assets (liabilities)	0.3

### Regional Allocation

Regional Allocation	% of NAV
United States	46.7
Japan	13.1
Australia	5.5
Germany	5.3
China	3.4
Singapore	3.3
United Kingdom	3.2
Sweden	3.1
Canada	3.1
Belgium	2.7
Hong Kong	2.7
Ireland	1.8
France	1.7
Other	1.7
Israel	1.4
Cash and short-term investments	1.0
Other assets (liabilities)	0.3

### Sector Allocation

Sector Allocation	% of NAV
Industrial real estate investment trusts	13.9
Diversified real estate activities	13.9
Office real estate investment trusts	12.9
Real estate operating companies	12.2
Residential real estate investment trusts	9.5
Retail real estate investment trusts	8.6
Specialized real estate investment trusts	7.6
Diversified real estate investment trusts	7.4
Health care real estate investment trusts	4.8
Hotel and resort real estate investment trusts	4.0
Real estate development	3.9
Cash and short-term investments	1.0
Other assets (liabilities)	0.3

### March 31, 2020

Portfolio Allocation	% of NAV
Equities	98.9
Cash and short-term investments	1.2
Other assets (liabilities)	(0.1)

### Regional Allocation

Regional Allocation	% of NAV
United States	47.9
Japan	12.9
Hong Kong	8.7
China	4.8
Germany	3.7
Canada	3.3
United Kingdom	3.2
Australia	2.8
Sweden	2.6
Belgium	2.5
Ireland	2.3
Singapore	2.1
Austria	1.2
Cash and short-term investments	1.2
France	0.6
Other	0.3
Other assets (liabilities)	(0.1)

### Sector Allocation

Sector Allocation	% of NAV
Diversified real estate activities	15.4
Industrial real estate investment trusts	12.5
Real estate operating companies	11.9
Retail real estate investment trusts	10.5
Office real estate investment trusts	10.1
Residential real estate investment trusts	9.5
Diversified real estate investment trusts	7.8
Specialized real estate investment trusts	7.5
Real estate development	5.2
Health care real estate investment trusts	4.8
Hotel and resort real estate investment trusts	3.7
Cash and short-term investments	1.2
Other assets (liabilities)	(0.1)

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## NOTES TO FINANCIAL STATEMENTS

### 1. Fiscal Periods and General Information

The information provided in these financial statements and notes thereto is for the six-month periods ended or as at September 30, 2020 and 2019, except for the comparative information presented in the Statements of Financial Position and notes thereto, which is as at March 31, 2020, as applicable. In the year a Fund or series is established or reinstated, 'period' represents the period from inception or reinstatement. Refer to Note 9 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 180 Queen Street West, Toronto, 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.

Mackenzie Financial Corporation ("Mackenzie") is the manager of the Fund and is wholly owned by IGM Financial Inc., a subsidiary of Power Corporation of Canada. The Canada Life Assurance Company is also 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 unaudited interim financial statements ("financial statements") have been prepared in accordance with International Financial Reporting Standards ("IFRS"), including International Accounting Standard ("IAS") 34, *Interim Financial Reporting*, as issued by the International Accounting Standards Board ("IASB"). These financial statements were prepared using the same accounting policies, critical accounting judgements and estimates as applied in the Fund's most recent audited annual financial statements for the year ended March 31, 2020. 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 assets and liabilities that have been measured at fair value.

These financial statements were authorized for issue by the Board of Directors of Mackenzie Financial Corporation on November 10, 2020.

### 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* ("IFRS 9"). 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. As such, 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 Fund's redeemable securities contain multiple dissimilar contractual obligations and therefore 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.

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.

# CANADA LIFE GLOBAL REAL ESTATE FUND (LONDON CAPITAL)

(Formerly Global Real Estate Fund (London Capital))

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

### (a) Financial instruments (cont'd)

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. Mackenzie has concluded that any unlisted open-ended investment funds and exchange-traded funds in which the Fund invests, do not meet either the definition of a structured entity or the definition of an associate.

### (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.

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, Mackenzie 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 Mackenzie's opinion, inaccurate, unreliable, or not reflective of all available material information, are valued at their fair value as determined by Mackenzie 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.

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

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 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 from National Instrument 81-102" in the Annual Information Form 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 unrealized gains or losses on a "mark to market" basis. 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 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 September 30, 2020.

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

### (c) Income recognition

Interest income from interest bearing investments is recognized using the effective interest method. Dividends are accrued as of the ex-dividend date. 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.

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

### (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, advisers, brokers and dealers. 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 third-party services that were paid for by brokers during the periods is disclosed in Note 9. 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.

Securities lending transactions are administered by Canadian Imperial Bank of Commerce (the "Securities Lending Agent"). 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. 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 is included in the Statement of Comprehensive Income – Securities lending income and recognized when earned.

Note 9 summarizes the details of securities loaned and collateral received, as well as a reconciliation of securities lending income, if applicable.

### (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 9 summarizes the details of such offsetting, if applicable.

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) Foreign 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. Refer to Note 9 for the Fund's NAV per security.

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

### (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

The Fund applies the acquisition method of accounting for Fund mergers. Under this method, one of the Funds in each merger is identified as the acquiring Fund, and is referred to as the Continuing Fund, and the other Fund involved in the merger is referred to as the Terminated Fund. This identification is based on the comparison of the relative net asset values of the Funds as well as consideration of the continuation of such aspects of the Continuing Fund as: investment advisors; investment objectives and practices; type of portfolio securities; and management fees and expenses.

## 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 duration and long-term impact of the novel coronavirus (COVID-19) pandemic on businesses and markets, and the extent of additional economic relief measures which may be offered by some governments and central banks, are unknown at the reporting date. The Manager uses judgment in assessing the impact from such events on the assumptions and estimates applied in reporting the assets and liabilities in the Fund's financial statements at September 30, 2020. However, this uncertainty means it is impossible to reliably estimate the impact on the financial results and position of the Fund in future periods.

### 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 and application of the fair value option*

In classifying and measuring financial instruments held by the Fund, Mackenzie is required to make significant judgments in order to determine the most appropriate classification in accordance with IFRS 9. Mackenzie 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.

#### *Structured entities and associates*

In determining whether an unlisted open-ended investment fund or an exchange-traded fund in which the Fund invests, but that it does not consolidate, meets the definitions of either a structured entity or of an associate, Mackenzie is required to make significant judgments about whether these underlying funds have the typical characteristics of a structured entity or of an associate. Mackenzie has assessed the characteristics of these underlying funds and has concluded that they do not meet the definition of either a structured entity or of an associate because the Fund does not have contracts or financing arrangements with these underlying funds and the Fund does not have an ability to influence the activities of these underlying funds or the returns it receives from investing in these underlying funds.

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## 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. 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 9 for the Fund's loss carryforwards.

## 6. Management Fees and Operating Expenses

Mackenzie is paid a management fee 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.

Each series of the Fund, except B-Series, is charged a fixed rate annual administration fee ("Administration Fee") and in return, Mackenzie bears all of the operating expenses of the Fund, other than certain specified fund costs. 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 Mackenzie 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.

All expenses relating to the operation of the Fund attributable to B-Series securities will be charged to that particular series. Operating expenses include legal, audit, transfer agent, custodian, administration and trustee services, cost of financial reporting and Simplified Prospectus printing, regulatory filing fees and other miscellaneous expenses specifically attributable to the B-Series securities and any applicable taxes.

Mackenzie 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 9 for the management fee and Administration Fee rates charged to each series of securities.

## 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 September 30, 2020 and 2019 and securities issued, reinvested and redeemed for the periods are presented in the Statement of Changes in Financial Position. Mackenzie manages the capital of the Fund in accordance with the investment objectives as discussed in Note 9.

## 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* ("IFRS 7"). The Fund's exposure to financial risks is concentrated in its investments, which are presented in the Schedule of Investments, as at September 30, 2020, grouped by asset type, with geographic and sector information.

Mackenzie 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, Mackenzie 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.

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GLOBAL REAL ESTATE EQUITY FUND

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

### ii. Liquidity risk

Liquidity risk arises when the Fund encounters difficulty in meeting its financial obligations as they come 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 90% of its assets in liquid investments (i.e., investments that can be readily sold).

### iii. Currency risk

Currency risk arises when the fair value of financial instruments that are denominated in a currency other than the Canadian dollar, which is the Fund's reporting currency, fluctuates due to changes in exchange rates. Note 9 summarizes the Fund's exposure, if applicable and significant, to currency risk.

### iv. Interest rate risk

Interest rate risk arises when the fair value of interest-bearing financial instruments fluctuates due to changes in the prevailing levels of market interest rates. Cash and cash equivalents do not expose the Fund to significant amounts of interest rate risk. Note 9 summarizes the Fund's exposure, if applicable and significant, to 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, 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. Note 9 summarizes the Fund's exposure, if applicable and significant, to other price risk.

### 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 9 summarizes the Fund's exposure, if applicable and significant, to credit risk.

All transactions in listed securities are executed with approved brokers. 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 9 summarizes the Fund's exposure, if applicable and significant, to these risks from underlying funds.

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## 9. Fund Specific Information (in '000s, 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.canadalife.com](http://www.canadalife.com))

Quadrus Investment Services Ltd. ("Quadrus") is the principal distributor of the series of securities listed below:

Q Series and D5 Series securities are offered to investors investing a minimum of \$500. Investors in D5 Series securities also want to receive a monthly cash flow of 5% per year. Before August 14, 2020, Q Series securities were known as Quadrus Series.

H Series and H5 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 H5 Series securities also want to receive a monthly cash flow of 5% per year.

HW Series and HW5 Series securities are offered to high net worth investors investing a minimum of \$100,000 and who have eligible minimum total holdings of \$500,000, who are enrolled in a Quadrus-sponsored fee-for-service or wrap program and who are subject to an asset-based fee. Investors in HW5 Series securities also want to receive a monthly cash flow of 5% per year.

L Series and L5 Series securities are offered to investors investing a minimum of \$100,000 and who have eligible minimum total holdings of \$500,000. Investors in L5 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 \$100,000, who have eligible minimum total holdings of \$500,000, and who have entered into an N type series account agreement with Mackenzie 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 \$100,000 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.

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, a low-load purchase option 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 Mackenzie 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.



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## NOTES TO FINANCIAL STATEMENTS

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

#### (a) Fund Formation and Series Information (cont'd)

Series	Inception/ Reinstatement Date	Management Fees	Administration Fees	Net Asset Value per Security (\$)	
				Sep. 30, 2020	Mar. 31, 2020
Q Series <sup>(2)</sup>	July 17, 2008	2.00%	0.28%	13.65	13.05
H Series	July 16, 2008	1.00%	0.15%	14.01	13.32
H5 Series	August 13, 2015	1.00%	0.15%	9.56	9.36
HW Series	August 7, 2018	0.80%	0.15%	8.31	7.88
HW5 Series	August 7, 2018	0.80%	0.15%	11.13	10.88
L Series	December 16, 2011	1.80%	0.15%	14.06	13.42
L5 Series	August 17, 2015	1.80%	0.15%	9.60	9.46
N Series	October 6, 2011	— <sup>(1)</sup>	— <sup>(1)</sup>	14.64	13.82
N5 Series	March 27, 2012	— <sup>(1)</sup>	— <sup>(1)</sup>	13.07	12.73
D5 Series	September 15, 2008	2.00%	0.28%	10.72	10.57
QF Series	July 12, 2016	1.00%	0.28%	7.97	7.57
QF5 Series	July 12, 2016	1.00%	0.28%	9.57	9.38
QFW Series	August 7, 2018	0.80%	0.15%	8.31	7.88
QFW5 Series	August 7, 2018	0.80%	0.15%	11.13	10.88

(1) This fee is negotiable and payable directly to Mackenzie by investors in this series.

(2) Before August 14, 2020, Q Series securities were known as Quadrus Series.

#### (b) Investments by Mackenzie and Affiliates

As at September 30, 2020, The Canada Life Assurance Company, an affiliate of Mackenzie, had an investment of \$8 (March 31, 2020 – \$7) in the Fund.

#### (c) Loss Carryforwards

As at the last taxation year-end, there were no capital and non-capital losses available to carry forward for tax purposes.

#### (d) Securities Lending

The value of securities loaned and collateral received from securities lending at September 30, 2020 and March 31, 2020, were as follows:

	September 30, 2020	March 31, 2020
	(\$)	(\$)
Value of securities loaned	1,641	—
Value of collateral received	1,724	—

Collateral received is comprised of debt obligations of the Government of Canada and other countries, Canadian provincial and municipal governments and financial institutions.

#### (e) Name Change

Effective August 14, 2020, the Fund was renamed Canada Life Global Real Estate Fund (London Capital).

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

As at September 30, 2020 and March 31, 2020, there were no amounts subject to offsetting.

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## NOTES TO FINANCIAL STATEMENTS

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

#### (g) Subsequent Events

Effective on or about January 1, 2021, the Fund's manager and trustee will change to Canada Life Investment Management Ltd. ("CLIML"), an affiliate of Mackenzie. This change received a positive recommendation from the Mackenzie Funds' Independent Review Committee and is subject to regulatory approval for CLIML to be registered as an investment fund manager.

Concurrent with this change, Mackenzie will replace GLC Asset Management Group Ltd. as sub-advisor to the Fund.

#### (h) 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 whose primary business is related to the ownership, management and/or development of real estate property.

##### *ii. Currency risk*

The table below indicates currencies to which the Fund had significant exposure as at period end in Canadian dollar terms, including the underlying principal amount of any derivative instruments. Other financial assets and liabilities (including accrued interest and dividends receivable, and receivables/payables for investments sold/purchased) that are denominated in foreign currencies do not expose the Fund to significant currency risk.

Currency	September 30, 2020			
	Investments (\$)	Cash and Short-Term Investments (\$)	Derivative Instruments (\$)	Net Exposure* (\$)
U.S. dollar	16,895	182	–	17,077
Euro	4,728	(3)	–	4,725
Japanese yen	4,696	–	–	4,696
Hong Kong dollar	2,191	9	–	2,200
Australian dollar	1,972	5	–	1,977
Singapore dollar	1,170	–	–	1,170
British pound	1,134	–	–	1,134
Swedish krona	1,124	–	–	1,124
Israeli shekel	502	56	–	558
Total	34,412	249	–	34,661
% of Net Assets	95.7	0.7	–	96.4

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## NOTES TO FINANCIAL STATEMENTS

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

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

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

Currency	March 31, 2020			
	Investments (\$)	Cash and Short-Term Investments (\$)	Derivative Instruments (\$)	Net Exposure* (\$)
U.S. dollar	17,565	36	–	17,601
Hong Kong dollar	4,958	27	–	4,985
Japanese yen	4,745	–	–	4,745
Euro	3,832	1	–	3,833
British pound	1,192	1	–	1,193
Australian dollar	1,013	1	–	1,014
Swedish krona	938	–	–	938
Singapore dollar	762	11	–	773
Israeli shekel	113	–	–	113
Total	35,118	77	–	35,195
% of Net Assets	95.7	0.2	–	95.9

\* Includes both monetary and non-monetary financial instruments

As at September 30, 2020, had the Canadian dollar increased or decreased by 5% relative to all foreign currencies, with all other variables held constant, net assets would have decreased or increased by approximately \$1,733 or 4.8% of total net assets (March 31, 2020 – \$1,760 or 4.8%). In practice, the actual trading results may differ and the difference could be material.

##### iii. Interest rate risk

As at September 30, 2020 and March 31, 2020, the Fund did not have a significant exposure to interest rate risk.

##### iv. Other price risk

The Fund's most significant exposure to price risk arises from its investment in equity securities. As at September 30, 2020, had the prices on the respective stock exchanges for these securities increased or decreased by 10%, with all other variables held constant, net assets would have increased or decreased by approximately \$3,552 or 9.9% of total net assets (March 31, 2020 – \$3,631 or 9.9%). In practice, the actual trading results may differ and the difference could be material.

##### v. Credit risk

As at September 30, 2020 and March 31, 2020, the Fund did not have a significant exposure to credit risk.

# CANADA LIFE GLOBAL REAL ESTATE FUND (LONDON CAPITAL)

(Formerly Global Real Estate Fund (London Capital))

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2020

GLOBAL REAL ESTATE EQUITY FUND

## NOTES TO FINANCIAL STATEMENTS

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

#### (i) Fair Value Classification

The table below summarizes the fair value of the Fund's financial instruments using the following fair value hierarchy:

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; 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.

	September 30, 2020				March 31, 2020			
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Total (\$)	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Total (\$)
Equities	18,000	17,517	–	35,517	18,760	17,553	–	36,313
Short-term investments	–	–	–	–	–	300	–	300
Total	18,000	17,517	–	35,517	18,760	17,853	–	36,613

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.

In accordance with the Fund's valuation policy, the Fund applies fair value adjustment factors to the quoted market prices for non-North American equities when North American intraday stock market movements exceed pre-determined tolerances. The adjustment factors are applied in order to estimate the impact on fair values of events occurring between the close of the non-North American stock markets and the close of business for the Fund. If fair value adjustment factors are applied, non-North American equities are classified as Level 2. Consequently, during the period ended September 30, 2020, non-North American equities frequently transferred between Level 1 (unadjusted quoted market prices) and Level 2 (adjusted market prices). As at September 30, 2020, these securities were classified as Level 2 (March 31, 2020 – Level 2).

Financial instruments classified as Level 2 investments are valued 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.