



HARVEST GLOBAL REIT LEADERS INCOME ETF

January 2021

TSX HGR

Why A Portfolio Should Consider Global REITS

Global REITs can offer quality, scale and income diversity outside of Canada

Real estate investments trusts (REITs) are popular with income seeking investors because of the dividends generated by their underlying assets.

REITs own office buildings, shopping centers, seniors homes, industrial properties, apartment complexes and specialty buildings such as those that house data warehouses and pharmaceutical laboratories. The REITs lease these properties to tenants. They are popular with investors seeking income because after collecting the rent and paying their expenses, REITs pay out the bulk of what's left to shareholders in the form of dividends.

Opportunity for Income & Diversification



Global property markets have different factors driving them through long-term growth and short-term fluctuations, meaning they can perform quite differently. So, at Harvest, we believe that an active investment selection process, that assesses global markets for valuation, quality and momentum metrics is the best way to generate attractive income through full cycles.

By investing in a basket of REITs around the world, an investor is exposed to a diversified basket of property markets, economies, inflation, interest rate environments, and yield curves.

When interest rates change, investors often ask whether the trend is going to help or hurt REITs. Historically, upward moves in interest rates have dimmed interest in REITs relative to stocks, because investors often see REITs as a proxy for bonds. Bonds typically fall in price as interest rates rise.

REITs have some bond-like features, but are different in several ways. Slowly rising rates can be positive for REITs because the trend reflects a growing economy. That implies stronger demand for prime real estate as companies expand.

REITs with high quality holdings and prime tenants can capture that demand through higher rental income. They can also pass along higher costs through rent increases. Rising rates are usually a central banks policy to curb inflation. Leases – unlike bonds – can include inflation adjustment clauses. Inflation also help REITs retain their real value as inflation tends to increase the price of property. All these factors can give REIT holders an advantage over bonds.



Economies of Scale; an important metric with REITs

Harvest believes there is more opportunity overseas for uncorrelated, diversified, unique assets with huge scale that investors simply don't have in Canada.



Alexandria REIT

Dominant player in campus style real estate for integrated healthcare research, technology and innovation companies in dynamic urban clusters.

- Asset base U\$35.6 million square feet (Sept 2019)
- Predominately Investment Grade/Large Cap Tenants



Prologis REIT

Logistics real estate and supply chain logistics. As of Nov, 5, 2019, over 5050 customers, 750+ multi-site customers, 700,000 employees globally, and a 797,000 million square foot portfolio.



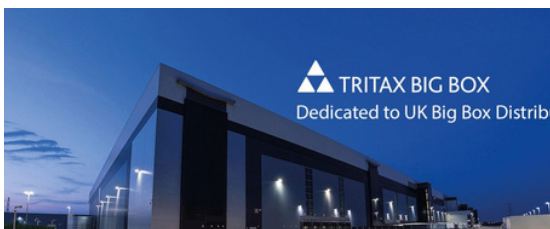
Aroundtown S.A.

Aroundtown SA is a real estate company with a focus on income generating quality properties with value-add potential in central locations in top tier European cities primarily in Germany and the Netherlands. Commercial Portfolio valued at €23.2bn as at March 2020.



Digital Realty

A dominant player globally in data storage centers with best in class growth profile. As of March 2020, they had a global footprint of 210 data centers in 14 countries and 36 global metros. Market capitalization of US\$26 billion (Bloomberg, February 2020).



Tritax Big Box

Tritax Big Box REIT plc is the UK's leading investment company focused on larger scale logistics real estate. They invest in and actively manage existing income-producing assets, land suitable for Big Box development and pre-let forward funded developments.

Who is HGR designed for?

HGR is designed for advisors or individuals looking for a good quality, monthly paying, globally diversified equity income product.

- A source of REIT investments outside of Canada
- Consistent monthly income with the opportunity for capital appreciation
- Covered call strategy on select REITs to generate additional income
- Actively managed to assess valuation, quality and momentum metrics
- Exposure to growth sectors: Technology, Healthcare & E-Commerce

About Harvest

At Harvest, our guiding principles are premised on building wealth for our clients through ownership of strong businesses that have the potential to grow & generate steady income over the long term.

Founded in 2009, Harvest manages over \$1 billion in assets for Canadian Investors. We offer simple, easy to understand, income & growth orientated ETF portfolios.

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Income happens here.

Commissions, management fees and expenses all may be associated with investing in HARVEST Exchange Traded Funds (managed by Harvest Portfolios Group Inc.) Please read the relevant prospectus before investing. The funds are not guaranteed, their values change frequently and past performance may not be repeated. Tax, investment and all other decisions should be made with guidance from a qualified professional.

Certain statements included in this communication constitute forward-looking statements, including, but not limited to, those identified by the expressions "expect", "intend", "will" and similar expressions to the extent they relate to the Investment Fund. The forward-looking statements are not historical facts but reflect the Fund's, Harvest and the Manager of the Fund's current expectations regarding future results or events. These forward looking statements are subject to a number of risks and uncertainties that could cause actual results or events to differ materially from current expectations. Although the Fund, Harvest and the Manager of the Fund believes that the assumptions inherent in the forward-looking statements are reasonable, forward-looking statements are not guarantees of future performance and, accordingly, readers are cautioned not to place undue reliance on such statements due to the inherent uncertainty therein. The Fund, Harvest and the Manager of the Fund undertakes no obligation to update publicly or otherwise revise any forward-looking statement or information whether as a result of new information, future events or other such factors which affect this information, except as required by law.

Please see www.harvestportfolios.com for additional information. The ETF is listed for trading on the TSX under the ticker symbol HGR.