



HGR

Harvest Global REIT Leaders Income ETF

Real assets, global scale, steady income

September 2024

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.



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 ETFs, 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.

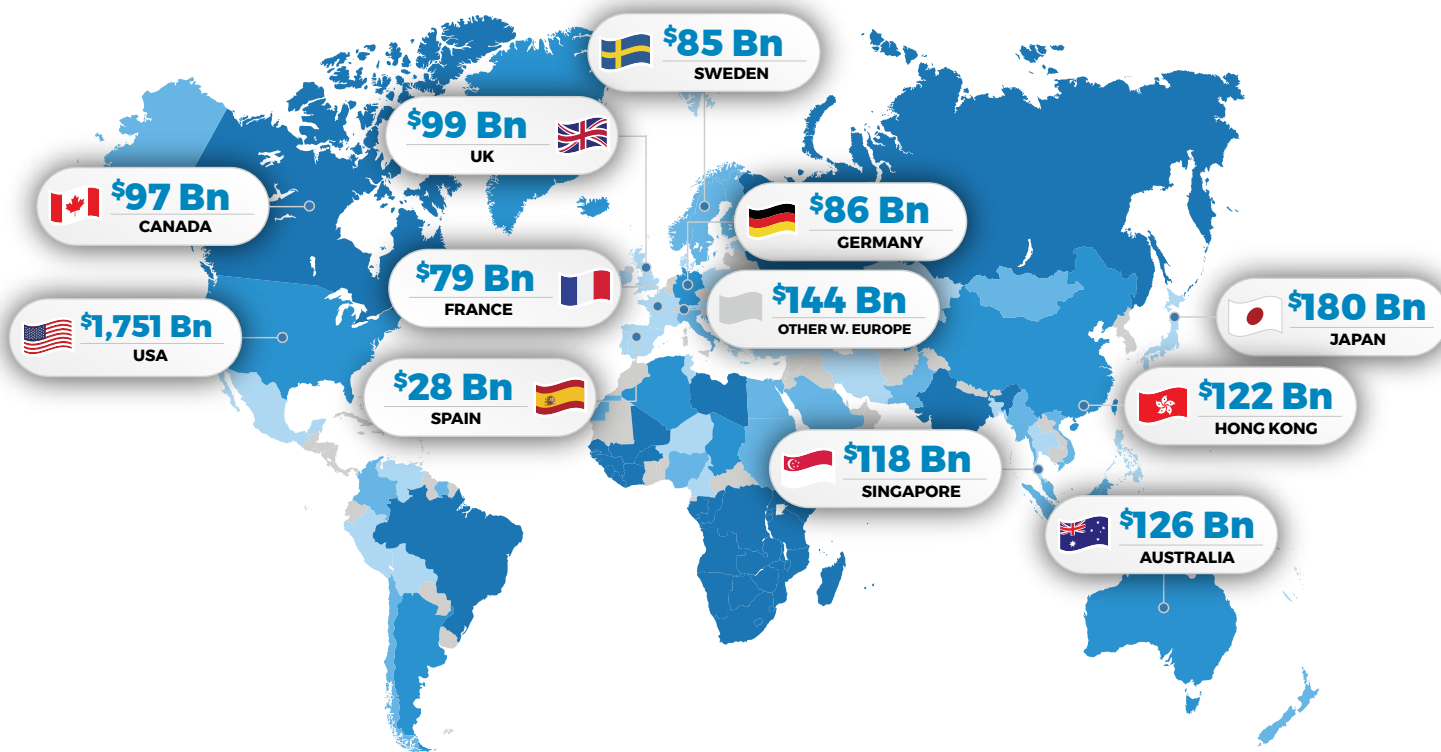
When interest rates change, investors often ask whether the trend is going to help or hurt REITs. Historically, upward moves in interest rates have dimmed interest in REITs relative to stocks, because investors often see REITs as a proxy for bonds. Bonds typically fall in price as interest rates rise. Rate rises are not always a pure headwind for REITs and huge demand for real estate during inflationary periods point to fundamental strength in global real estate.

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.

The global allocation of HGR offers investors exposure to more types of real estate than they can access through Canadian REITs alone. That includes a wider array of industrial properties and warehouses key to the digitization of commerce, the data centers and 5G towers leading tech companies rely on, as well as apartment units in smaller cities in the United States benefitting from massive internal migration trends.

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.



Source: Market Cap (in CAD\$) for REITs and Real Estate Operating Companies from Bloomberg ICB.
As at January 13, 2023. For illustrative purposes.

Who is HGR designed for?

HGR is designed for advisors or individuals looking for a 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

Investment Highlights

- Unique Global Portfolio: Large cap, dominant real estate issuers in key developed markets
- Diversification: Access for Canadians to a variety of Global REITs
- Attractive income: Monthly Income with opportunity for capital appreciation
- Covered Call Strategy: Monthly call writing on select positions to generate additional income
- Exposure to Growth Sectors: Select REITs with exposure to Technology, Healthcare & E-commerce
- ETF: Trades on the TSX under the symbol HGR; Currency hedged to CAD

About Harvest

Founded in 2009, Harvest Portfolios Group Inc. is an independent Canadian Investment Fund Manager. 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 income over the long term. Harvest has an established track record with its stable of Equity ETFs and Fixed Income ETFs. In 2024, Harvest has expanded its income philosophy to introduce Balanced Income ETFs to our innovative lineup. These portfolios are invested in ETFs listed on a recognized North American stock exchange that provide exposure towards large capitalization equity securities, investment grade bonds or money market instruments issued by corporations or governments and will include ETFs that engage in covered call strategies.

To learn more about the ETF, please visit harvestportfolios.com/hgr.

Disclaimer

For Information Purposes Only. Commissions, management fees and expenses all may be associated with investing in HARVEST Exchange Traded Funds managed by Harvest Portfolios Group Inc. (the "Funds" or "ETFs"). Please read the relevant prospectus before investing. The Funds are not guaranteed, their values change frequently, and past performance may not be repeated. This communication should not be considered as advice and/or a recommendation to purchase or sell the mentioned securities or used to engage in personal investment strategies. Tax, investment and all other decisions should be made with guidance from a qualified professional.

Distributions are paid to you in cash unless you request, pursuant to your participation in a distribution reinvestment plan, that they be reinvested into Class A units of the Fund. If the Fund earns less than the amounts distributed, the difference is a return of capital.

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

The ETF is listed for trading on the TSX under the ticker symbol HGR.

Please see www.harvestportfolios.com for additional information.