

COUNSEL | PORTFOLIO SERVICES

Counsel Global Real Estate

INTERIM UNAUDITED FINANCIAL STATEMENTS

For the period ended September 30, 2019

STATEMENTS OF FINANCIAL POSITION

at September 30, 2019 (unaudited) with comparative figures at March 31, 2019 (audited)
(in \$ 000 except per security amounts)

	Sept. 30 2019	Mar. 31 2019
Assets		
Current assets:		
Investments at fair value	215,570	208,958
Cash and cash equivalents	475	991
Accrued interest receivable	64	178
Dividends receivable	1,034	994
Accounts receivable for investments sold	-	1,491
Accounts receivable for securities issued	101	110
Accounts receivable from the Manager	-	-
Margin on derivative contracts	-	-
Derivative assets	115	117
Other assets	-	-
	217,359	212,839
Non-current assets:		
Taxes recoverable	-	-
Other assets	-	-
	-	-
Total assets	217,359	212,839
Liabilities		
Current liabilities:		
Bank indebtedness	-	-
Accounts payable for investments purchased	-	539
Accounts payable for securities redeemed	176	157
Distributions payable	-	-
Accrued expenses and miscellaneous payables	-	1
Dividends payable on investments sold short	-	-
Derivative liabilities	74	4
Taxes payable	-	-
Other liabilities	-	-
Total liabilities	250	701
Net assets attributable to securityholders	217,109	212,138

STATEMENTS OF COMPREHENSIVE INCOME

for the periods ended September 30 (unaudited)
(in \$ 000 except per security amounts)

	2019	2018
Income:		
Dividends	4,132	5,326
Interest and other income	406	448
Net realized gain (loss)	4,891	568
Net unrealized gain (loss)	4,196	5,685
Income (loss) from derivatives	-	-
Income (loss) from short selling	-	-
Securities lending income	31	40
Trust income	398	400
Total income	14,054	12,467
Expenses:		
Management fees	54	52
Management fee rebates	-	-
Administration fees	38	37
Commissions and other portfolio transaction costs	279	286
Independent Review Committee costs	-	-
Interest and other charges	1	1
Expenses before amounts absorbed by Manager	372	376
Expenses absorbed by Manager	-	-
Net expenses	372	376
Increase (decrease) in net assets attributable to securityholders		
from operations before tax	13,682	12,091
Foreign withholding tax expense (recovery)	621	688
Foreign income tax expense (recovery)	-	-
Income tax expense (recovery)	-	-
Increase (decrease) in net assets attributable to securityholders		
from operations	13,061	11,403

Net assets attributable to securityholders

	per security		per series	
	Sept. 30 2019	Mar. 31 2019	Sept. 30 2019	Mar. 31 2019
	Series A	14.80	14.24	1,371
Series E	15.14	14.57	2,821	2,806
Series F	14.40	13.85	2,286	1,674
Series I	14.42	13.85	1,127	904
Series O	14.01	13.46	175,675	171,214
Series Private Wealth	14.91	14.32	33,829	34,303
			217,109	212,138

Increase (decrease) in net assets attributable to securityholders from operations

	per security		per series	
	2019	2018	2019	2018
	Series A	0.70	0.54	64
Series E	0.73	0.58	138	102
Series F	0.78	0.62	112	71
Series I	0.86	0.70	63	44
Series O	0.84	0.69	10,624	9,407
Series Private Wealth	0.89	0.73	2,060	1,709
			13,061	11,403

STATEMENTS OF CHANGES IN FINANCIAL POSITION

for the periods ended September 30 (unaudited) (in \$ 000 except when stated)

	TOTAL		SERIES A		SERIES E		SERIES F	
	2019	2018	2019	2018	2019	2018	2019	2018
Net assets attributable to securityholders, beginning of period	212,138	200,382	1,237	1,361	2,806	2,612	1,674	1,221
Increase (decrease) in net assets attributable to securityholders resulting from:								
Operations	13,061	11,403	64	70	138	102	112	71
Distributions:								
Income	(4,456)	-	(13)	-	(31)	-	(30)	-
Capital gains	-	-	-	-	-	-	-	-
Return of capital	-	-	-	-	-	-	-	-
Management fee rebates	-	-	-	-	-	-	-	-
Total distributions	(4,456)	-	(13)	-	(31)	-	(30)	-
Security transactions:								
Proceeds from sale of securities	7,014	14,942	268	218	-	404	894	1,721
Proceeds from securities issued on merger	-	-	-	-	-	-	-	-
Reinvested from distributions	4,449	-	13	-	30	-	28	-
Payment on redemption of securities	(15,097)	(21,776)	(198)	(515)	(122)	(238)	(392)	(1,405)
Total security transactions	(3,634)	(6,834)	83	(297)	(92)	166	530	316
Increase (decrease) in assets attributable to securityholders	4,971	4,569	134	(227)	15	268	612	387
Net assets attributable to securityholders, end of period	217,109	204,951	1,371	1,134	2,821	2,880	2,286	1,608
Increase (decrease) in securities (in thousands):								
Securities outstanding, beginning of period			87	106	193	198	121	97
Add (deduct):								
Securities sold			19	16	-	29	64	131
Securities issued on merger			-	-	-	-	-	-
Reinvested from distributions			1	-	2	-	2	-
Securities redeemed			(14)	(38)	(9)	(18)	(28)	(106)
Securities outstanding, end of period			93	84	186	209	159	122

	SERIES I		SERIES O		SERIES PRIVATE WEALTH	
	2019	2018	2019	2018	2019	2018
Net assets attributable to securityholders, beginning of period	904	953	171,214	164,068	34,303	30,167
Increase (decrease) in net assets attributable to securityholders resulting from:						
Operations	63	44	10,624	9,407	2,060	1,709
Distributions:						
Income	(21)	-	(3,665)	-	(696)	-
Capital gains	-	-	-	-	-	-
Return of capital	-	-	-	-	-	-
Management fee rebates	-	-	-	-	-	-
Total distributions	(21)	-	(3,665)	-	(696)	-
Security transactions:						
Proceeds from sale of securities	227	24	3,475	7,427	2,150	5,148
Proceeds from securities issued on merger	-	-	-	-	-	-
Reinvested from distributions	18	-	3,665	-	695	-
Payment on redemption of securities	(64)	(191)	(9,638)	(15,723)	(4,683)	(3,704)
Total security transactions	181	(167)	(2,498)	(8,296)	(1,838)	1,444
Increase (decrease) in assets attributable to securityholders	223	(123)	4,461	1,111	(474)	3,153
Net assets attributable to securityholders, end of period	1,127	830	175,675	165,179	33,829	33,320
Increase (decrease) in securities (in thousands):						
Securities outstanding, beginning of period	65	76	12,723	13,362	2,395	2,309
Add (deduct):						
Securities sold	17	2	256	580	150	377
Securities issued on merger	-	-	-	-	-	-
Reinvested from distributions	1	-	272	-	48	-
Securities redeemed	(5)	(16)	(713)	(1,211)	(324)	(270)
Securities outstanding, end of period	78	62	12,538	12,731	2,269	2,416

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

STATEMENTS OF CASH FLOWS

for the periods ended September 30 (unaudited) (in \$ 000)

	2019	2018
Cash flows from operating activities		
Increase (decrease) in net assets attributable to securityholders from operations	13,061	11,403
Less non-cash impact of:		
Net realized loss (gain) on investments	(4,891)	(568)
Change in net unrealized loss (gain) on investments	(4,196)	(5,685)
Distributions received from Underlying Funds	-	-
Adjustments for:		
Proceeds from sale and maturity of investments	86,751	98,254
Purchases of investments	(83,251)	(100,312)
(Increase) decrease in accounts receivable and other assets	74	(2)
Increase (decrease) in accounts payable and other liabilities	(1)	-
Net cash provided by (used in) operating activities	7,547	3,090
Cash flows from financing activities:		
Proceeds from securities issued	7,023	15,040
Proceeds from securities issued on merger	-	-
Payments on redemption of securities	(15,078)	(21,825)
Distributions paid net of reinvestments	(7)	-
Net cash provided by (used in) financing activities	(8,062)	(6,785)
Increase (decrease) in cash and cash equivalents	(515)	(3,695)
Cash and cash equivalents at beginning of period	991	3,670
Effect of exchange rate fluctuations on cash and cash equivalents	(1)	5
Cash and cash equivalents, end of period	475	(20)
Cash	475	-
Cash equivalents	-	-
Bank indebtedness	-	(20)
	475	(20)
Supplementary disclosures on cash flow from operating activities:		
Dividends received net of withholding taxes	3,471	4,567
Interest received net of withholding taxes	520	517
Interest paid	1	1
Income taxes paid (recovered)	-	-

SCHEDULE OF INVESTMENTS

as at September 30, 2019 (unaudited)

	Country	Sector	Currency*	No. of Units, Shares, or Par Value	Average Cost (\$ 000)	Fair Value (\$ 000)
BONDS						
Timbercreek Ireland Private Debt DAC 8.00% 07-14-2024	Ireland	Bank Loans	EUR	2,450,000	3,713	3,535
Timbercreek Mortgage Servicing Inc. 9.18% 12-21-2019	Canada	Bank Loans		3,000,000	3,000	3,000
Timbercreek Mortgage Servicing Inc. 9.75 % 10-01-2021	Canada	Bank Loans		500,000	500	500
Timbercreek Mortgage Servicing Inc. 10.90% 12-01-2021	Canada	Bank Loans		2,000,000	2,000	2,000
					9,213	9,035
EQUITIES						
ADO Properties SA	Germany	Real Estate		27,240	1,444	1,486
Alstria Office Real Estate Investment Trust-AG	Germany	Real Estate		104,504	1,879	2,374
Automotive Properties Real Estate Investment Trust	Canada	Real Estate		250,942	2,489	2,783
Befimmo SCA Sicafi	Belgium	Real Estate		29,073	2,250	2,366
Boston Properties Inc.	United States	Real Estate		19,467	3,178	3,341
Brixmor Property Group Inc.	United States	Real Estate		200,542	4,713	5,386
Camden Property Trust	United States	Real Estate		10,654	1,131	1,565
Carmila SA	France	Real Estate		97,819	2,213	2,261
Castellum AB	Sweden	Real Estate		36,333	720	1,030
Catena AB	Sweden	Real Estate		21,100	680	917
Centuria Industrial REIT	Australia	Real Estate		904,548	2,351	2,611
Charter Hall Education Trust	Australia	Real Estate		443,126	1,275	1,410
Chartwell Retirement Residences	Canada	Health Care		131,599	1,992	1,937
China Tower Corp. Ltd.	China	Communication Services		5,610,000	1,891	1,686
Cibus Nordic Real Estate AB	Sweden	Real Estate		48,640	797	955
Colony NorthStar Inc. Class A	United States	Real Estate		386,326	3,988	3,078
Crown Castle International Corp.	United States	Real Estate		11,800	2,068	2,171
CT Real Estate Investment Trust	Canada	Real Estate		127,268	1,593	1,913
CubeSmart	United States	Real Estate		43,480	1,814	2,008
Derwent London PLC	United Kingdom	Real Estate		20,144	1,032	1,105
Dream Global Real Estate Investment Trust	Canada	Real Estate		239,778	3,355	3,985
Dream Industrial Real Estate Investment Trust	Canada	Real Estate		213,951	2,141	2,831
Equinix Inc.	United States	Real Estate		2,100	1,182	1,603
Equity Residential	United States	Real Estate		35,060	3,421	4,003
Essex Property Trust Inc.	United States	Real Estate		6,615	2,018	2,860
Extra Space Storage Inc.	United States	Real Estate		10,852	1,152	1,678
Federal Realty Investment Trust	United States	Real Estate		9,353	1,624	1,685
Fortune Real Estate Investment Trust	Hong Kong	Real Estate		1,395,100	1,546	2,113
Frasers Logistics & Industrial Trust	Singapore	Real Estate		1,887,386	1,787	2,242
Granite Point Mortgage Trust Inc.	United States	Financials		126,524	2,870	3,138
HCP Inc.	United States	Real Estate		135,002	5,571	6,367
Healthcare Trust of America Inc.	United States	Real Estate		127,246	4,704	4,948
Highwoods Properties Inc.	United States	Real Estate		35,400	2,099	2,106
Host Hotels & Resorts Inc.	United States	Real Estate		47,847	1,020	1,095
Hudson Pacific Properties Inc.	United States	Real Estate		56,674	2,320	2,510
ICADE	France	Real Estate		18,567	2,124	2,198
Invesco Office J-Reit Inc.	Japan	Real Estate		9,842	1,616	2,590
Invincible Investment Corp.	Japan	Real Estate		1,678	1,221	1,370
Invitation Homes Inc.	United States	Real Estate		73,717	2,119	2,889
Irish Residential Properties REIT PLC	Ireland	Real Estate		845,370	1,881	2,096
Japan Hotel REIT Investment Corp.	Japan	Real Estate		2,083	1,948	2,056
Keppel DC REIT	Singapore	Real Estate		2,784,097	3,995	5,093
Keppel DC REIT Rights Exp. 10-14-2019	Singapore	Real Estate		292,330	-	53
Kiwi Property Group Ltd.	New Zealand	Real Estate		1,410,464	1,780	1,953
Klepierre	France	Real Estate		102,561	4,867	4,612
Land Securities Group PLC	United Kingdom	Real Estate		123,798	1,649	1,726
LEG Immobilien GmbH	Germany	Real Estate		13,767	1,879	2,086
The Link Real Estate Investment Trust	Hong Kong	Real Estate		96,000	1,498	1,401
The Macerich Co.	United States	Real Estate		121,334	4,818	5,073
Medical Properties Trust Inc.	United States	Real Estate		106,000	2,655	2,744
Merlin Properties Socimi SA	Spain	Real Estate		69,277	1,215	1,281
MFA Financial Inc.	United States	Financials		217,872	2,245	2,122
MGM Growth Properties LLC A	United States	Real Estate		117,367	4,356	4,668
Mirvac Group Stapled Securities	Australia	Real Estate		677,743	1,509	1,853
Mitsui Fudosan Co. Ltd.	Japan	Real Estate		107,900	3,327	3,540
National Storage REIT	Australia	Real Estate		3,322,829	5,202	5,330
Nippon Prologis REIT Inc.	Japan	Real Estate		753	2,188	2,730
Nippon REIT Investment Corp.	Japan	Real Estate		149	572	824
Northview Apartment Real Estate Investment Trust	Canada	Real Estate		107,271	2,712	3,092
NSI NV	Netherlands	Real Estate		37,190	1,995	2,128
Park Hotels & Resorts Inc.	United States	Real Estate		27,913	1,007	923
Pioneer Property Group ASA	Norway	Real Estate		68,307	1,100	994
Premier Investment Corp.	Japan	Real Estate		457	654	888
ProLogis Inc.	United States	Real Estate		27,642	2,159	3,118
QTS Realty Trust Inc. Class A	United States	Real Estate		64,848	3,559	4,413
Rexford Industrial Realty Inc.	United States	Real Estate		39,714	1,626	2,314

*Par value of loans is stated in Canadian dollars unless otherwise noted.

SCHEDULE OF INVESTMENTS (continued)

as at September 30, 2019 (unaudited)

	Country	Sector	Currency*	No. of Units, Shares, or Par Value	Average Cost (\$ 000)	Fair Value (\$ 000)
EQUITIES (continued)						
Shurgard Self Storage Europe S.a r.l.	Belgium	Real Estate		43,357	1,559	1,830
Simon Property Group Inc.	United States	Real Estate		7,445	1,645	1,534
Spirit Realty Capital Inc.	United States	Real Estate		36,114	2,121	2,288
STAG Industrial Inc.	United States	Real Estate		70,740	2,331	2,760
Star Asia Investment Corp. REIT	Japan	Real Estate		1,110	1,348	1,585
Starwood Property Trust Inc.	United States	Financials		109,094	3,236	3,497
STORE Capital Corp.	United States	Real Estate		25,473	1,249	1,261
Sun Hung Kai Properties Ltd.	Hong Kong	Real Estate		103,000	2,255	1,962
Sunlight Real Estate Investment Trust	Hong Kong	Real Estate		2,718,000	2,461	2,405
Swire Properties Ltd.	Hong Kong	Real Estate		431,700	1,863	1,793
TPG RE Finance Trust Inc.	United States	Financials		119,211	2,917	3,131
The Unite Group PLC	United Kingdom	Real Estate		60,672	1,007	1,079
Ventas Inc.	United States	Real Estate		26,847	2,209	2,595
VEREIT Inc.	United States	Real Estate		371,579	3,602	4,810
VICI Properties Inc.	United States	Real Estate		177,901	4,762	5,333
Viva Energy REIT	Australia	Real Estate		1,029,996	2,367	2,623
Weingarten Realty Investors	United States	Real Estate		60,800	2,279	2,344
					184,995	206,535
COMMISSIONS AND OTHER PORTFOLIO TRANSACTION COSTS					(339)	-
TOTAL INVESTMENTS					193,869	215,570
Net Assets						
Total investments						215,570
Cash and cash equivalents						475
Derivative assets (see schedule of forward currency contracts)						115
Derivative liabilities (see schedule of forward currency contracts)						(74)
Other net assets (liabilities)						1,023
						<u>217,109</u>

*Par value of loans is stated in Canadian dollars unless otherwise noted.

Schedule of Asset Composition

at September 30, 2019 (unaudited)

at March 31, 2019

	% of net assets		% of net assets
BY ASSET TYPE			
Equities	95.1	Equities	91.9
Loans	4.2	Loans	6.6
Cash and cash equivalents	0.2	Cash and cash equivalents	0.5
Other	0.5	Other	1.0
Total	100.0	Total	100.0
BY REGION			
United States	49.3	United States	47.3
Pacific ex Japan	16.0	Pacific ex Japan	17.4
Europe ex U.K.	14.8	Europe ex U.K.	13.9
Canada	10.7	Canada	12.2
Japan	7.2	Japan	7.8
United Kingdom	1.8	United Kingdom	0.9
Cash and cash equivalents	0.2	Cash and cash equivalents	0.5
	100.0		100.0
BY SECTOR			
Retail Real Estate Investment Trusts	15.2	Retail Real Estate Investment Trusts	17.0
Specialized Real Estate Investment Trusts	14.7	Specialized Real Estate Investment Trusts	12.6
Diversified Real Estate Investment Trusts	11.5	Industrial Real Estate Investment Trusts	9.8
Industrial Real Estate Investment Trusts	8.6	Diversified Real Estate Investment Trusts	9.6
Office Real Estate Investment Trusts	8.5	Residential Real Estate Investment Trusts	8.0
Residential Real Estate Investment Trusts	8.1	Office Real Estate Investment Trusts	7.3
Health Care Real Estate Investment Trusts	7.7	Loans	6.6
Real Estate Operating Companies	5.7	Real Estate Operating Companies	6.4
Mortgage Real Estate Investment Trusts	5.5	Health Care Real Estate Investment Trusts	5.7
Hotel and Resort Real Estate Investment Trusts	4.6	Mortgage Real Estate Investment Trusts	5.3
Loans	4.2	Hotel and Resort Real Estate Investment Trusts	5.0
Diversified Real Estate Activities	2.5	Miscellaneous Real Estate	2.9
Health Care	0.9	Diversified Real Estate Activities	1.5
Communication Services	0.8	Health Care	0.7
Miscellaneous Real Estate	0.8	Communication Services	0.1
Cash and cash equivalents	0.2	Cash and cash equivalents	0.5
Other	0.5	Other	1.0
	100.0		100.0

Schedule of Derivative Instruments

as at September 30, 2019 (unaudited)

Schedule of Forward Currency Contracts

Counterparty credit rating	Settlement date	Currency to be received (000)	Contract costs (CAD\$ 000)	Currency to be delivered (000)	Current fair value (CAD\$ 000)	Unrealized gains (CAD\$ 000)	Unrealized losses (CAD\$ 000)	
AA	12-20-2019	1,031 CAD	1,031	7,035 NOK	1,024	7	-	
AA	10-28-2019	28,046 CAD	28,046	21,235 USD	28,120	-	(74)	
AA	10-28-2019	27,781 CAD	27,781	20,897 USD	27,673	108	-	
						115	(74)	
TOTAL DERIVATIVE ASSETS								115
TOTAL DERIVATIVE LIABILITIES								(74)

NOTES TO INTERIM UNAUDITED 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, 2019 and 2018 (as applicable), except for the comparative information presented in the Statements of Financial Position and notes thereto, which is as at March 31, 2019. In the year a series is established, 'period' represents the period from inception to the period end of that fiscal period. Refer to Note 10 (a) for series inception dates.

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 5015 Spectrum Way, Suite 300, Mississauga, 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 and/or exempt distribution options.

Counsel Portfolio Services Inc. (the "Manager" or "Counsel") acts as the Fund's manager and trustee.

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 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 judgments and estimates as applied in the Fund's most recent audited annual financial statements for the year ended March 31, 2019. 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 currency, and are 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 Counsel's Board of Directors on November 12, 2019.

3. SIGNIFICANT ACCOUNTING POLICIES**(a) Financial Instruments**

Financial instruments include financial assets and liabilities such as debt and equity securities and derivatives. The Fund classifies and measures financial instruments in accordance with IFRS 9 Financial Instruments. Upon initial recognition, financial instruments are classified as fair value through profit or loss ("FVTPL"). All financial instruments are recognized in the Statements of Financial Position when the Fund becomes a party to the contractual requirements of the instrument. Financial instruments 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. As such, investment purchase and sale transactions are recorded as of the trade date.

Investments are designated on initial recognition as FVTPL with changes in fair value recognized in the Statement of Comprehensive Income – Net unrealized gain (loss).

The Fund's redeemable securities contain multiple contractual obligations and therefore meet the criteria for classification as financial liabilities. The Fund's obligation for net assets attributable to securityholders is presented at the redemption amount.

Realized and unrealized gains and losses on investments are calculated based on 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.

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.

(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, including exchange traded funds ("ETFs"), 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 where this price falls within the quoted bid-ask spread for the investment. In circumstances where the last traded price is not within the bid-ask spread, the Manager determines the point within the bid-ask spread that is most representative of fair value based on the specific facts and circumstances. 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 Counsel's opinion, inaccurate, unreliable, or not reflective of all available material information, are valued at their fair value as determined by the Manager 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.

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 Manager, 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.

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 Statements of Comprehensive Income – Other changes in fair value of investments - Net unrealized gain (loss).

Further information on the Fund's fair value measurements may be found in Note 10.

(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.

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 financial assets or liabilities. They include fees and commissions paid to agents, advisers, brokers and dealers.

(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 the 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. Collateral received is comprised of debt obligations of the Government of Canada and other countries, Canadian provincial and municipal governments, and financial institutions. 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 Statements of Comprehensive Income – Securities lending income and recognized when earned.

(f) 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 Statements of Comprehensive Income – 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.

NOTES TO INTERIM UNAUDITED FINANCIAL STATEMENTS**3. SIGNIFICANT ACCOUNTING POLICIES (continued)****(g) Offsetting**

The Fund only offsets financial assets and liabilities in the Statement of Financial Position when there is a legally enforceable right to set-off 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 Statements 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.

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.

(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

Net asset value per security is determined for the purchase and redemption of securities in accordance with the methods disclosed in the Fund's Simplified Prospectus and Annual Information Form. These methods may vary from valuation principles under IFRS. The fair value of net assets presented in the financial statements is consistent with the net asset values calculated for the purchase and redemption of the Fund's redeemable securities calculated in accordance with securities regulations.

(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 Statements 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.

Use of Estimates

Fair value of securities not quoted in an active market

The Fund holds 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, the Manager is required to make significant judgments in order to determine the most appropriate classification in accordance with IFRS 9. The Manager has considered the Fund's business model, commitments to securityholders, and the manner in which investments are managed and evaluated as a group and has determined that irrevocable designation of financial instruments as financial assets or financial liabilities at fair value through profit or loss provides the most appropriate measurement and presentation of the Fund's investments and 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.

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. The Fund's taxation year end is December 15.

Losses of the Fund cannot be allocated to securityholders and are retained in the Fund for use in future years. Non-capital losses incurred may be carried forward up to 20 years to reduce taxable income and realized capital gains of future years. Net capital losses may be carried forward indefinitely to reduce future realized capital gains.

Refer to Note 10 (d) for a summary of the Fund's loss carryforwards.

6. MANAGEMENT FEES AND OPERATING EXPENSES

Counsel is paid a management fee for arranging for the management of 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 securityholders.

Each series of the Fund, excluding series O, is charged a fixed rate annual administration fee ("Administration Fee"), as applicable, and in return, Counsel bears all of the operating expenses of the Fund, other than certain specified fund costs.

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 Counsel Funds' Independent Review Committee, 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, and any new fees related to external services that were not commonly charged in the Canadian mutual fund industry and introduced after October 29, 2019 (the date of the Fund's last Simplified Prospectus).

The management fee and Administration Fee are calculated for each series of securities of the Fund as an annualized percentage of the daily net asset value of the series. Refer to Note 10 (a) for the management fee and Administration Fee rates charged to each series of securities.

At its sole discretion, the Manager may waive management fees or Administration fees otherwise payable by a series.

7. FUND'S CAPITAL

The capital of the Fund is divided into different series with each series having an unlimited number of securities. The securities outstanding for the Fund as at September 30, 2019 and March 31, 2019 and securities issued, reinvested and redeemed for the period are presented in the Statements of Changes in Financial Position. Counsel manages the capital of the Fund in accordance with the investment objectives and strategies as discussed in Note 10 (b).

NOTES TO INTERIM UNAUDITED FINANCIAL STATEMENTS**8. FINANCIAL INSTRUMENTS RISK****(a) 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, grouped by asset type, with geographic and sector information.

The Manager 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 strategies, as disclosed in Note 10 (b), and where applicable, by using derivatives to hedge certain risk exposures. To assist in managing risks, the Manager 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.

(b) 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 pre-determined 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 85% of its assets in liquid investments (i.e. investments that can be readily sold).

Other investment funds managed by Counsel ("Top Funds") may invest in Series O securities offered by the Fund on a prospectus-exempt basis in accordance with the investment objectives of those funds. Series Private Wealth securities may also be issued on a prospectus-exempt basis to investors in the IPC Private Wealth program offered by IPC Securities Corporation, an affiliate of Counsel. From time to time, these holdings may be rebalanced by either reducing an allocation to the Fund or eliminating such investments in the Fund entirely. In either case, depending on the size of the investment by a large investor, this could cause a significant redemption from the Fund. Meeting such a redemption may require the Fund to sell portfolio holdings. This could result in the Fund selling a particular holding before it has achieved the valuation sought by the Manager thus affecting Fund returns. This could also result in the Fund realizing capital gains on its holdings earlier than planned, which could result in capital gains distributed to investors in the Fund (which could result in income tax payable by the investor) that might not have occurred or might have occurred at a later date. For the amounts held by and the changes thereto during the period pertaining to Series O and/or Series Private Wealth, please refer to the amounts disclosed in the Statement of Financial Position and Statement of Changes in Financial Position.

(c) Credit Risk

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment into which it has entered with the Fund.

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 dates of the Statements 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 an approved credit rating equivalent to a Standard & Poor'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.

Note 10 (c) summarizes the Fund's exposure to credit risk pertaining to fixed income investments and derivatives.

(d) 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 10 (c) summarizes the Fund's exposure to currency risk.

(e) 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 10 (c) summarizes the Fund's exposure to interest rate risk related to fixed income investments including indirect exposure through ETFs.

(f) 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 strategy. Note 10 (c) summarizes the Fund's exposure to other price risk, including indirect exposure through ETFs.

9. FURTHER INFORMATION

A copy of the Fund's current Simplified Prospectus, Annual Information Form, Management Report of Fund Performance, Fund Fact Sheets, quarterly portfolio disclosures and proxy voting policies and disclosures will be provided, without charge, by: calling toll-free 1-877-625-9885, writing to Counsel Portfolio Services Inc., 5015 Spectrum Way, Suite 300, Mississauga, ON, L4W 0E4, by visiting our website at www.counsel-services.com or by visiting www.sedar.com.

NOTES TO INTERIM UNAUDITED FINANCIAL STATEMENTS

All figures stated in \$000s of Canadian dollars, except for Note 10(a), unless otherwise noted

10. FUND SPECIFIC INFORMATION**(a) Series information**

Series	Date of Inception	Minimum Investment (\$)	Management Fee ⁷ (%)	Administration Fee ⁷ (%)
Series A ¹	January 7, 2009	1,000	2.05	0.34
Series E ^{2,8}	January 7, 2009	75,000	1.87	0.34
Series F ^{2,3}	January 7, 2009	1,000	1.05	0.15
Series I ^{2,3,4,7}	January 7, 2009	1,000	-	0.15
Series O ^{3,5}	January 7, 2009	-	-	-
Series Private Wealth ^{3,6}	January 7, 2009	-	-	0.15

¹ As described in the Fund's Simplified Prospectus, securities of this series purchased under the sales charge purchase option may be subject to a fee of up to 5%; securities purchased under the redemption charge or low-load purchase options may be subject to a redemption fee of up to 6% or 3% respectively.

² A negotiable advisory or asset-based fee (plus sales taxes) is payable by investors to their dealer(s) in connection with the securities held in this series. The fee may be collected by Counsel from the investor's account through redemption of securities and remitted to the dealer at the investor's request. Alternatively, the dealer may collect it directly from the investor. Investors in this series may be eligible for a management fee reduction subject to meeting certain requirements as discussed in the Fund's Simplified Prospectus.

³ Securities of this series are not subject to sales charges or redemption charges.

⁴ The management fee for this series is 1.05% and is payable directly to Counsel generally through the monthly redemption of securities.

⁵ There are no management or administration fees for this series since these securities are designed to facilitate fund-of-fund investing where duplication of management fees is prohibited.

⁶ There are no management fees for Series Private Wealth. An investor must enter into an agreement to participate in the IPC Private Wealth Program and agree to pay certain asset-based fees.

⁷ Counsel may, at its discretion, waive or lower the management fee (either directly or indirectly) and/or administration fee payable by investors.

⁸ This series is not available for purchase.

(b) Investment Objectives and Strategies

The Fund seeks income and long-term capital growth by investing primarily in global real estate stocks and real estate investment trusts that present better than expected returns relative to the risk taken.

(c) Risks Associated with Financial Instruments**i. Currency Risk**

The table below indicates the foreign currencies, to which the Fund had significant exposure as at period end in Canadian dollar terms, including the underlying principal amount of forward currency contracts.

Currency	September 30, 2019			
	Investments	Cash and cash equivalents	Derivative instruments	Net exposure
Australian dollars	13,827	-	-	13,827
Euro	28,252	9	-	28,261
Hong Kong dollars	9,675	-	-	9,675
Japanese yen	15,582	27	-	15,609
Singapore dollars	7,388	-	-	7,388
Swedish krona	2,901	13	-	2,914
United Kingdom pounds	3,910	1	-	3,911
United States dollars	107,361	245	(55,793)	51,813
Other currencies	4,633	10	(1,024)	3,619
Total	193,529	305	(56,817)	137,017
As percent of net assets (%)				63.1

Currency	March 31, 2019			
	Investments	Cash and cash equivalents	Derivative instruments	Net exposure
Australian dollars	14,005	31	-	14,036
Chinese yuan	314	-	-	314
Euro	26,414	137	-	26,551
Hong Kong dollars	10,392	(97)	-	10,295
Japanese yen	16,491	-	-	16,491
New Zealand dollars	1,796	-	-	1,796
Norwegian krona	1,080	-	(1,050)	30
Singapore dollars	10,504	(69)	-	10,435
Swedish krona	1,946	18	-	1,964
United Kingdom pounds	1,952	-	-	1,952
United States dollars	100,247	(331)	(27,090)	72,826
Total	185,141	(311)	(28,140)	156,690
As percent of net assets (%)				73.9

As at September 30, 2019, had the Canadian dollar strengthened or weakened by 5.0% relative to all foreign currencies, with all other variables held constant, net assets would have decreased or increased by \$6,851 or 3.2% of total net assets (March 31, 2019 – \$7,835 or 3.7% of total net assets). In practice, the actual trading results may differ and the difference could be material.

NOTES TO ANNUAL FINANCIAL STATEMENTS

All figures stated in \$000s of Canadian dollars, except for Note 10(a), unless otherwise noted

10. FUND SPECIFIC INFORMATION**(c) Risks Associated with Financial Instruments (continued)**

ii. Interest Rate Risk

As at September 30, 2019 and March 31, 2019, the Fund did not have a significant exposure to interest rate risk related to fixed income investments.

iii. Other Price Risk

The Fund's most significant exposure to other price risk arises from its investment in equity securities. As at September 30, 2019, had the prices on the respective stock exchanges for these securities raised or lowered by 10.0%, with all other variables held constant, net assets would have increased or decreased by approximately \$20,654 or 9.5% of total net assets (March 31, 2019 – \$19,489 or 9.2% of total net assets). In practice, the actual trading results may differ and the difference could be material.

iv. Credit Risk

The Fund invests in Loans which expose the Fund to credit risk. As at September 30, 2019, these loans represented 4.2% of net assets (March 31, 2019 – 6.6%).

(d) Loss Carryforwards

As at the last taxation year-end, the Fund had no loss carryforwards available to offset future taxable income.

(e) Fair Value Classification

The table below summarizes the Fund's financial instruments carried at fair value 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.

as at September 30, 2019	Level 1	Level 2	Level 3	Total
Fixed income	-	-	9,035	9,035
Equities	206,482	53	-	206,535
Cash equivalents	-	-	-	-
Derivative assets	-	115	-	115
Derivative liabilities	-	(74)	-	(74)
Total	206,482	94	9,035	215,611

as at March 31, 2019	Level 1	Level 2	Level 3	Total
Fixed income	-	-	14,067	14,067
Equities	194,891	-	-	194,891
Cash equivalents	-	-	-	-
Derivative assets	-	117	-	117
Derivative liabilities	-	(4)	-	(4)
Total	194,891	113	14,067	209,071

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 predetermined 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. Consequently, during the period, non-North American equities frequently transferred between Level 1 (unadjusted quoted market prices) and Level 2 (adjusted market prices).

As of September 30, 2019, these securities were classified as Level 1 (March 31, 2019 – Level 1). Other than as described above, there were no significant transfers between Level 1 and Level 2.

NOTES TO ANNUAL FINANCIAL STATEMENTS

All figures stated in \$000s of Canadian dollars, except for Note 10(a), unless otherwise noted

10. FUND SPECIFIC INFORMATION**(e) Fair Value Classification (continued)**

The table below presents a reconciliation of financial instruments measured at fair value using Level 3 inputs:

for six-month period ended September 30, 2019	Fixed Income	Equities	Total
Balance – beginning of period	14,067	-	14,067
Purchases	1,109	-	1,109
Maturities	(6,000)	-	(6,000)
Transfers in	-	-	-
Transfers out	-	-	-
Gains (losses) during the period:			
Realized	-	-	-
Unrealized	(141)	-	(141)
Balance – end of period	9,035	-	9,035
Unrealized gains (losses) during the period attributable to securities held at end of period	(141)	-	(141)

for year ended March 31, 2019	Fixed Income	Equities	Total
Balance – beginning of period	15,787	-	15,787
Purchases	9,412	-	9,412
Sales	(11,000)	-	(11,000)
Transfers in	-	-	-
Transfers out	-	-	-
Gains (losses) during the period:			
Realized	-	-	-
Unrealized	(132)	-	(132)
Balance – end of period	14,067	-	14,067
Unrealized gains (losses) during the period attributable to securities held at end of period	(132)	-	(132)

Level 3 fixed income instruments are carried at face value in their local currency which approximates fair value. Changes in valuation of Level 3 instruments relates solely to changes in foreign exchange rates in which the instruments are denominated. 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.

(f) Commissions

The brokerage commissions paid to certain dealers included an investment of \$104 (2018 – \$74) that was available for payment to third party vendors for the provision of investment decision making services. This amount represented 37.3% (2018 – 25.9%) of the total commissions and other transaction costs paid during the period.

(g) Securities Lending

as at	Value of securities loaned	Value of collateral received
September 30, 2019	31,942	33,773
March 31, 2019	19,338	20,509

A reconciliation of the gross amount generated from the securities lending transactions to the security lending income to the Fund for the periods ended September 30, 2019 and 2018 is presented below:

for the six-month period ended September 30	Amount (\$)		Percentage of Total Amount (%)	
	2019	2018	2019	2018
Gross Securities Lending Income	45	54	100.0	100.0
Securities Lending Agent fees	(10)	(13)	(22.2)	(24.1)
Securities Lending Income to the Fund before Withholdings Taxes	35	41	77.8	75.9
Withholding Taxes	(4)	(1)	(8.9)	(1.9)
Securities Lending Income	31	40	68.9	74.1



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