

FIRST ASSET CANADIAN REIT ETF



Interim Management Report of Fund Performance for the period
January 1, 2016 to June 30, 2016

Fund:

First Asset Canadian REIT ETF

Securities:

Common Units - Listed Toronto Stock Exchange ("TSX"): RIT
Advisor Class Units - Listed TSX: RIT.A

Period:

January 1, 2016 to June 30, 2016

Manager, Trustee & Investment Advisor:

First Asset Investment Management Inc. ("First Asset")
95 Wellington Street West, Suite 1400
Toronto, Ontario M5J 2N7
(416) 642-1289 or (877) 642-1289
www.firstasset.com • info@firstasset.com

Notes:

1. This interim management report of fund performance contains financial highlights but does not contain the complete interim financial statements of the Fund. You can get a copy of the interim financial statements at your request, and at no cost, by contacting us (contact information above) or on SEDAR at www.sedar.com. Holders may also contact us to request a free copy of the Fund's proxy voting policies and procedures, proxy voting disclosure record, or quarterly portfolio disclosure.
2. This report may contain forward looking statements. Forward looking statements involve risks and uncertainties and are predictive in nature and actual results could differ materially from those contemplated by the forward looking statements.
3. Unless otherwise indicated all information is as at June 30, 2016.
4. None of the websites that are referred to in this report, nor any of the information on any such websites, are incorporated by reference in this report.

Investment Objectives and Strategies

The Fund's investment objective is to seek long-term total returns consisting of regular income and long-term capital appreciation from an actively managed portfolio comprised primarily of securities of Canadian real estate investment trusts, real estate operating corporations and entities involved in real estate related services.

Results of Operations

For the six-month period ended June 30, 2016, the Fund's Common Units returned 16.7% compared to the S&P/TSX Capped REIT Total Return Index and the SP/TSX Composite Total Return Index, which returned 21.3% and 9.8%, respectively. The following tables highlight the performance of the Fund's Common Units and Advisor Class Units on a net asset value basis and market price basis.

Net Asset Value	June 30, 2016	December 31, 2015	Return
RIT	\$15.35	\$13.52	16.7%
RIT.A	\$15.39	\$13.56	16.2%

Market Value	June 30, 2016	December 31, 2015	Return
RIT	\$15.38	\$13.60	15.7%
RIT.A	\$15.42	\$13.61 ⁽¹⁾	15.6%

⁽¹⁾ Closing market price taken from last trade on December 22, 2015.

The above returns, whether based on net asset value or market price, assume the reinvestment of all distributions. The Fund's Common Units and Advisor Class Units had per unit distributions of \$0.39 and \$0.34, respectively, during the period.

The Fund's net assets as at June 30, 2016, were \$153.6 million, an increase from \$85.2 million as at December 31, 2015. The largest factors contributing to this increase were net subscriptions of \$52.4 million and net gains on investments of \$19.9 million. This was offset in part by distributions of \$3.3 million.

Equity markets were volatile over the first half of 2016. Toward the beginning of the year, global markets declined over concerns of slow global growth, weak oil markets and the potential for further tightening of monetary policy by the U.S. Federal Reserve Board ("Fed"). At one point, the S&P/TSX Composite Total Return Index was down close to 9.0%. China's policy instability, with the introduction and suspension of stock market "circuit breakers," forced stock buying by government agencies and speculation about further currency devaluation, added to negative market sentiment.

From their January lows, markets rose over 20.0%, driven in part by more dovish comments from the Fed, citing weak wage inflation and risks from abroad. The Fed lowered its growth and inflation forecasts for the U.S. economy in 2016 and delayed its expectations for interest rate increases for the balance of the year. Messaging from the Fed has been difficult for markets to interpret as it has shifted its stance a number of times during the first six months of the year.

More recently, equity markets declined sharply following the U.K.'s vote to leave the European Union, referred to as "Brexit," and its unknown implications for European and global markets. Several central banks stated that they were closely monitoring the situation and standing by to see if any fiscal stimulus measures would be required, as monetary easing policy alone has yet to propel growth.

Oil prices rose by over 80.0% from February lows, closing at US\$48.33 per barrel. Supply disruptions in the Canadian oil sands caused by wildfires around Fort McMurray, as well as lower production levels in Nigeria relating to sabotage, explains some of the recent strength. Oil continues to be in an oversupply condition, with the overhang of increased production from both Iran and Iraq remaining. Regions such as Alberta that are dependent on oil have seen a slowdown in economic activity.

Overall, there was a trend of negative revenue and earnings growth in both the S&P/TSX Composite Total Return Index and the S&P 500 Total Return Index in the first half of the year. Interestingly, the last two recessions were preceded by periods that had consecutive quarters of revenue and earnings declines. Even during those periods in which a recession did not materialize, the markets declined.

Entering 2016, Canadian Real Estate Investment Trusts ("REITs") were trading at, on average, a mid-teen discount to net asset value ("NAV"). As expectations for a continued low interest rate environment and an increased focus on the pending carve out of Real Estate as a standalone GICS sector became widespread, REITs rebounded strongly.

The S&P/TSX Capped REIT Index is highly concentrated in 16 companies, the largest constituent of which is RioCan REIT, comprising 20.0% of the

Index. Year-to-date, RioCan REIT is up 27%. A variety of factors, including uncertainty surrounding Brexit and expectations for a sustained low interest rate environment have fueled strong REIT returns this year, particularly for the larger, more liquid REIT Index names. Given the Fund's investment limits, it is difficult to match or beat Index performance when RioCan REIT and other strongly weighted constituents generate outsized returns. First Asset has actively been recycling capital into more attractively valued REITs, which is expected to contribute favourably to the Fund's relative performance in the second half of 2016.

A significant overweight position to the multi-family residential REIT sector contributed to the Fund's performance. The Fund's allocation to hotels, specifically InnVest REIT, also contributed to its performance. On May 11th, InnVest REIT announced a takeover offer by Bluesky Hotels & Resorts Inc. for \$7.25 cash per unit, representing a 33% premium over the prior day's closing price. The Fund held a 2.4% weighting in InnVest REIT prior to the announcement, and because it is not included in the S&P/TSX Capped REIT Index, the holding benefited the Fund's relative performance. The top individual contributors to performance year to date included Canadian Apartment Properties REIT, RioCan REIT and Allied Properties REIT.

Individual detractors from the Fund's relative performance included WPT Industrial REIT, Brookfield Property Partners L.P. ("Brookfield") and Tricon Capital Group Inc. ("Tricon"). While U.S. industrial fundamentals remain healthy, WPT Industrial REIT has lagged its U.S. and Canadian industrial peers as a result of negative investor sentiment in the wake of a disappointing outcome to its strategic review process. This process was initiated in mid-2015 and concluded in January with an investment by Alberta Investment Management Corporation. Brookfield declined in June amid concerns relating to Brexit, due to the company's exposure to London office assets. Tricon lost momentum around the time of Tricon Investment Partners Inc.'s initial public offering, which was shelved. The stock has lagged despite supportive U.S. housing data and solid operating results.

A new position in Mainstreet Health Investments Inc. was introduced through the company's initial public offering. It has traded well since its listing, thus contributing positively to the Fund's performance. Existing holdings including Sienna Senior Living Inc. and First Capital Realty Inc. were increased by way of recent equity offerings. Given strong total return performance, the Fund's positions in RioCan REIT, Smart REIT and Canadian Apartment Properties REIT were trimmed.

Recent Developments

Despite the strong rebound year-to-date, a number of REITs continued to trade at discounted valuations. The average discount to NAV was -4% as at June 30, 2016, with a number of REITs trading at high single- and double-digit discounts to NAV. As a group, Canadian REITs are trading at 443 basis points above the 10-year Canada bond yield. With a number of the larger-float REITs trading at double-digit premiums to NAV, stock selection will likely be key to performance in the second half of 2016. First Asset continues to see good value in a number of discounted companies.

The Fund remains biased toward REITs with value-add development and intensification potential, exposure to higher growth markets, low payout and debt ratios and less dependence on the capital markets to execute their strategy. First Asset expects the creation of a stand-alone real estate sector in August, a benign interest rate environment, continued value surfacing initiatives by REIT management teams, as well as potential mergers and acquisitions, could boost REIT valuations from current levels in 2016.

Related Party Transactions

First Asset is deemed to be a related party to the Fund. Please refer to the "Management Fee" section below which outlines fees paid to First Asset. F.A. Administration Services Inc., an affiliate of First Asset, administers the Fund's relationship with the Fund's Independent Review Committee ("IRC") on behalf of First Asset, however, it receives no compensation for doing so.

The Fund has received standing instructions from its IRC with respect to the certain related party transactions: (a) trades in securities of CI Financial Corp. (referred to as "Related Issuer Trades"), which indirectly owns and controls First Asset; (b) purchases or sales of securities of an issuer from or to another investment fund managed by First Asset (referred to as "Inter-Fund Trades"); (c) purchases or sales by the Fund of securities of another investment fund managed by First Asset (referred to as "Related Fund Trades"); and (d) mergers of funds with another fund that is subject to National Instrument 81-102 ("Fund Mergers").

The applicable standing instructions require that related party transactions be conducted in accordance with First Asset's policies and procedures. First Asset is required to advise the IRC of any material breach of a condition of the standing instructions. The standing instructions require, among other things, that the investment decision in respect to related party transactions (a) are made by First Asset free from any influence by any entities related to First Asset and without taking into account any consideration to any affiliate of First Asset; (b) represent the business judgment of First Asset uninfluenced by considerations other than the best interests of the Fund; and (c) are made in compliance with First Asset's policies and procedures. Transactions made by First Asset in respect of the Fund under the standing instructions are subsequently reviewed by the IRC on a semi-annual basis to monitor compliance.

First Asset and the Fund were not party to any related party transactions during the period ended June 30, 2016.

Financial Highlights

The following tables show selected key financial information about the Fund and are intended to help you understand the Fund's financial performance for the past five years.

THE FUND'S NET ASSETS PER SECURITY⁽¹⁾

	Common Units					
	2016	2015	2014	2013	2012	2011
Net Assets, beginning of period	\$13.52	\$13.13	\$12.28	\$13.07	\$11.76	\$10.81
Increase (decrease) from operations						
Total revenue	0.44	0.70	0.65	0.60	0.60	0.63
Total expenses	(0.07)	(0.17)	(0.22)	(0.18)	(0.17)	(0.17)
Realized gains (losses) for the period	0.24	1.29	0.59	1.25	1.01	1.52
Unrealized gains (losses) for the period	1.75	(0.87)	0.49	(1.73)	0.73	(0.28)
Total increase (decrease) from operations⁽³⁾	2.36	0.95	1.51	(0.06)	2.17	1.70
Distributions						
From income (excluding dividends)	0.00	(0.04)	(0.05)	0.00	0.00	0.00
From dividends	(0.25)	(0.19)	(0.20)	(0.22)	(0.09)	(0.02)
From capital gains	(0.14)	(0.98)	(0.48)	(1.16)	(0.36)	(1.34)
Return of capital	0.00	0.00	(0.01)	(0.01)	(0.15)	(0.01)
Total Distributions⁽⁴⁾	(0.39)	(1.21)	(0.74)	(1.39)	(0.60)	(1.37)
Net Assets, end of period⁽⁵⁾	\$15.35	\$13.52	\$13.13	\$12.28	\$13.02	\$11.76

	Advisor Class Units	
	2016	2015 ⁽²⁾
Net Assets, beginning of period	\$13.56	\$13.76
Increase (decrease) from operations		
Total revenue	0.45	0.35
Total expenses	(0.13)	(0.11)
Realized gains (losses) for the period	0.22	0.61
Unrealized gains (losses) for the period	2.50	(0.79)
Total increase from operations⁽³⁾	3.04	0.06
Distributions		
From income (excluding dividends)	0.00	(0.04)
From dividends	(0.21)	(0.06)
From capital gains	(0.13)	(0.35)
Return of capital	0.00	0.00
Total Distributions⁽⁴⁾	(0.34)	(0.45)
Net Assets, end of period⁽⁵⁾	\$15.39	\$13.56

Notes:

- (1) This information is derived from the Fund's audited annual and unaudited interim financial statements. The term "net assets" used in this report and the term "net assets attributable to holders of redeemable securities" used in the Fund's financial statements are interchangeable. The Fund adopted International Financial Reporting Standards ("IFRS") on January 1, 2014. Previously, the Fund prepared its financial statements in accordance with Canadian generally accepted accounting principles ("Canadian GAAP") as defined in Part V of the CPA Canada Handbook. Under Canadian GAAP, the Fund measured the fair values of its investments in accordance with CICA Handbook Section 3855 which required the use of bid prices for long positions and ask prices for short positions. Under IFRS, the Fund measures the fair value of its investments using the guidance in IFRS 13 which requires that if an asset or liability has a bid price and an ask price, then its fair value is to be based on a price within the bid-ask spread that is most representative of fair value. Accordingly, the opening net assets as at January 1, 2013 was restated to reflect the accounting policy adjustments made in accordance with IFRS. All figures presented for periods prior to January 1, 2013 remain in accordance with Canadian GAAP.
- (2) Results for the period from July 15, 2015 (inception date) to December 31, 2015.
- (3) Net assets and distributions are based on the actual number of securities outstanding at the relevant time. The increase/decrease from operations is based on the weighted average number of securities outstanding over the financial period.
- (4) Distributions were paid in cash or reinvested in additional securities of the Fund.
- (5) This is not a reconciliation of the beginning and ending net assets per security.

RATIOS AND SUPPLEMENTAL DATA

	2016 Common Units	2015 Common Units	2014 Common Units	2013 Common Units	2012 Common Units	2011 Common Units
Total net asset value (000s) ⁽¹⁾	\$152,025	\$84,549	\$65,028	\$68,747	\$87,587	\$79,831
Number of securities outstanding ⁽¹⁾	9,903,986	6,253,986	4,953,986	5,599,063	6,701,406	6,778,941
Management expense ratio ⁽²⁾	0.96%	1.24%	1.44%	1.24%	2.00%	1.49%
Management expense ratio before waivers or absorptions ⁽²⁾	0.96%	1.24%	1.44%	1.24%	2.00%	1.49%
Portfolio turnover rate ⁽³⁾	34.07%	79.70%	49.85%	62.85%	61.41%	66.54%
Trading expense ratio ⁽⁴⁾	0.07%	0.12%	0.08%	0.17%	0.15%	0.23%
Net asset value per security	\$15.35	\$13.52	\$13.13	\$12.28	\$13.07	\$11.78
Closing market price ⁽⁵⁾	\$15.38	\$13.60	\$12.41	\$11.74	\$12.53	\$11.19

	2016 Advisor Class Units	2015 Advisor Class Units
Total net asset value (000s) ⁽¹⁾	\$1,539	\$678
Number of securities outstanding ⁽¹⁾	100,000	50,000
Management expense ratio ⁽²⁾	1.81%	1.77%
Management expense ratio before waivers or absorptions ⁽²⁾	1.81%	1.77%
Portfolio turnover rate ⁽³⁾	34.07%	79.70%
Trading expense ratio ⁽⁴⁾	0.07%	0.12%
Net asset value per security	\$15.39	\$13.56
Closing market price ⁽⁵⁾	\$15.42	\$13.61

Notes:

- (1) This information is provided as at December 31 of the year shown, except 2016, which is provided as at June 30.
- (2) Management expense ratio is based on total expenses (excluding commissions and other portfolio transaction costs) for the stated period and is expressed as an annualized percentage of daily average net asset value during the period.
- (3) The Fund's portfolio turnover rate indicates how actively First Asset manages the Fund's portfolio investments. A portfolio turnover rate of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the year. The higher a fund's portfolio turnover rate in a year, the greater the trading costs payable by the fund in the year, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between high turnover rate and the performance of a fund.
- (4) The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of daily average net asset value during the period.
- (5) If the securities traded during the period, the closing market price on the last trading day during the period that the securities traded, as reported on the TSX.

Management Fee

First Asset manages and administers the business operations and affairs of the Fund, and is also responsible for providing all investment advisory and portfolio management services required by the Fund. As compensation for the services it provides to the Fund, the Fund pays First Asset an annual management fee on the Common and Advisor Class Units at the maximum annual rate set out below. The fee is based on the net asset value of the relevant class, and is calculated daily and paid monthly in arrears, except for the portion of the Advisor Class management fee that is in respect of the service fee payable to dealers which is calculated daily and paid quarterly in arrears. In addition to investment advisory and portfolio management, the services provided by First Asset to the Fund include, without limitation, implementation of the Fund's investment strategies, negotiating contracts with certain third-party service providers, authorizing the payment of operating expenses incurred on behalf of the Fund, maintaining certain accounting and financial records, calculating the amount and determining the frequency of distributions by the Fund, ensuring that securityholders are provided with financial statements and other reports as are required from time to time by applicable law, ensuring that the Fund complies with all other regulatory requirements including continuous disclosure obligations under applicable securities law and administering purchases, redemptions and other transactions in securities.

As a percentage of management fee

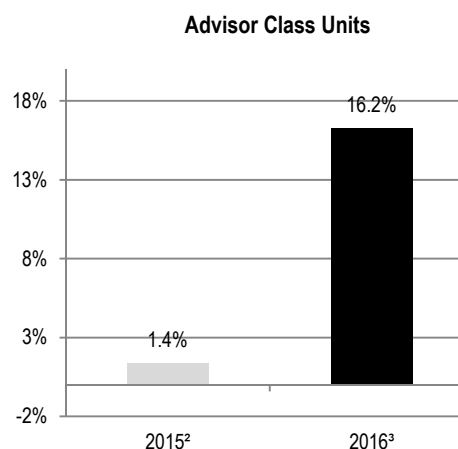
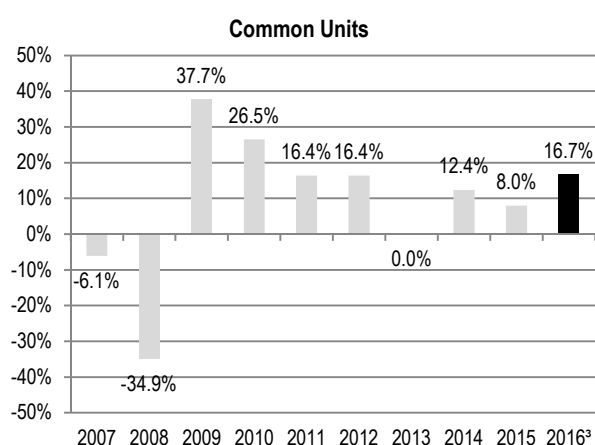
	Maximum annual management fee rate	Dealer compensation	General administration and profit
Common Units	0.75%	–	100%
Advisor Class Units	1.50%	56%	44%

Past Performance

Please note that the performance information shown in this section assumes that all distributions made by the Fund in the periods shown were reinvested in additional securities of the Fund. Also note that the performance information does not take into account sales, redemption, distribution or other optional charges that would have reduced returns on performance. The performance of the Fund in the past does not necessarily indicate how it will perform in the future.

YEAR-BY-YEAR RETURNS⁽¹⁾

The following bar charts show annual performance for each class of the Fund's securities for the financial years shown and illustrate how the Fund's performance has changed from year to year. The bar charts show, in percentage terms, how much an investment made on the first day of each financial year would have grown or decreased by the last day of each financial year.



⁽¹⁾ Returns based on net asset value per security. In connection with the conversion of the Fund into an exchange-traded fund, the annual management fee payable to First Asset, as manager, in respect of the Common Units, was reduced to 0.75% (from 1.05%) of the net asset value of the Fund and certain changes were made to the investment objectives, strategies and restrictions applicable to the Fund. If these changes had been in effect when the Fund was created, the performance would have been different.

⁽²⁾ Returns for the period July 21, 2015 (launch date) to December 31, 2015.

⁽³⁾ Returns for the period January 1, 2016 to June 30, 2016.

Summary of Investment Portfolio

The following is a summary of the Fund's investment portfolio as at June 30, 2016. This is a summary only and will change due to ongoing portfolio transactions of the Fund. A quarterly update is available on www.firstasset.com.

TOP 25 HOLDINGS AS AT JUNE 30, 2016

Description	% of Net Asset Value
Canadian Real Estate Investment Trust	4.32
H&R Real Estate Investment Trust	4.12
First Capital Realty, Inc.	4.10
Milestone Apartments Real Estate Investment Trust	3.74
Allied Properties Real Estate Investment Trust	3.73
InterRent Real Estate Investment Trust	3.57
Killam Apartment Real Estate Investment Trust	3.57
Boardwalk Real Estate Investment Trust	3.54
Chartwell Retirement Residences	3.52
WPT Industrial Real Estate Investment Trust	3.52
Morguard North American Residential Real Estate Investment Trust	3.50
Canadian Apartment Properties REIT	3.30
Pure Multi-Family REIT LP	3.23
Crombie Real Estate Investment Trust	3.09
American Hotel Income Properties REIT LP	3.02
RioCan Real Estate Investment Trust	3.00
InnVest Real Estate Investment Trust	2.84
Dream Industrial Real Estate Investment Trust	2.77
Cash and Cash Equivalents	2.76
Tricon Capital Group, Inc.	2.47
Pure Industrial Real Estate Trust	2.31
Morguard Real Estate Investment Trust	2.29
Agellan Commercial Real Estate Investment Trust	2.16
Granite Real Estate Investment Trust	1.97
Sienna Senior Living Inc.	1.96
Total Net Asset Value	\$153,564,288

SECTOR ALLOCATIONS AS AT JUNE 30, 2016

Industry	% of Net Asset Value
Residential REITs	26.12
Diversified REITs	17.56
Real Estate Operating Companies	10.90
Industrial REITs	10.57
Office REITs	8.90
Retail REITs	7.73
Health Care Facilities	5.48
Specialized REITs	2.84
Cash and Cash Equivalents	2.76
Asset Management & Custody Banks	2.47
Real Estate Services	1.53
Diversified Real Estate Activities	1.20
	98.06
Other Assets, Net of Liabilities	1.94
Total Net Asset Value	100.00

