

**CI First Asset Canadian REIT ETF (RIT) - Common Units**  
Manager: CI Investments Inc.

This document contains key information you should know about CI First Asset Canadian REIT ETF. You can find more details about this exchange traded fund ("ETF") in its prospectus. Ask your representative for a copy, or contact CI Investments Inc. at [www.firstasset.com](http://www.firstasset.com), by email at [info@firstasset.com](mailto:info@firstasset.com) or by calling 1-877-642-1289.

**Before you invest, consider how the ETF would work with your other investments and your tolerance for risk.**

**Quick facts**

<b>Date ETF started:</b>	November 15, 2004	<b>Fund manager:</b>	CI Investments Inc.
<b>Total value on February 28, 2020:</b>	\$667.0 Million	<b>Portfolio manager:</b>	CI Investments Inc.
<b>Management expense ratio (MER):</b>	0.87%	<b>Distributions:</b>	Monthly (any net income and/or return of capital) and in December (any net realized capital gains)

**Trading information** (12 months ending February 28, 2020)

<b>Ticker symbol:</b>	RIT	<b>Average daily volume:</b>	108,470 units
<b>Exchange:</b>	TSX	<b>Number of days traded:</b>	251 out of 251 trading days
<b>Currency:</b>	CAD		

**Pricing information** (12 months ending February 28, 2020)

<b>Market price:</b>	\$17.41 - \$20.22	<b>Average bid-ask spread:</b>	0.14%
<b>Net asset value {NAV}:</b>	\$17.40 - \$20.22		

**What does the ETF invest in?**

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. Up to 30% of the Fund's assets may be invested in foreign securities.

The charts below give you a snapshot of the ETF's investments on February 28, 2020. The ETF's investments will change.

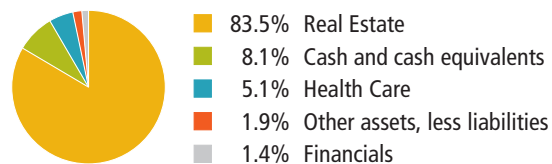
**Top 10 investments** (February 28, 2020)

1. Cash and cash equivalents	8.1%
2. Canadian Apartment Properties REIT	4.9%
3. InterRent Real Estate Investment Trust	4.9%
4. Killam Apartment Real Estate Investment Trust	4.6%
5. Allied Properties Real Estate Investment Trust	4.4%
6. Dream Industrial Real Estate Investment Trust	4.3%
7. Minto Apartment Real Estate Investment Trust	4.1%
8. Morguard North American Residential Real Estate Investment Trust	4.1%
9. Tricon Capital Group Inc	3.7%
10. First Capital Real Estate Investment Trust	3.6%

**Total percentage of top 10 investments 46.7%**

**Total number of investments: 36**

**Investment mix** (February 28, 2020)



**How risky is it?**

The value of the ETF can go down as well as up. You could lose money.

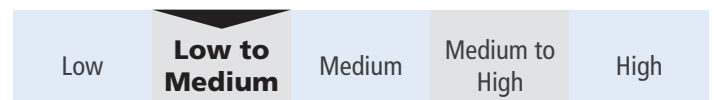
One way to gauge risk is to look at how much an ETF's returns change over time. This is called "volatility".

In general, ETFs with higher volatility will have returns that change more over time. They typically have a greater chance of losing money and may have a greater chance of higher returns. ETFs with lower volatility tend to have returns that change less over time. They typically have lower returns and may have a lower chance of losing money.

**Risk rating**

CI Investments Inc. has rated the volatility of this ETF as **Low to Medium**.

This rating is based on how much the ETF's returns have changed from year to year. It doesn't tell you how volatile the ETF will be in the future. The rating can change over time. An ETF with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the ETF's returns, see the "Risk Factors" section of the ETF's prospectus.

**No guarantees**

ETFs do not have any guarantees. You may not get back the amount of money you invest.

## How has the ETF performed?

This section tells you how this class of units of the ETF have performed over the past 10 years.

Returns<sup>1</sup> are after expenses have been deducted. These expenses reduce the ETF's returns.

<sup>1</sup> Returns are calculated using the ETF's net asset value (NAV).

### Year-by-year returns

This chart shows how this class of units of the ETF has performed in each of the past 10 completed calendar years. The fund dropped in value in 1 of the 10 years.



### Best and worst 3-month returns

This table shows the best and worst returns for this class of units of the ETF in a 3-month period over the past 10 calendar years. The best and worst 3-month returns could be higher or lower in the future. Consider how much of a loss you could afford to take in a short period of time.

	Return	3 months ending	If you invested \$1,000 at the beginning of the period
<b>Best return</b>	17.9%	January 31, 2007	Your investment would rise to \$1,179
<b>Worst return</b>	-34.9%	November 28, 2008	Your investment would drop to \$651

### Average return

As at February 28, 2020, a person who invested \$1,000 in this class of units of the ETF 10 years ago now has \$5,052. This works out to an annual compound return of 13.1%.

The Fund was originally launched as a TSX-listed closed-end fund on November 15, 2004, and converted into an ETF on July 14, 2015. Performance shown is since inception of the closed-end fund. In connection with the conversion, the annual management fee payable by the Fund to CI Investments Inc., as manager, was reduced to 0.75% (from 1.05%) of the NAV per unit. Had these changes been in effect prior to this date, the performance of the Fund could have been different.

## Trading ETFs

ETFs hold a basket of investments, like mutual funds, but trade on exchanges like stocks. Here are a few things to keep in mind when trading ETFs:

### Pricing

ETFs have two sets of prices: market price and net asset value (NAV).

#### Market price

- ETFs are bought and sold on exchanges at the market price. The market price can change throughout the trading day. Factors like supply, demand, and changes in the value of an ETF's investments can effect the market price.
- You can get price quotes any time during the trading day. Quotes have two parts: **bid** and **ask**.
- The bid is the highest price a buyer is willing to pay if you want to sell your ETF units. The ask is the lowest price a seller is willing to accept if you want to buy ETF units. The difference between the two is called the "**bid-ask spread**".
- In general, a smaller bid-ask spread means the ETF is more liquid. That means you are more likely to get the price you expect.

#### Net asset value (NAV)

- Like mutual funds, ETFs have a NAV. It is calculated after the close of each trading day and reflects the value of an ETF's investments at that point in time.
- NAV is used to calculate financial information for reporting purposes – like the returns shown in this document.

### Orders

There are two main options for placing trades: market orders and limit orders. A market order lets you buy or sell units at the current market price. A limit order lets you set the price at which you are willing to buy or sell units.

### Timing

In general, market prices of ETFs can be more volatile around the start and end of the trading day. Consider using a limit order or placing a trade at another time during the trading day.

### Who is this ETF for?

**Investors who:**

- want Canadian equity exposure to real estate related companies
- want the potential for high income generation
- want to receive regular monthly cash flows (if any)
- can tolerate low to medium risk.

### A word about tax

In general, you'll have to pay income tax on any money you make on an ETF. How much you pay depends on the tax laws where you live and whether or not you hold the ETF in a registered plan, such as a Registered Retirement Savings Plan or a Tax-Free Savings Account.

Keep in mind that if you hold your ETF in a non-registered account, distributions from the ETF are included in your taxable income, whether you get them in cash or have them reinvested.

### How much does it cost?

This section shows the fees and expenses you could pay to buy, own and sell this class of units of the ETF. Fees and expenses, including any trailing commissions, can vary among ETFs.

Higher commissions can influence representatives to recommend one investment over another. Ask about other ETFs and investments that may be suitable for you at a lower cost.

#### 1. Brokerage commissions

You may have to pay a commission every time you buy and sell units of the ETF. Commissions may vary by brokerage firm. Some brokerage firms may offer commission-free ETFs or require a minimum purchase amount.

#### 2. ETF expenses

You don't pay these expenses directly. They affect you because they reduce the ETF's returns.

As of December 31, 2019, the ETF's expenses were 0.91% of its value. This equals \$9.10 for every \$1,000 invested.

	Annual rate (as a % of the ETF's value)
<b>Management expense ratio (MER)</b> This is the total of the ETF's management fee and operating expenses.	0.87%
<b>Trading expense ratio (TER)</b> These are the ETF's trading costs.	0.04%
<b>ETF expenses</b>	<b>0.91%</b>

#### Trailing commission

The trailing commission is an ongoing commission. It is paid for as long as you own the ETF. It is for the services and advice that your representative and their firm provide to you.

This ETF doesn't have a trailing commission.

#### 3. Other fees

FEE	WHAT YOU PAY
<b>Redemption Fee</b>	The manager may charge securityholders of the ETF, at its discretion, a redemption fee of up to 0.25% of the value of the securities you redeem or exchange. The manager will publish the current redemption fee, if any, on its website <a href="http://www.firstasset.com">www.firstasset.com</a> .

### **What if I change my mind?**

Under securities law in some provinces and territories, you have the right to cancel your purchase within 48 hours after you receive confirmation of the purchase.

In some provinces and territories, you also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the prospectus, ETF Facts or financial statements contain a misrepresentation. You must act within the time limit set by the securities law in your province or territory.

For more information, see the securities law of your province or territory or ask a lawyer.

### **For more information**

Contact CI Investments Inc. or your representative for a copy of the ETF's prospectus and other disclosure documents. These documents and the ETF Facts make up the ETF's legal documents.

CI Investments Inc.  
2 Queen Street East, Suite 2000  
Toronto, Ontario  
M5C 3G7

Toll Free 1-877-642-1289  
[www.firstasset.com](http://www.firstasset.com)  
Email: [info@firstasset.com](mailto:info@firstasset.com)