

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

FINANCIAL STATEMENTS

For the year ended December 31, 2025

(in Canadian dollars)

Independent Auditor's Report

To the Unitholders of the
Bellwether Global Real Estate & Infrastructure Fund

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Bellwether Global Real Estate & Infrastructure Fund, which comprise the statement of financial position as at December 31, 2025, the statement of comprehensive income, changes in net assets attributable to holders of redeemable units and cash flows for the year then ended, a schedule of investment portfolio as at December 31, 2025 and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Bellwether Global Real Estate & Infrastructure Fund as at December 31, 2025, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the **Auditor's Responsibilities for the Audit of the Financial Statements** section of our report. We are independent of the fund in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Valuation of Level 3 Investments

We draw attention to Notes 4 and 9 to the financial statements, which describe the Fund's investments measured at fair value using significant unobservable inputs (Level 3 within the fair value hierarchy). As disclosed, a substantial portion of the Fund's investments consists of interests in investment funds and limited partnerships that are not quoted in active markets and are valued based on information provided by the underlying fund managers and other valuation techniques. These valuations involve significant judgment and estimation and are subject to inherent measurement uncertainty.

Our opinion is not modified in respect of this matter.

Trustee's and Manager's Responsibility for the Financial Statements

The Trustee and the Manager are responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB) and for such internal control as the Trustee and the Manager determines are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustee and the Manager are responsible for assessing the fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the fund or to cease operations or has no realistic alternative but to do so.

The Trustee and the Manager are responsible for overseeing the fund's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements, as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken, on the basis, of these financial statements. As part of an audit in

accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the Trustee's and the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Trustee and the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

The engagement partner on the audit resulting in this independent auditor's report is Mr. Richard Clarke, CPA, CA.

Deeth & Co. LLP

Chartered Professional Accountants
Licensed Public Accountants

Mississauga, Ontario
March 17, 2026

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Statement of Financial Position As at December 31, 2025

	December 31, 2025	December 31, 2024
ASSETS		
Current assets		
Cash and cash equivalents	\$ 4,641,779	\$ 6,823,228
Dividends receivable	7,518	74,229
Contributions receivable (Note 12)	–	87,566
Interest receivable	4,119	18,550
Investments owned, at fair value (Cost:\$140,369,406 - 2024:\$115,327,570)	158,973,007	137,538,711
	<u>163,626,423</u>	<u>144,542,284</u>
LIABILITIES		
Current liabilities		
Accrued expenses	51,121	43,220
Distributions payable	–	80
Redemptions payable (Note 13)	–	19,514
	<u>51,121</u>	<u>62,814</u>
Net Assets Attributable to Holders of Redeemable Units	\$ <u>163,575,302</u>	\$ <u>144,479,470</u>
Number of Redeemable Units Outstanding	13,491,191	11,810,858
Net Assets Attributable to Holders of Redeemable Units per Unit	\$ 12.12	\$ 12.23

Approved :



Trustee:

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Statement of Comprehensive Income For the year ended December 31, 2025

	2025	2024
Income		
Dividends	\$ 834,987	\$ 886,325
Interest income for distribution purposes	4,650,346	2,184,915
Change in unrealized (loss) gain on investments and foreign currency	(3,711,452)	13,444,295
Realized gain on sale of investments and foreign currency	2,810,386	980,304
	<u>4,584,267</u>	<u>17,495,839</u>
Expenses		
Operating costs (Note 6)	929,917	516,790
Withholding tax	135,687	165,331
Commissions and other portfolio transaction costs (Note 7)	5,332	2,691
Management fees (Note 6)	—	75
	<u>1,070,936</u>	<u>684,887</u>
Increase in Net Assets Attributable to Holders of Redeemable Units	<u>\$ 3,513,331</u>	<u>\$ 16,810,952</u>
Increase in Net Assets Attributable to Holders of Redeemable Units per Series		
Series F	\$ —	\$ 1,753
Series O	<u>3,513,331</u>	<u>16,809,199</u>
	<u>\$ 3,513,331</u>	<u>\$ 16,810,952</u>
Increase in Net Assets Attributable to Holders of Redeemable Units per Unit		
Series F	\$ —	\$ 0.28
Series O	0.28	1.46

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Statement of Changes in Net Assets Attributable to Holders of Redeemable Units For the year ended December 31, 2025

	Net assets attributable to holders of redeemable units, beginning of year	Proceeds from redeemable units issued*	Distribution of net investment income to unitholders	Redemption of redeemable units*	Reinvestment of distribution	Increase in net assets attributable to holders of redeemable units	Net assets attributable to holders of redeemable units, end of year
2025							
Series O	\$ 144,479,470	\$ 25,656,967	\$ (4,831,106)	\$ (10,073,567)	\$ 4,830,207	\$ 3,513,331	\$ 163,575,302

* Total proceeds from redeemable units relating to switch-ins and redemptions of redeemable units relating to switch-outs for the year ended December 31, 2025 were \$nil and \$nil, respectively.

	Net assets attributable to holders of redeemable units, beginning of year	Proceeds from redeemable units issued**	Distribution of net investment income to unitholders	Redemption of redeemable units**	Reinvestment of distribution	Increase in net assets attributable to holders of redeemable units	Net assets attributable to holders of redeemable units, end of year
2024							
Series F	\$ –	\$ 62,049	\$ (6)	\$ (63,802)	\$ 6	\$ 1,753	\$ –
Series O	118,911,278	19,458,447	(861,848)	(10,699,362)	861,756	16,809,199	144,479,470
	<u>\$ 118,911,278</u>	<u>\$ 19,520,496</u>	<u>\$ (861,854)</u>	<u>\$ (10,763,164)</u>	<u>\$ 861,762</u>	<u>\$ 16,810,952</u>	<u>\$ 144,479,470</u>

** Total proceeds from redeemable units relating to switch-ins and redemptions of redeemable units relating to switch-outs for the year ended December 31, 2024 were \$62,049 and \$(62,049), respectively.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Statement of Cash Flows

For the year ended December 31, 2025

	2025	2024
Cash provided by (used in):		
Operating Activities		
Increase in Net Assets Attributable to Holders of Redeemable Units	\$ 3,513,331	\$ 16,810,952
Adjustments for non-cash items		
Commissions and other portfolio transaction costs	5,332	2,691
Change in unrealized loss (gain) on investments and foreign currency	3,711,452	(13,444,295)
Realized gain on sale of investments and foreign currency	(2,810,386)	(980,304)
Change in non-cash balances		
Decrease (increase) in dividends receivable	66,711	(3,390)
Decrease in contributions receivable	87,566	32,794
Decrease in interest receivable	14,431	10,640
Increase in accrued expenses	7,901	7,280
Decrease in redemptions payable	(19,514)	(8,541)
Proceeds from sale of investments	17,929,930	2,978,368
Purchase of investments	(40,182,739)	(15,282,611)
Cash used in operating activities	<u>(17,675,985)</u>	<u>(9,876,416)</u>
Financing Activities		
Proceeds from issuances of redeemable units	25,656,967	19,458,447
Amount paid on redemption of redeemable units	(10,073,567)	(10,701,115)
Distributions to unitholders, net of reinvestments	(979)	(92)
Cash provided by financing activities	<u>15,582,421</u>	<u>8,757,240</u>
Decrease in cash and cash equivalents during the year	(2,093,564)	(1,119,176)
Foreign exchange loss on cash	(87,885)	(35,340)
Cash and cash equivalents, beginning of year	<u>6,823,228</u>	<u>7,977,744</u>
Cash and cash equivalents, end of year	\$ 4,641,779	\$ 6,823,228
Supplemental information*		
Interest paid	\$ —	\$ 1,041
Interest received	4,664,777	2,195,555
Dividends received, net of withholding taxes	766,010	717,603

*Included as a part of cash flows from operating activities

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Schedule of Investment Portfolio As at December 31, 2025

Number of shares/units	Investments owned	Average cost	Fair value	% of net asset value
Canadian equities				
34,000	Brookfield Infrastructure Corp.	\$ 1,875,100	\$ 2,118,540	1.30
5,000	Brookfield Infrastructure Partners LP	190,770	238,550	0.15
3,000	Enbridge Inc.	179,490	197,040	0.12
67,500	Tidewater Midstream and Infrastructure Ltd.	1,124,731	355,049	0.22
		<u>3,370,091</u>	<u>2,909,179</u>	<u>1.79</u>
Canadian investment funds				
3,000	Bonnefield Canadian Farmland LP V Class A	2,823,838	4,661,853	2.85
10,000,000	IFM Global Infrastructure (Canada), L.P. Class - A	9,863,434	10,452,519	6.39
1,073,242	Russell Investments Global Infrastructure Pool Series O	16,076,659	17,891,799	10.94
961,047	Russell Investments Global Real Estate Pool Series O	12,908,002	11,175,154	6.83
110,443	Trez Capital Private Real Estate Fund Trust - Series I	11,221,976	11,098,431	6.78
		<u>52,893,909</u>	<u>55,279,756</u>	<u>33.79</u>
European investment fund				
480,000	PIMCO European Data Centre Opportunity Fund Feeder, SCSp	768,800	845,634	0.52
U.S. equities				
4,000	American Tower Corp.	1,229,608	963,177	0.59
16,500	Cheniere Energy Inc.	2,643,957	4,398,997	2.69
3,000	Equinix Inc.	3,092,540	3,152,365	1.93
9,600	Extra Space Storage Inc.	2,008,954	1,714,529	1.05
13,000	Landbridge Co LLC	976,787	873,467	0.53
40,000	MPLX LP	1,218,091	2,927,878	1.79
26,000	NextEra Energy Inc.	2,386,140	2,862,705	1.75
17,000	Prologis Inc.	2,612,282	2,976,457	1.82
25,000	The Geo Group Inc.	793,648	552,715	0.34
15,000	Welltower Inc.	1,552,408	3,818,462	2.33
		<u>18,514,415</u>	<u>24,240,752</u>	<u>14.82</u>
U.S. investment funds				
9,384	Harrison Street Infrastructure Fund, L.P.	12,831,377	18,255,835	11.16
8,740,006	North Haven Infrastructure Partners III SCSp	11,484,540	14,214,223	8.69
7,475,272	North Haven Infrastructure Partners IV SCSp	10,613,355	10,538,068	6.44
394	Prime Property Fund Asia Limited Partnership	5,804,646	6,528,631	3.99
139,031	Trez Capital US Opportunity #8 LP	19,355,188	19,068,119	11.66
35,576	Trez Capital US Opportunity V LP	–	135,936	0.08
85,741	Trez Capital US Opportunity VII LP	4,733,085	6,956,874	4.25
		<u>64,822,191</u>	<u>75,697,686</u>	<u>46.27</u>

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Schedule of Investment Portfolio (Cont'd)

As at December 31, 2025

Investments owned	Average cost	Fair value	% of net asset value
Total investments owned	\$ 140,369,406	\$ 158,973,007	97.19
Commissions and other portfolio transaction costs	<u>(12,889)</u>	<u>—</u>	<u>—</u>
Net investments owned	<u>\$ 140,356,517</u>	158,973,007	97.19
Other assets, net		<u>4,602,295</u>	<u>2.81</u>
Net Assets Attributable to Holders of Redeemable Units		<u>\$ 163,575,302</u>	<u>100.00</u>

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

1. Formation of the Fund

Bellwether Global Real Estate & Infrastructure Fund (the "Fund") is an open-end mutual fund trust. The Fund was established by a Declaration of Trust dated May 31, 2019 and commenced operations on October 4, 2019. The address of the Fund's registered office is 1295 Cornwall Road, Unit A3, Oakville, Ontario, L6J 7T5.

Bellwether Investment Management Inc. (the "Manager" or the "Trustee") is the manager and trustee of the Fund. The Manager is responsible for directing the affairs and managing the business of the Fund, including management of the Fund's investment portfolio, and for administering or arranging for the administration of the day-to-day operations of the Fund, including providing or arranging for the provision of investment advice, establishment of brokerage arrangements and bookkeeping and other administrative services for the Fund.

The investment objective of the Fund is to achieve superior risk-adjusted returns with minimal volatility and low correlation to most traditional asset classes, primarily by investing in third-party funds and/or limited partnerships with portfolios comprised of a diversified portfolio of asset classes that are directly or indirectly linked to physical assets (e.g. real estate and infrastructure), or to assets that the Manager of the Fund believes have a tendency to maintain their real (after inflation) value over time. To provide enhanced liquidity, the Fund invests in or gains exposure to primarily equity securities, fixed-income securities and securities of other mutual and pooled funds.

National Bank Independent Network is the Custodian of the Fund. SGGG Fund Services Inc. is the record keeper and valuation services agent for the Fund.

2. Basis of Presentation

These financial statements have been prepared in compliance with IFRS Accounting Standards as published by the International Accounting Standards Board ("IASB"). The Fund reports under this basis of accounting as required by Canadian Securities Legislation and Canadian Accounting Standards Board. These financial statements should be read in conjunction with annual financial statements for the year ended December 31, 2024 which have been prepared in accordance with IFRS Accounting Standards.

These financial statements have been prepared on a historical cost basis, except for financial assets and financial liabilities at fair value through profit or loss ("FVTPL") which are presented at fair value. The policies applied in these financial statements are based on IFRS Accounting Standards issued and outstanding as of March 16, 2026 which is the date on which the financial statements were authorized for issue by the Trustee.

3. Summary of Material Accounting Policy Information

The following summarizes the material accounting policy information of the Fund:

Valuation of Investments

The fair value of financial assets and financial liabilities traded in active markets (such as publicly traded derivatives and trading securities) is based on quoted market prices. In accordance with the provisions of the Fund's Offering Memorandum, investment positions are valued based on the last traded market price for the purpose of determining the net asset per unit for subscriptions and redemptions. For financial reporting purposes, the Fund uses the last traded market price for both financial assets and financial liabilities where the last traded price falls within that day's bid-ask spread. 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. When the Fund holds derivatives with offsetting market risks, it uses mid-market prices as a basis for establishing fair values for the offsetting risk positions and applies this bid or ask price to the net open position, as appropriate. Options are recorded at their fair value, which is determined by the last traded market price on the principal securities exchange on which option is listed or traded.

The fair value of financial assets and financial liabilities that are not traded in an active market (for example, over-the-counter derivatives), if any, are determined using valuation techniques. The Fund uses a variety of methods and makes assumptions that are based on market conditions existing at each Statement of Financial Position date. Valuation techniques used include the use of comparable recent arm's-length transactions, discounted cash flow analysis, option pricing models and other valuation techniques commonly used by market participants.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

Investments in private companies and other assets, if any, for which no published market exists are initially valued at cost and adjusted each reporting year, when appropriate, to reflect the most recent value at which such securities have been exchanged in an arm's length transaction which approximates a trade effected in a published market, unless a different fair market value is otherwise determined to be appropriate by the Manager.

Investment Entity

The Fund has determined that it is an investment entity as defined by IFRS 10, Consolidated Financial Statements ("IFRS 10") and the amendments to IFRS 10, as the following conditions exist:

- (i) The Fund has obtained funds from one or more investors for the purpose of providing those investors with investment management services;
- (ii) The Fund has committed to its investors that its business purpose is to invest funds solely for returns from capital appreciation and investment income; and
- (iii) The Fund measures and evaluates the performance of substantially all of its investments on a fair value basis.

As an investment entity, the Fund is exempted from consolidating particular subsidiaries and instead is required to measure its investments in these particular subsidiaries at FVTPL.

Classification

The Fund classifies its investments in debt, equity securities and derivatives as financial assets and financial liabilities at FVTPL in accordance with IFRS 9, Financial Instruments ("IFRS 9").

The Fund classifies its investments at FVTPL based on the Fund's business model for managing those financial assets in accordance with the Fund's documented investment strategy. The portfolio of investments is managed and performance is evaluated on a fair value basis and the portfolio of investments is neither held to collect contractual cash flows nor held both to collect contractual cash flows and to sell financial assets. The Fund is primarily focused on fair value information and uses that information to assess the assets' performance and to make decisions.

The Fund recognizes financial instruments at fair value upon initial recognition, plus transaction costs in the case of financial instruments measured at amortized cost. Regular way purchases and sales of financial assets are recognized at their trade date. The Fund's investments have been classified as FVTPL. The Fund's obligation for net assets attributable to holders of redeemable units is presented at the redemption amount. All other financial assets and financial liabilities are classified as subsequently measured at amortized cost. Under this method, financial assets and financial liabilities reflect the amount required to be received or paid, discounted, when appropriate, at the contract's effective interest rate. A financial asset is classified as subsequently measured at amortized cost only if both of the following criteria are met:

- i) The asset is held within a business model whose objective is to hold assets to collect contractual cash flows, and
- ii) The contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding.

Cash and cash equivalents

Cash is comprised of cash on deposits with financial institutions and bank overdraft is carried at amortized cost which approximates fair value.

Financial Instruments

The Fund's financial instruments include cash and cash equivalents, dividends receivable, contributions receivable, interest receivable, investments owned at fair value, accrued expenses, distributions payable, payable for investments purchased and redemptions payable. Investments are classified as FVTPL valued based on the policies described under the heading "Valuation of Investments". All other financial instruments are classified as subsequently measured at amortized cost and recorded at cost or amortized cost. Financial liabilities are carried at amortized cost, which closely approximates their fair values given their short-term nature. Please refer to Note 8 for a discussion of the management of financial risks.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

Recognition/Derecognition

The Fund recognizes financial assets or financial liabilities designated as trading securities on the trade date – the date it commits to purchase or sell short the instruments. From this date, any gains and losses arising from changes in fair value of the assets or liabilities are recognized in the Statement of Comprehensive Income.

Other financial assets are derecognized when, and only when, the contractual rights to the cash flows from the asset expire; or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. The Fund derecognizes financial liabilities when, and only when, the Fund's obligations are discharged, cancelled or they expire.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount reported in the Statement of Financial Position when there is a legally enforceable right to offset 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 Statement of Financial Position but still allow for the related amounts to be offset in certain circumstances, such as bankruptcy or termination of the contracts.

Fair Value Measurement

Investments measured at fair value are classified into one of three fair value hierarchy levels, based on the lowest level input that is significant to the fair value measurement in its entirety. The inputs or methodologies used for valuing securities are not necessarily an indication of the risk associated with investing in those securities.

The three fair value hierarchy levels are as follows:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2 – Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and

Level 3 – Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Refer to Note 9 for fair value measurement analysis.

Investment Transactions and Revenue Recognition

Investment transactions are accounted for on the trade date. Interest income is accrued daily and dividend income is recognized on the ex-dividend date. Realized gain/loss on sale of investments and unrealized appreciation/depreciation in investments are determined on an average cost basis. Average cost does not include amortization of premiums or discounts on fixed income securities with the exception of zero coupon bonds.

The unrealized gain/loss on each investment held by the Fund at year end is determined by the fair value of that investment less the average cost of the investment.

Distributions from income trust holdings ("trusts") are recorded on the ex-distribution date and the components of the distributions are recorded as dividends, capital gains or a return of capital as appropriate and on the basis of the best information available to the Manager. Distributions from trusts that are a return of capital reduce the average cost of the trusts reported on the Schedule of Investment Portfolio.

To the extent that a Fund incurs withholding taxes imposed by certain countries on investment income and capital gains generated in that country, the revenue from such income or gains is recorded net of withholding taxes in the Statement of Comprehensive Income.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

Foreign Currency Translation

The functional and presentation currency of the Fund is the Canadian dollar. The fair value of foreign investments and other assets and liabilities denominated in foreign currencies are translated into Canadian dollars at the exchange rates prevailing at 12:00pm Eastern Standard Time (the “noon rate”) on each valuation day. Purchases and sales of foreign securities denominated in foreign currencies and the related income are translated into Canadian dollars at rates of exchange prevailing on the respective dates of such transactions.

Net Assets Attributable to Holders per Unit

The net assets attributable to holders of redeemable units per unit are calculated by dividing the net assets attributable to holders of redeemable units of a particular series of units by the total number of units of that particular series outstanding at the end of the year.

Increase in Net Assets Attributable to Holders per Unit

Increase in net assets attributable to holders of redeemable units per unit is based on the increase in net assets attributable to holders of redeemable units attributed to each series of units, divided by the weighted average number of units outstanding of that series during the year. Refer to Note 11 for the calculation.

Taxation of the Fund

The Fund qualifies as a unit trust and is subject to the applicable provisions of the Income Tax Act (Canada) (the “Tax Act”) and, accordingly, is subject to tax on its investment income, including net realized capital gains, for the calendar year in which its net investment income or sufficient net realized capital gains are not paid or payable to its unitholders as at the end of the calendar year. It is the intention of the Manager that all annual net investment income and sufficient net taxable capital gains will be distributed to unitholders on a calendar year basis such that Canadian income taxes payable by the Fund will be minimized.

In any year in which the Fund realizes a net capital loss, caused when realized capital losses exceed realized capital gains, the Fund may carry forward that net capital loss balance to reduce net realized capital gains in subsequent years.

The Fund may be liable for alternative taxes, including Part XII.2 tax, on designated income earned by certain types of unitholders, as prescribed under the Tax Act. Any such tax liabilities are recorded as an expense in the period they are incurred.

As at December 31, 2025 and 2024, the Fund had realized capital losses available to carry forward to future years as follows:

	2025	2024
Bellwether Global Real Estate & Infrastructure Fund	\$ 7,823	\$ 720,056

As at December 31, 2025 and 2024, the Fund had no non-capital losses available to carry forward.

Distributions

The Fund may, on any valuation date, make payable to the unitholders in the Fund on the valuation date, all or part of the net income and/or net capital gains of the Fund for the portion of the taxation year ending on the valuation date to the extent not previously made payable on such valuation date (after giving effect to any admissions to and withdrawals from the Fund on such valuation date but before giving effect to the reinvestment of amounts payable on such valuation date).

All distributions on redeemable units of a series will be reinvested automatically in additional units of the same series, without charge, at the series net asset value per unit determined as of the date of distribution unless the unitholder otherwise directs in writing. The unitholder may, by written request, receive the distribution payment by cheque or electronic transfer. All distributions are made on a pro rata basis to each registered unitholder, determined as of the close of business on the date of distribution. When redemptions occur during the calendar year, the unitholder may have taxable income and capital gains attributed to them up to the date of redemption.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

Future Accounting Standards

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after January 1, 2026, and have not been early adopted in preparing these financial statements.

The Fund's assessment of the impact of these new standards and amendments is set out below:

- (i) *Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7 (effective for annual periods beginning on or after January 1, 2026)*

The IASB issued targeted amendments to IFRS 9 and IFRS 7 to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities. Among other amendments, the IASB clarified the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system.

- (ii) *IFRS 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after January 1, 2027)*

The IASB issued the new standard on presentation and disclosure in financial statements, which replaces IAS 1, with a focus on updates to the statement of profit or loss. The key new concepts introduced in IFRS 18 relate to:

- the structure of the statement of profit or loss with defined subtotals;
- the requirement to determine the most useful structured summary for presenting expenses in the statement of profit or loss ;
- required disclosures in a single note within the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements (that is, management-defined performance measures); and
- enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general.

The Fund is currently still assessing the effect of the forthcoming standard and amendments.

No other new standards or amendments to standards are expected to have a material effect on the financial statements of the Fund.

4. Critical Accounting Estimates and Judgments

The preparation of financial statements in accordance with IFRS Accounting Standards requires management to use accounting estimates. It also requires management to exercise its judgment in the process of applying the Fund's accounting policies. Estimates are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results could differ from those estimates. The following discusses the most significant accounting judgments and estimates that the Fund has made in preparing the financial statements:

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 about whether or not the business of the Fund is to manage its portfolio of investments and evaluate performance on a fair value basis and that the portfolio of investments is neither held to collect contractual cash flows nor held both to collect contractual cash flows and to sell financial assets. The most significant judgments made include assessing and determining the appropriate business model that enables the decision that the Fund's investments are classified as FVTPL.

Fair value measurement of securities not quoted in an active market

The Fund may hold 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 the use of comparable recent arm's-length transactions, discounted cash flow analysis, option pricing models and other valuation techniques commonly used by market participants. 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.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

5. Redeemable Units of the Fund

Unitholders' equity is considered to be the source of capital for the Fund. The Fund's objectives in managing capital are to safeguard the Fund's ability to continue as a going concern, to provide financial capacity and flexibility to meet its strategic objectives and to provide an adequate return to unitholders commensurate with the level of risk while maximizing the distributions to unitholders.

Since both the income and expenses of the Fund are reasonably predictable and since the Fund does not have any externally imposed capital requirements, the Trustee believes that the current level of distributions, capital and capital structure is sufficient to sustain ongoing operations. The Trustee actively monitors the cash position and financial performance of the Fund to ensure there are resources to meet current distribution levels.

The Fund may issue an unlimited number of units, which may be divided into an unlimited number of Series. The Fund currently offers Series A, Series F and Series O Units. Series A Units may be purchased through investment dealers. Series F Units are available to all investors other than those investing in the Series A or Series O units and may be purchased either through investment dealers or directly from the Manager. Series O Units may only be purchased directly from the Manager. Series O Units are available to institutional investors and other selected investors who enter into a managed account agreement with the Manager. The managed account agreement stipulates the negotiated management fee that will be paid by the investor directly to the Manager.

Redeemable units of the Fund are redeemable at the option of the unitholders in accordance with the provisions of the Offering Memorandum at their net asset value per unit and do not have any nominal or par value.

As at December 31, 2025, only units of Series O had been in issue. The changes in outstanding redeemable units during the years ended December 31, 2025 and 2024 are summarized as follows:

	Redeemable Units, beginning of year	Redeemable Units Issued	Redemptions of Redeemable Units	Reinvestments of Units	Redeemable Units, end of year
2025					
Series O	11,810,858	2,100,009	(820,286)	400,610	13,491,191
2024					
Series F	–	6,205	(6,206)	1	–
Series O	10,950,935	1,719,645	(936,737)	77,015	11,810,858

6. Related Party Transactions

The Fund considers its related parties to consist of key members and senior officers, including their close family members, and companies controlled or significantly influenced by such individuals, and reporting shareholders and their affiliates which may exert significant influence over the Fund's activities.

Bellwether Investment Management Inc.

Bellwether Investment Management Inc. ("BIM") is the manager of the Fund. Both management fees and operating expenses are paid to BIM by the Fund.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

Management Fees

The Manager of the Fund is entitled to a management fee. The applicable management fee relating to Series A Units of the Fund is equal to (1/12) of 1.50% of the average net asset value of the Fund relating to such Series during each month. The applicable management fee relating to the Series F Units of the Fund is equal to (1/12) of 0.75% of the average net asset value of the Fund relating to such series during each month. Management fees relating to the Series O Units of the Fund are paid directly by the unitholder and are not charged to the Fund.

As at December 31, 2025, the total outstanding management fees payable to the Manager was \$Nil (2024 - \$Nil). The total management fees expense for the year ended December 31, 2025 was \$Nil (2024 - \$75).

Operating Expenses

The Fund pays for all of its operating expenses. The principal components of the Fund's operating expenses include accounting, audit and legal fees, brokerage commissions, administration costs, trustee fees, interest and bank charges.

The Manager may from time to time pay for certain operating expenses of the Fund to maintain the Fund's management expense ratio at competitive levels. The operating expenses charged to the Fund will be capped at 60 basis points per annum.

7. Brokerage Commissions and Other Transaction Costs

The Fund paid \$5,332 (2024 - \$2,691) brokerage commissions and other transaction costs for portfolio transactions during the year ended December 31, 2025.

In addition to covering brokerage services on security transactions, commissions paid to certain brokers may also cover goods and services provided to the manager other than order execution (soft costs).

As of December 31, 2025 and 2024, the Fund did not have soft costs.

8. Risks Associated with Financial Instruments

The investment objective of the Fund is to achieve superior risk-adjusted returns with minimal volatility and low correlation to most traditional asset classes, primarily by investing in third-party funds and/or limited partnerships with portfolios comprised of a diversified portfolio of asset classes that are directly or indirectly linked to physical assets (e.g. real estate and infrastructure), or to assets that the Manager of the Fund believes have a tendency to maintain their real (after inflation) value over time. The Fund intends to allocate capital to invest in securities and funds (the "Portfolio") managed by certain third-party managers (each an "Underlying Fund") selected by the Manager from time to time based on the Manager's assessment of the market outlook and the ability of the investment to help the Fund meet its stated investment objectives. Such Underlying Funds will hold an actively managed portfolio of investments in the public and/or private markets.

The Fund is exposed to various types of risks that are associated with their investment strategies, financial instruments and the markets in which they invest. These financial risks include market risk (which includes currency risk, interest rate risk and other price risk), credit risk, and liquidity risk.

The Manager of the Fund seeks to minimize these risks by employing experienced portfolio managers who manage the security portfolios of the Fund on a daily basis according to market events and the Fund's investment objectives. The Manager further moderates these risks through a careful selection of securities within specified limits and the Fund's market price risk is managed through diversification of the investment portfolio. The Fund's overall risk management program seeks to minimize the potentially adverse effect of risk on the Fund's financial performance in a manner consistent with the Fund's investment objective.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

These risks and related risk management practices employed by the Fund are further discussed below:

(i) Currency Risk

Currency risk is the risk that the value of financial instruments denominated in currencies other than the functional currency of a Fund will fluctuate due to changes in foreign exchange rates.

The Fund holds assets, including cash, short-term investments and equities, which are denominated in US Dollars. The Canadian Dollar is the functional currency of the Fund. The Fund is therefore exposed to currency risk because the value of the securities denominated in US Dollars fluctuates due to changes in the exchange rate between the Canadian and US Dollar.

The table below summarizes the Fund's exposure to currency risk. As at December 31, 2025 and 2024, if the exchange rate between the Canadian Dollar and the US Dollar increased or decreased by 5%, with all other variables held constant, the increase or respectively in net assets attributable to holders of redeemable units would approximately be as follows:

Currency	Exposure			Impact if CAD strengthened or weakened by 5% in relation to other currencies		
	Monetary	Non-Monetary	Total	Monetary	Non-Monetary	Total
December 31, 2025						
Euro	\$ –	\$ 845,634	\$ 845,634	\$ –	\$ 42,282	\$ 42,282
U.S. Dollar	268,293	98,824,240	99,092,533	13,415	4,941,212	4,954,627
	<u>\$ 268,293</u>	<u>\$ 99,669,874</u>	<u>\$ 99,938,167</u>	<u>\$ 13,415</u>	<u>\$ 4,983,494</u>	<u>\$ 4,996,909</u>
% of Net Assets Attributable to Holders of Redeemable Units	0.2	61.3	61.5	–	3.1	3.1

Currency	Exposure			Impact if CAD strengthened or weakened by 5% in relation to other currencies		
	Monetary	Non-Monetary	Total	Monetary	Non-Monetary	Total
December 31, 2024						
U.S. Dollar	\$ 1,566,683	\$ 88,316,790	\$ 89,883,473	\$ 78,334	\$ 4,415,840	\$ 4,494,174
% of Net Assets Attributable to Holders of Redeemable Units	1.1	61.1	62.2	0.1	3.1	3.2

In practice, the actual results may differ from this sensitivity analysis and the difference could be material.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

(ii) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

Interest rate risk arises when the Fund invests in interest-bearing financial instruments. The Fund is exposed to the risk that the value of such financial instruments will fluctuate due to changes in the prevailing levels of market interest rates. There is minimal sensitivity to interest rate fluctuations on any cash invested at short-term market interest rates.

The majority of each Fund's financial assets and liabilities are non-interest bearing. As a result, the Fund are not subject to significant interest rate risk due to fluctuations in the prevailing level of market interest rates.

As at December 31, 2025 and 2024, the Fund did not have significant exposure to interest rate risk.

(iii) Other Price Risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market.

The investments of the Fund are subject to normal market fluctuations and the risks inherent in investment in financial markets. The maximum risk resulting from financial instruments held by the Fund is determined by the fair value of the financial instruments. The Manager monitors the Fund's overall market positions on a daily basis and positions are maintained within established ranges as disclosed in the Fund's Offering Memorandum.

The Fund's other price risk is affected by changes in actual market prices. As at December 31, 2025 and 2024 if the S&P Real Assets Index had increased or decreased by 5%, with all other variables held constant, then the approximate increase or decrease to net assets would have been as follows:

Market Sensitivity Analysis	December 31, 2025 Estimated Impact on net assets attributable to holders of redeemable units	December 31, 2024 Estimated Impact on net assets attributable to holders of redeemable units
Bellwether Global Real Estate & Infrastructure Fund	\$ 7,551,218	\$ 6,533,089

In practice, actual results may differ from this sensitivity analysis and the difference could be material.

(iv) Credit Risk

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge a commitment that it has entered into with a Fund. The fair value of a financial instrument takes into account the credit rating of its issuer.

Where the Fund invests in debt instruments and derivatives, this represents the main concentration of credit risk. The fair value of debt instruments and derivatives includes consideration of the credit worthiness of the issuer, and accordingly, represents the maximum credit risk exposure of the Fund.

All transactions in listed securities are settled or paid for upon delivery using approved brokers. Credit risk is considered minimal in the Fund because delivery of securities sold is only made once the broker has received payment. Payment is made on a purchase once the securities have been received by the broker. The trade will fail if either party fails to meet its obligation.

The Fund also invests in cash and short-term investments. The Fund limits exposure to credit loss by placing cash and other short-term investments with high credit quality government and financial institutions.

As at December 31, 2025 and 2024, the Fund did not have significant investments in debt securities.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

(v) Liquidity Risk

Liquidity risk is defined as the risk that the Fund may not be able to settle or meet its obligations on time or at a reasonable price.

The Fund's exposure to liquidity risk is concentrated in the Fund's ability to satisfy the weekly cash redemptions of units. Further liquidity risk arises from the fact that redeemable units are redeemable on demand at the unitholder's option. The Fund's investments are considered readily realizable and highly liquid. In addition, the Fund retains sufficient cash positions to maintain liquidity.

As at December 31, 2025 and 2024, the Fund did not have significant exposure to liquidity risk.

9. Classification of Financial Instruments – Fair Value Measurements

The following table summarizes the levels within the fair value hierarchy in which the fair value measurements of the Fund's investments fall as of December 31, 2025 and 2024:

December 31, 2025:

	Level 1	Level 2	Level 3	Total
Assets				
Equities	\$ 27,149,931	\$ –	\$ –	\$ 27,149,931
Investment Fund	–	29,912,587	100,796,291	130,708,878
	\$ 27,149,931	\$ 29,912,587	\$ 100,796,291	\$ 157,858,809

December 31, 2024

	Level 1	Level 2	Level 3	Total
Assets				
Equities	\$ 30,872,794	\$ –	\$ –	\$ 30,872,794
Investment Fund	–	28,467,860	78,198,057	106,665,917
	\$ 30,872,794	\$ 28,467,860	\$ 78,198,057	\$ 137,538,711

There were no transfers between levels during the years ended December 31, 2025 and 2024.

The changes in investments measured at fair value using significant Level 3 inputs are reflected below:

December 31, 2025:

	Total
Beginning Balance, January 01, 2025	\$ 78,198,057
Purchases	25,175,142
Sales	(1,036,248)
Realized gains included in net income	53,869
Change in unrealized depreciation included in net income	(1,594,529)
Ending Balance, December 31, 2025	\$ 100,796,291

December 31, 2024:

	Total
Beginning Balance, January 01, 2024	\$ 61,382,455
Purchases	10,868,175
Change in unrealized appreciation included in net income	5,947,428
Ending Balance, December 31, 2024	\$ 78,198,057

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

10. Involvement with Unconsolidated Structured Entities:

The table below describes the types of structured entities that the Fund does not consolidate but in which they hold an interest.

2025				
Strategy	Number of Investee Funds	Net Asset Value of Investee Fund (range and weighted avg)	Investment fair value	% of net assets attributable to holders of redeemable units
Farming	1	\$ 373,774,256	\$ 4,661,853	2.8%
Infrastructure	6	25,701,607,605	72,198,088	44.1%
Real Estate	6	3,654,141,115	54,963,145	33.6%
			\$ 131,823,086	80.5%

2024				
Strategy	Number of Investee Funds	Net Asset Value of Investee Fund (range and weighted avg)	Investment fair value	% of net assets attributable to holders of redeemable units
Farming	1	\$ 343,710,223	\$ 4,506,731	3.1%
Infrastructure	3	12,028,856,455	50,410,624	34.9%
Real Estate	6	3,825,570,254	51,748,562	35.8%
			\$ 106,665,917	73.8%

The investment objective of the Fund is to achieve superior risk-adjusted returns with minimal volatility and low correlation to most traditional asset classes, primarily by investing in third-party funds and/or limited partnerships with portfolios comprised of a diversified portfolio of asset classes that are directly or indirectly linked to physical assets (e.g. Real estate and infrastructure), or to assets that the Manager of the Fund believes have a tendency to maintain their real (after inflation) value over time.

The Fund finances its operations by issuing redeemable units which are puttable at the holder's option and entitle the holder to a proportional stake in the Fund's net assets.

The change in fair value of the investment in the Fund is included in the Statement of Comprehensive Income in net gains/losses on financial instruments and derivatives held at FVTPL.

BELLWETHER GLOBAL REAL ESTATE & INFRASTRUCTURE FUND

Notes to Financial Statements

For the year ended December 31, 2025

11. Increase in Net Assets Attributable to Holders of Redeemable Units per Unit

The increase in net assets attributable to holders of redeemable units per unit for the years ended December 31, 2025 and 2024 are calculated as follows:

	Increase in Net Assets Attributable to Holders of Redeemable Units per Series	Weighted Average of Redeemable Units Outstanding During the Year	Increase in Net Assets Attributable to Holders of Redeemable Units per Unit
December 31, 2025			
Series O	\$ 2,399,133	12,534,201	\$ 0.19
December 31, 2024			
Series F	\$ 1,753	6,205	\$ 0.28
Series O	16,809,199	11,485,987	1.46

12. Filing Exemption

The Fund has advised the Ontario Securities Commission that the Fund is relying on the exemption from the filing requirements pursuant to Section 2.11 of National Instrument 81-106.

13. Contributions Receivable and Redemptions Payable

Contributions receivable and redemptions payable consists of units purchased/redeemed during the year for which cash has not been received/paid at year end.