

Interim Unaudited Financial Statements

For the Six-Month Period Ended September 30, 2024

These Interim Unaudited Financial Statements do not contain the Interim Management Report of Fund Performance ("MRFP") of the investment fund. You may obtain a copy of the Interim MRFP, at no cost, by contacting us using one of the methods noted under Other Information note or by visiting the SEDAR+ website at www.sedarplus.ca. Copies of the Annual Financial Statements or Annual MRFP may also be obtained, at no cost, using any of the methods outlined above.

Securityholders may also contact us using one of these methods to request a copy of the investment fund's proxy voting policies and procedures, proxy voting disclosure record or quarterly portfolio disclosure.

NOTICE OF NO AUDITOR REVIEW OF THE INTERIM FINANCIAL STATEMENTS

I.G. Investment Management, Ltd., the Manager of the IG Mackenzie Real Property Fund (the "Fund"), appoints independent auditors to audit the Fund's Annual Financial Statements. Under Canadian securities laws (National Instrument 81-106), if an auditor has not reviewed the Interim Financial Statements, this must be disclosed in an accompanying notice.

The Fund's independent auditors have not performed a review of these Interim Financial Statements in accordance with standards established by the Chartered Professional Accountants of Canada.

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

STATEMENTS OF FINANCIAL POSITION

at (in \$ 000 except per security amounts)

	Sep. 30 2024	Mar. 31 2024 (Audited)
	\$	\$
ASSETS		
Current assets		
Investments at fair value	647,671	700,391
Cash and cash equivalents	145,637	118,158
Accrued interest receivable	4,606	5,219
Accounts receivable for investments sold	13	13
Accounts receivable for securities issued	—	—
Real property for sale	—	—
Other assets	20,686	31,444
	818,613	855,225
Non-current assets:		
Real property	4,056,686	3,984,244
Total assets	4,875,299	4,839,469
LIABILITIES		
Current liabilities		
Accounts payable for investments purchased	—	—
Accounts payable for securities redeemed	3	—
Distributions payable	1,611	—
Due to manager	1,063	11,550
Mortgages payable	197,675	171,605
Other liabilities	22,778	40,773
	223,130	223,928
Non-current liabilities:		
Mortgages payable	1,029,115	922,731
Secured bank debt	—	—
	1,029,115	922,731
Total liabilities	1,252,245	1,146,659
Net assets attributable to securityholders	3,623,054	3,692,810

STATEMENTS OF COMPREHENSIVE INCOME

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

	2024 \$	2023 \$
Income		
Net real property income		
Property rental income	140,052	146,734
Property operating expenses	(59,081)	(63,500)
Property management fees	(4,036)	(4,314)
Mortgage interest	(25,612)	(19,827)
	51,323	59,093
Gains (losses) on investments and real property		
Interest income for distribution purposes	12,876	11,459
Other changes in fair value of investments and other net assets		
Net realized gain (loss)	(338)	2,408
Net unrealized gain (loss)	(39,739)	(109,565)
Gains (losses) on investments and real property	24,122	(36,605)
Securities lending income	34	8
Other	—	49
Total income (loss)	24,156	(36,548)
Expenses (note 6)		
Management fees	5,581	7,638
Management fee rebates	(6)	(13)
Service fees	464	677
Service fee rebates	(156)	(234)
Administration fees	738	987
Interest charges	—	—
Trustee fees	234	313
Commissions and other portfolio transaction costs	2	3
Independent Review Committee fees	4	5
Other	287	124
Expenses before amounts absorbed by Manager	7,148	9,500
Expenses absorbed by Manager	—	—
Net expenses	7,148	9,500
Increase (decrease) in net assets attributable to securityholders from operations before tax	17,008	(46,048)
Foreign withholding tax expense (recovery)	(13)	(70)
Foreign income tax expense (recovery)	—	—
Increase (decrease) in net assets attributable to securityholders from operations	17,021	(45,978)

	Net assets attributable to securityholders (note 3)			
	per security		per series	
	Sep. 30 2024	Mar. 31 2024 (Audited)	Sep. 30 2024	Mar. 31 2024 (Audited)
Series A	—	5.78	—	129,011
Series B	10.11	10.22	125,033	15,585
Series C	5.35	5.42	64,254	72,640
Series DB	9.44	9.54	21,825	21,681
Series F	10.21	10.33	633,774	709,714
Series J DSC	—	10.51	—	56,628
Series J NL	10.09	10.20	56,053	5,731
Series P	12.44	12.58	2,722,115	2,681,820
			3,623,054	3,692,810

	Increase (decrease) in net assets attributable to securityholders from operations (note 3)			
	per security		per series	
	2024	2023	2024	2023
Series A	—	(0.13)	(223)	(3,603)
Series B	(0.07)	(0.23)	(677)	(475)
Series C	(0.03)	(0.11)	(351)	(1,819)
Series DB	0.06	—	144	—
Series F	0.01	(0.16)	407	(12,540)
Series J DSC	—	(0.22)	(76)	(1,512)
Series J NL	(0.05)	(0.22)	(227)	(166)
Series P	0.08	(0.13)	18,024	(25,863)
			17,021	(45,978)

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

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

STATEMENTS OF CHANGES IN FINANCIAL POSITION

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

	Total		Series A		Series B		Series C		Series DB	
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
NET ASSETS ATTRIBUTABLE TO SECURITYHOLDERS										
Beginning of period	3,692,810	4,145,111	129,011	192,222	15,585	25,367	72,640	108,162	21,681	–
Increase (decrease) in net assets from operations	17,021	(45,978)	(223)	(3,603)	(677)	(475)	(351)	(1,819)	144	–
Distributions paid to securityholders:										
Investment income	(56,487)	(54,062)	(66)	(521)	(558)	(69)	(412)	(445)	(378)	–
Capital gains	–	–	–	–	–	–	–	–	–	–
Return of capital	–	–	–	–	–	–	–	–	–	–
Management fee rebates	(6)	(13)	–	–	–	–	–	(1)	–	–
Service fee rebates	(156)	(234)	–	–	–	–	(156)	(234)	–	–
Total distributions paid to securityholders	(56,649)	(54,309)	(66)	(521)	(558)	(69)	(568)	(680)	(378)	–
Security transactions:										
Proceeds from securities issued	324,635	176,931	7	52	123,904	796	69,375	67	–	–
Reinvested distributions	52,665	51,013	65	504	431	66	492	541	378	–
Payments on redemption of securities	(407,428)	(341,978)	(128,794)	(29,757)	(13,652)	(4,809)	(77,334)	(14,841)	–	–
Total security transactions	(30,128)	(114,034)	(128,722)	(29,201)	110,683	(3,947)	(7,467)	(14,233)	378	–
Increase (decrease) in net assets attributable to securityholders	(69,756)	(214,321)	(129,011)	(33,325)	109,448	(4,491)	(8,386)	(16,732)	144	–
End of period	3,623,054	3,930,790	–	158,897	125,033	20,876	64,254	91,430	21,825	–
Increase (decrease) in fund securities (in thousands) (note 7):			Securities		Securities		Securities		Securities	
Securities outstanding – beginning of period			22,328	30,257	1,525	2,257	13,402	18,066	2,272	–
Issued			1	8	12,156	71	12,843	11	–	–
Reinvested distributions			11	80	43	6	80	91	40	–
Redeemed			(22,340)	(4,703)	(1,352)	(429)	(14,324)	(2,493)	–	–
Securities outstanding – end of period			–	25,642	12,372	1,905	12,001	15,675	2,312	–

	Series F		Series J DSC		Series J NL		Series P	
	2024	2023	2024	2023	2024	2023	2024	2023
NET ASSETS ATTRIBUTABLE TO SECURITYHOLDERS								
Beginning of period	709,714	890,794	56,628	84,308	5,731	8,485	2,681,820	2,835,773
Increase (decrease) in net assets from operations	407	(12,540)	(76)	(1,512)	(227)	(166)	18,024	(25,863)
Distributions paid to securityholders:								
Investment income	(7,877)	(8,823)	(42)	(349)	(313)	(36)	(46,841)	(43,819)
Capital gains	–	–	–	–	–	–	–	–
Return of capital	–	–	–	–	–	–	–	–
Management fee rebates	–	–	(5)	(12)	(1)	–	–	–
Service fee rebates	–	–	–	–	–	–	–	–
Total distributions paid to securityholders	(7,877)	(8,823)	(47)	(361)	(314)	(36)	(46,841)	(43,819)
Security transactions:								
Proceeds from securities issued	16,381	40,558	506	3,319	56,244	1,027	58,218	131,112
Reinvested distributions	4,179	5,702	42	348	237	33	46,841	43,819
Payments on redemption of securities	(89,030)	(81,081)	(57,053)	(14,672)	(5,618)	(1,474)	(35,947)	(195,344)
Total security transactions	(68,470)	(34,821)	(56,505)	(11,005)	50,863	(414)	69,112	(20,413)
Increase (decrease) in net assets attributable to securityholders	(75,940)	(56,184)	(56,628)	(12,878)	50,322	(616)	40,295	(90,095)
End of period	633,774	834,610	–	71,430	56,053	7,869	2,722,115	2,745,678
Increase (decrease) in fund securities (in thousands) (note 7):			Securities		Securities		Securities	
Securities outstanding – beginning of period	68,717	78,419	5,389	7,294	562	756	213,251	205,097
Issued	1,599	3,583	48	288	5,526	92	4,705	9,526
Reinvested distributions	408	504	4	30	24	3	3,765	3,195
Redeemed	(8,680)	(7,168)	(5,441)	(1,275)	(557)	(132)	(2,905)	(14,183)
Securities outstanding – end of period	62,044	75,338	–	6,337	5,555	719	218,816	203,635

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

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

STATEMENTS OF CASH FLOWS

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

	2024 \$	2023 \$
Cash flows from operating activities		
Net increase (decrease) in net assets attributable to securityholders from operations	17,021	(45,978)
Adjustments for:		
Net realized loss (gain)	338	(2,408)
Change in net unrealized loss (gain)	39,739	109,565
Amortization of leasing commissions, tenant inducements and straight line rent	7,756	5,774
Proceeds from sale of investments and real property	173,876	109,921
Acquisitions and additions to investments and real property	(201,882)	(141,958)
(Increase) decrease in accounts receivable and other assets	11,371	(12,500)
Increase (decrease) in accounts payable and other liabilities	(28,482)	(9,130)
Net cash provided by (used in) operating activities	19,737	13,286
Cash flows from financing activities		
Repayment of mortgages payable	(4,584)	(27,123)
Proceeds from mortgages	97,489	122,099
Proceeds from securities issued	68,655	145,713
Payments on redemption of securities	(151,445)	(310,760)
Distributions paid net of reinvestments	(2,373)	(3,294)
Net cash provided by (used in) financing activities	7,742	(73,365)
Net increase (decrease) in cash and cash equivalents	27,479	(60,079)
Cash and cash equivalents at beginning of period	118,158	139,647
Effect of exchange rate fluctuations on cash and cash equivalents	—	—
Cash and cash equivalents at end of period	145,637	79,568
Cash	50,853	50,379
Cash equivalents	94,784	29,189
Cash and cash equivalents at end of period	145,637	79,568
Supplementary disclosures on cash flow from operating activities:		
Dividends received	—	—
Foreign taxes recovered	(13)	(70)
Interest received	13,489	11,441
Interest paid	25,298	19,133

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

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

SCHEDULE OF INVESTMENTS

as at September 30, 2024

Investment Name	Country	Sector	Par Value/ Number of Shares/Units	Average Cost (\$ 000)	Fair Value (\$ 000)
REAL PROPERTY					
(see Schedule 2)				3,310,313	3,922,353
OTHER REAL PROPERTY					
(see Schedule 2)				126,740	134,333
TOTAL REAL PROPERTY				3,437,053	4,056,686
BONDS					
Canada Housing Trust 1.95% 12-15-2025	Canada	Federal Government	44,640,000	47,542	43,988
Canada Housing Trust 2.25% 12-15-2025	Canada	Federal Government	289,455,000	285,419	286,238
Canada Housing Trust F/R 03-15-2026	Canada	Federal Government	77,430,000	77,701	77,517
Canada Housing Trust 1.25% 06-15-2026	Canada	Federal Government	16,250,000	16,298	15,776
Canada Housing Trust 4.25% 12-15-2028 144A	Canada	Federal Government	80,000,000	79,911	84,332
Province of Ontario 2.60% 06-02-2025	Canada	Provincial Governments	138,690,000	140,986	137,844
Province of Ontario 1.55% 11-01-2029	Canada	Provincial Governments	2,122,000	2,117	1,976
Total bonds				649,974	647,671
COMMISSIONS AND OTHER PORTFOLIO TRANSACTION COSTS				—	—
TOTAL NON-DERIVATIVE INVESTMENTS				649,974	647,671
Net Assets (see asset composition):					
Total non-derivative investments					647,671
Cash and cash equivalents					145,637
Other net assets (liabilities)					(1,226,939)
Net assets attributable to securityholders					3,623,054

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

SCHEDULE 1 – SUMMARY OF INVESTMENT PORTFOLIO

SEPTEMBER 30, 2024	
PORTFOLIO ALLOCATION	% OF NAV
Real Property	112.0
Bonds	17.9
Cash and cash equivalents	4.0
Mortgages Payable	(33.9)
REAL PROPERTY BY TYPE OF PROPERTY	% OF NAV
Industrial	52.3
Office	29.4
Retail	15.2
Multi-Unit Residential	11.4
Properties Under Development	3.7
BY PROVINCE	% OF NAV
Ontario	50.4
Alberta	26.0
British Columbia	17.2
Quebec	12.7
Manitoba	5.7

MARCH 31, 2024	
PORTFOLIO ALLOCATION	% OF NAV
Real property	107.9
Bonds	19.0
Cash and cash equivalents	3.2
Other net assets (liabilities)	(0.5)
Mortgages Payable	(29.6)
REAL PROPERTY BY TYPE OF PROPERTY	% OF NAV
Industrial	50.5
Office	28.8
Retail	14.2
Multi-Unit Residential	11.0
Properties Under Development	3.4
BY PROVINCE	% OF NAV
Ontario	49.0
Alberta	24.3
British Columbia	16.5
Quebec	12.6
Manitoba	5.5

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

SCHEDULE 2 – REAL PROPERTY INVESTMENTS

as at September 30, 2024

Address	Type of Property and % of Ownership	Date of Acquisition	Cost at Acquisition (\$ 000)	Cost at Sep. 30/24 (\$ 000)	Date of Appraisal & Appraiser ¹	Net Rentable Area in Sq. Ft.	% Leased	Mortgage Principal Outstanding (\$ 000)	Net Income (Loss) For the Period Ended Sep. 30/24 (\$ 000)
REAL PROPERTY INCOME PRODUCING									
Tuxedo Park Shopping Centre 2025 Corydon Avenue Winnipeg, Manitoba	Multi-Tenant Retail (100%)	June 30, 1987	14,176	27,132	June 30, 2024 BW Ferguson	128,148	100.0%	–	1,286
Marketplace at Callingwood 6655-178th Street NW Edmonton, Alberta	Multi-Tenant Retail (100%)	September 30, 1997	25,000	40,175	September 30, 2024 CBRE	221,319	97.3%	54,935	1,153
Westwood Plateau Village 1410 Parkway Boulevard Coquitlam, British Columbia	Multi-Tenant Retail (100%)	May 15, 1998	6,521	10,719	May 15, 2024 Colliers International	52,552	100.0%	–	692
Fleetwood Park Village 15910-5980 Fraser Highway Surrey, British Columbia	Multi-Tenant Retail (100%)	May 20, 1999	17,019	21,659	May 20, 2024 Colliers International	86,578	100.0%	–	1,091
Riverbend Shopping Centre 8338-18th Street SE & 30, 32, 36, 38 & 40 Riverglen Dr. SE Calgary, Alberta	Multi-Tenant Retail (100%)	August 1, 1999	21,309	25,616	August 1, 2024 Avison Young	117,414	100.0%	–	1,799
Kent Corporate Centre 605-655 West Kent Avenue & 8755-8765 Ash Street Vancouver, British Columbia	Multi-Tenant Industrial/Office (100%)	October 18, 2002	15,260	18,733	October 18, 2023 Ryan	130,016	87.1%	25,000	318
Scottsdale Centre 7017-7155-120th Street Delta, British Columbia	Multi-Tenant Retail (100%)	January 6, 2005	41,870	46,782	January 6, 2024 JLL	267,745	99.4%	–	1,682
Yonge Norton Centre 5255 Yonge Street Toronto, Ontario	Multi-Tenant Office (50%)	November 1, 2006	57,971	37,096	November 1, 2023 Altus Group	261,634	86.4%	22,250	(161)
400 Industrial Centre 2233/2239/2243 Sheppard Ave. West Toronto, Ontario	Multi-Tenant Industrial (100%)	October 1, 2007	31,596	160,223	September 15, 2024 Cushman & Wakefield	1,132,233	100.0%	–	5,847
700 Clayson Road Toronto, Ontario	Single-Tenant Industrial (100%)	October 1, 2007	50,030	50,720	September 15, 2024 Cushman & Wakefield	458,512	100.0%	42,000	685
104 Walker Drive Brampton, Ontario	Single-Tenant Industrial (100%)	May 1, 2008	19,418	24,627	May 1, 2024 CBRE	248,769	100.0%	–	1,070
80 Walker Drive Brampton, Ontario	Multi-Tenant Industrial (100%)	May 1, 2008	6,658	7,951	May 1, 2024 CBRE	80,746	100.0%	–	791
1 Toronto Street Toronto, Ontario	Multi-Tenant Office (100%)	November 25, 2008	125,641	146,090	November 25, 2023 Altus Group	340,827	83.3%	117,700	3,562
140 Quarry Park Blvd. SE Calgary, Alberta	Single-Tenant Office (100%)	March 31, 2010	36,316	42,157	March 31, 2024 CBRE	101,733	95.3%	–	458

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

SCHEDULE 2 – REAL PROPERTY INVESTMENTS (cont'd)

as at September 30, 2024

Address	Type of Property and % of Ownership	Date of Acquisition	Cost at Acquisition (\$ 000)	Cost at Sep. 30/24 (\$ 000)	Date of Appraisal & Appraiser ¹	Net Rentable Area in Sq. Ft.	% Leased	Mortgage Principal Outstanding (\$ 000)	Net Income (Loss) For the Period Ended Sep. 30/24 (\$ 000)
REAL PROPERTY INCOME PRODUCING (cont'd)									
Northwest Business Park Site 1 14835-14903 137th Avenue NW 15505 137th Avenue NW 14904-15222 135th Avenue NW 13340-13503 149th Street NW Edmonton, Alberta	Multi-Tenant Industrial/Office (100%)	October 26, 2011	106,856	109,761	October 26, 2023 Newmark Valuation & Advisory	685,011	100.0%	67,101	1,255
Great Plains IV Industrial Park 7720-7880 57th Street SE 7785 62nd Street SE 5820-6020 76th Avenue SE 5800 79th Avenue SE 5805 76th Avenue SE Calgary, Alberta	Multi-Tenant Industrial/Office (100%)	November 30, 2011	116,806	121,509	November 30, 2023 Newmark Valuation & Advisory	1,080,279	91.8%	93,000	1,170
1090 Homer Street Vancouver, British Columbia	Multi-Tenant Office (100%)	January 26, 2012	39,226	41,610	January 26, 2024 Colliers International	64,181	93.6%	29,405	520
330 St. Mary Avenue Winnipeg, Manitoba	Multi-Tenant Office (100%)	July 19, 2012	26,421	44,424	July 19, 2024 Altus Group	146,896	95.4%	–	1,082
175 Hargrave Street Winnipeg, Manitoba	Multi-Tenant Office (100%)	July 19, 2012	13,280	16,582	July 19, 2024 Altus Group	71,263	92.3%	–	411
Northwest Business Park Site 5 13425/13435/13455 149th Street NW Edmonton, Alberta	Multi-Tenant Industrial (100%)	December 11, 2012	29,346	31,494	December 11, 2023 Newmark Valuation & Advisory	169,400	100.0%	–	1,091
Northwest Business Park Site 7 13420 149 Street NW Edmonton, Alberta	Multi-Tenant Industrial (100%)	December 11, 2012	13,503	48,184	December 11, 2023 Newmark Valuation & Advisory	395,450	100.0%	33,699	335
7861-7878 82nd Street & 7848 Hoskins Street Delta, British Columbia	Multi-Tenant Industrial/Office (100%)	July 22, 2013	44,046	45,688	July 22, 2024 Altus Group	276,146	100.0%	–	1,263
607-8th Avenue SW Calgary, Alberta	Multi-Tenant Office/Retail (100%)	October 17, 2013	141,657	166,782	October 17, 2023 Altus Group	242,250	97.5%	–	2,345
6732 8th Street NE Calgary, Alberta	Multi-Tenant Industrial/Office (100%)	November 4, 2013	26,673	29,740	November 4, 2023 Altus Group	119,993	87.1%	–	613
8131 & 8183 Wiggins Street Burnaby, British Columbia	Multi-Tenant Industrial/Office (100%)	February 11, 2014	49,470	49,957	February 11, 2024 Ryan	236,183	100.0%	45,000	824
240 Graham Avenue Winnipeg, Manitoba	Multi-Tenant Office/Retail (100%)	March 31, 2014	43,584	51,312	March 31, 2024 Altus Group	173,924	66.4%	–	548
2728 Hopewell Place NE Calgary, Alberta	Single-Tenant Office (100%)	June 24, 2014	35,249	35,413	May 31, 2024 Altus Group	128,554	0.0%	–	(320)
5000 Yonge Street Toronto, Ontario	Multi-Tenant Office (50%)	October 29, 2014	128,248	140,809	October 29, 2023 Altus Group	544,445	83.1%	–	1,829
Agincourt Mall 3850 Sheppard Avenue East Toronto, Ontario	Multi-Tenant Retail (45%)	January 14, 2015	45,190	52,844	January 14, 2024 CBRE	289,921	86.7%	30,370	(451)

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

SCHEDULE 2 – REAL PROPERTY INVESTMENTS (cont'd)

as at September 30, 2024

Address	Type of Property and % of Ownership	Date of Acquisition	Cost at Acquisition (\$ 000)	Cost at Sep. 30/24 (\$ 000)	Date of Appraisal & Appraiser ¹	Net Rentable Area in Sq. Ft.	% Leased	Mortgage Principal Outstanding (\$ 000)	Net Income (Loss) For the Period Ended Sep. 30/24 (\$ 000)
REAL PROPERTY INCOME PRODUCING (cont'd)									
11400, 11368 & 11416 Steeles Avenue Halton Hills, Ontario	Multi-Tenant Industrial (100%)	May 27, 2015	16,229	92,999	May 27, 2024 CBRE	639,839	100.0%	62,000	3,207
Bridgwater Town Centre 350-400 North Town Road Winnipeg, Manitoba	Multi-Tenant Retail (100%)	June 15, 2015	52,002	53,357	June 15, 2024 BW Ferguson	116,821	97.5%	–	1,792
8300/8400 Parkhill Drive Milton, Ontario	Multi-Tenant Industrial (100%)	April 28, 2016	7,772	35,516	April 28, 2024 CBRE	251,974	100.0%	35,000	426
6849 72nd Street Delta, British Columbia	Single-Tenant Industrial (100%)	August 2, 2016	62,063	62,426	August 2, 2024 Altus Group	153,081	100.0%	32,653	956
Orleans Gardens Shopping Centre 1605-1615 Orleans Blvd. Ottawa, Ontario	Multi-Tenant Retail (75%)	September 12, 2016	33,741	35,494	September 12, 2024 Colliers International	110,388	100.0%	20,089	503
² 1350 & 1360 Rene-Levesque Blvd. W. & 1025 Lucien-l'Allier Street Montreal, Quebec	Multi-Tenant Office (50%)	December 14, 2016	207,282	225,800	August 31, 2024 CBRE	930,032	97.4%	106,936	1,713
17700 Trans-Canada Highway Kirkland, Quebec	Single-Tenant Industrial (50%)	December 21, 2016	5,430	9,700	December 21, 2023 CBRE	115,375	100.0%	12,335	342
3000 Louis-A.-Amos Street Lachine, Quebec	Single-Tenant Industrial (85%)	December 21, 2016	15,420	18,008	December 21, 2023 CBRE	181,441	100.0%	11,750	387
17550 Trans-Canada Highway Kirkland, Quebec	Multi-Tenant Industrial (75%)	December 21, 2016	6,112	12,249	December 21, 2023 CBRE	97,938	100.0%	–	704
20975-21225 Daoust Street Sainte-Anne-de-Bellevue, Quebec	Multi-Tenant Industrial (50%)	December 21, 2016	5,094	5,300	December 21, 2023 Altus Group	121,216	100.0%	3,432	163
21040-21100 Daoust Street Sainte-Anne-de-Bellevue, Quebec	Multi-Tenant Industrial (50%)	December 21, 2016	7,583	7,968	December 21, 2023 Altus Group	144,441	55.7%	3,137	(10)
Minto Place 407 Laurier Avenue West 427 Laurier Avenue West 344 Slater Street 180 Kent Street Ottawa, Ontario	Multi-Tenant Office (33%)	March 31, 2017	132,574	141,623	March 31, 2024 Cushman & Wakefield	945,121	84.8%	54,889	1,520
55 University Avenue Toronto, Ontario	Multi-Tenant Office (100%)	March 27, 2018	203,129	238,505	June 15, 2024 Altus Group	272,075	81.3%	120,000	672
³ 1 Adelaide Office Complex 1 Adelaide Street East, 20 Victoria St. & 85 Yonge St. Toronto, Ontario	Multi-Tenant Office (25%)	February 27, 2019	124,185	138,330	February 27, 2024 CBRE	662,332	51.0%	59,375	(683)
Rockhill Apartments 4850-4874 de la Cote-des-Neiges Road Montreal, Quebec	Multi-Unit Residential (50%)	May 6, 2019	137,845	161,671	May 6, 2024 CBRE	780,526	97.8%	63,020	1,756
Dominion Bridgeland 1018 McDougall Road NE Calgary, Alberta	Multi-Unit Residential (100%)	March 4, 2020	12,500	128,679	March 15, 2024 Cushman & Wakefield	206,759	91.5%	97,314	(622)

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

SCHEDULE 2 – REAL PROPERTY INVESTMENTS (cont'd)

as at September 30, 2024

Address	Type of Property and % of Ownership	Date of Acquisition	Cost at Acquisition (\$ 000)	Cost at Sep. 30/24 (\$ 000)	Date of Appraisal & Appraiser ¹	Net Rentable Area in Sq. Ft.	% Leased	Mortgage Principal Outstanding (\$ 000)	Net Income (Loss) For the Period Ended Sep. 30/24 (\$ 000)
REAL PROPERTY INCOME PRODUCING (cont'd)									
7095 Fifth Line Milton, Ontario	Single-Tenant Industrial (100%)	August 13, 2021	45,445	167,539	May 15, 2024 Cushman & Wakefield	749,923	100.0%	–	4,727
Citizen on Jasper 10110 120 Steet NW Edmonton, Alberta	Multi-Unit Residential (100%)	September 17, 2021	11,233	129,360	June 30, 2024 Cushman & Wakefield	247,452	67.1%	–	1,087
⁴ Net income (loss) from properties sold and other indirect property operating expenses									(105)
Real Property Income Producing				3,310,313		14,978,856		1,242,390	51,323
REAL PROPERTY UNDER DEVELOPMENT									
Atelier 2071 Corydon Avenue Winnipeg, Manitoba	Land (100%)	June 30, 1987	564	34,316	June 30, 2024 BW Ferguson	n/a	n/a	–	–
2100 Labrador Avenue & 11319 Derry Road Milton, Ontario	Land (100%)	August 13, 2021	23,125	92,424	May 15, 2024 Cushman & Wakefield	n/a	n/a	–	–
Real Property Under Development				126,740				–	–
Total Real Property				3,437,053		14,978,856		1,242,390	51,323

¹ Appraisals on properties are obtained no later than the anniversary date or more frequently at the direction of IRPF Finance.

² The Manager of the Fund is related to the other parties sharing in the joint operation of this property.

Great West Life Realty Advisors Inc. is a tenant in this property, occupying approximately 1,795 square feet, at an annual base rent of approximately \$47,000.

The Great-West Life Assurance Company is a tenant in this property, occupying approximately 135,692 square feet, at an annual base rate of approximately \$3,376,000.

³ The Manager of the Fund is related to the other parties sharing in the joint operation of this property.

Great West Life Realty Advisors Inc. is a tenant in this property, occupying approximately 4,626 square feet, at an annual base rent of approximately \$136,000.

⁴ For properties sold, net income is for the period up to the date of sale only.

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

SCHEDULE 3 – SUMMARY OF REAL PROPERTY INVESTMENTS BY GEOGRAPHIC LOCATION

as at September 30, 2024

	Most recent appraised value ¹ (\$ 000)	Fair value (\$ 000)	Percentage total fair value (%)
Ontario	1,805,980	1,827,410	45.1
Alberta	923,190	942,665	23.2
British Columbia	622,100	621,883	15.3
Quebec	451,130	459,829	11.3
Manitoba	171,280	204,899	5.1
	3,973,680	4,056,686	100.0

¹ Excludes properties acquired in the period.

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

NOTES TO FINANCIAL STATEMENTS

1. Organization of the Fund, Fiscal Periods and General Information (in '000)

(a) Organization of the Fund

The Fund is organized as an open-ended mutual fund trust established under the laws of Manitoba and is governed by a Declaration of Trust. The address of the Fund's registered office is 447 Portage Avenue, Winnipeg, Manitoba, Canada. The Fund is authorized to issue an unlimited number of securities of multiple series. Series P is only available for purchase by other IG Wealth Management Funds or other qualified investors.

All series generally share in the operations of the Fund on a pro rata basis except for items that can be specifically attributed to one or more series. Distributions for each series may vary, partly due to the differences in expenses between the series.

(b) Fiscal periods

The Statements of Financial Position are presented as at September 30, 2024 and March 31, 2024. The Statements of Comprehensive Income, Statements of Changes in Financial Position and Statements of Cash Flows are for the 6-month periods ended September 30, 2024 and 2023. The Schedule of Investments is presented as at September 30, 2024. Where a series of the Fund was established or reinstated during either period, the information for the series is provided from inception or reinstatement date. Where a series of the Fund was terminated during either period, the information for the series is provided up to close of business on the termination date.

(c) Fund and series information

Series	Inception/ Reinstatement Date	Management fee (%)	Service fee (%)	Administration fee (%)	Trustee fee (%)
Series A	None issued	2.00	0.30	0.16	0.05
Series B	January 16, 2017	2.00	0.30	0.16	0.05
Series C	January 2, 1984	2.00	up to 0.50	0.13	0.05
Series DB	October 31, 2023	—	—	—	—
Series F	July 12, 2013	0.90	—	0.16	0.05
Series J DSC	None issued	1.75	0.30	0.16	0.05
Series J NL	January 16, 2017	1.75	0.30	0.16	0.05
Series P	December 28, 2005	—	—	—	—

The fee rates in the table above are rounded to two decimals.

Clients in Series C are entitled to a full or partial rebate of the service fee based on their asset levels held in the Fund and in other IG Wealth Management Funds as outlined in the Fund's Prospectus.

The original start dates were July 28, 2003, for Series A and July 13, 2012 for Series J DSC. Effective May 15, 2024, Series A and Series J DSC were redesignated as Series B and Series J NL, respectively.

The Fund aims to provide long-term capital growth with steady income by investing primarily in a diversified portfolio of income-producing Canadian real properties with a better-than-average growth potential. To a lesser degree, the Fund's portfolio may include investments in short-term commercial paper, government and corporate bonds, real estate investment trusts (REITs) and mortgages.

The Manager has engaged Mackenzie Financial Corporation as sub-advisor to assist in investment management and trade execution for the non-real property assets of the Fund. This sub-advisor is a subsidiary of IGM Financial Inc. and, therefore, is considered an affiliate of the Trustee, the Manager and the Distributors.

(d) General information

I.G. Investment Management, Ltd. is the Manager and Trustee of the Fund. The Fund is distributed by Investors Group Financial Services Inc. and Investors Group Securities Inc. (collectively, the "Distributors"). These companies are, indirectly, wholly owned subsidiaries of IGM Financial Inc.

IGM Financial Inc. is a subsidiary of Power Corporation of Canada. Companies related to Power Corporation of Canada are therefore considered affiliates of the Trustee, the Manager and the Distributors. The Fund may invest in certain securities within the Power Group of Companies, subject to certain governance criteria, and these holdings, if any, as at the end of the period, have been identified on the Schedule of Investments for the Fund. Any transactions during the periods were executed through market intermediaries and under prevailing market terms and conditions. See Note 12.

2. Basis of Preparation and Presentation

These unaudited interim financial statements ("financial statements") have been prepared in accordance with IFRS Accounting Standards ("IFRS"), including international Accounting Standard ("IAS") 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 judgements and estimates as applied in the Fund's most recent audited annual financial statements for the year ended March 31, 2024. A summary of the Fund's material 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 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 and real property that have been measured at fair value.

These financial statements were authorized for issue by the Manager on November 12, 2024.

Standards issued but not yet effective for the current accounting year are described in Note 3.

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

NOTES TO FINANCIAL STATEMENTS

3. Material Accounting Policies

(a) Financial instruments

The Fund classifies and measures financial instruments in accordance with IFRS 9, *Financial Instruments* ("IFRS 9"). Upon initial recognition, financial instruments are classified as fair value through profit or loss ("FVTPL"). All financial instruments are recognized in the Statement 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. Financial liabilities are derecognized when the obligation is discharged, cancelled and expires. As such, investment purchase and sale transactions are recorded as of the trade date.

Financial instruments, including investments and mortgages payable are subsequently measured as FVTPL with changes in fair value recognized in the Statement of Comprehensive Income.

The cost of investments (cost) is based on their weighted average cost and excludes commissions and other portfolio transaction costs, which are separately reported in the Statement of Comprehensive Income. Realized gains and losses on disposition, including foreign exchange gains or losses on such investments, are determined based on the cost of investments. 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.

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. The Fund's valuation policies are as follows:

(i) Equity securities, fixed-income securities and other investment funds

Fair value for securities listed on a public securities exchange or traded on an over-the-counter market is determined as the last traded market price or closing price recorded by the security exchange on which the security is principally traded, where the close price falls within the bid-ask spread of the security. In situations where the last traded market price is not within the bid-ask spread, the Manager selects the point within the bid-ask spread that is most representative of fair value.

Unlisted or non-exchange traded securities, or securities for which a last traded market price is unavailable or securities for which market quotations are, in the Manager's opinion, inaccurate, unreliable or not reflective of all available material information, are valued at their estimated fair value, determined by using appropriate and accepted industry valuation techniques including valuation models. The estimated fair value of a security 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 estimated fair value of a security may be determined using valuation techniques that are not supported by observable market data.

Fair value for fixed-income securities includes consideration of the creditworthiness of the issuer.

(ii) Mortgages payable

Fair value for mortgages payable is determined by discounting the expected future cash flows at observable market rates for loans with similar credit risk and maturity.

(b) Real property

Real property is classified as investment property in accordance with IAS 40, *Investment property* ("IAS 40"). Real property is initially recorded at cost, including related transaction costs in connection with asset acquisitions. Real property is comprised of income-producing properties and properties under development for future use as income producing properties.

Subsequent to initial recognition, real property is measured at fair value, as determined based on available market evidence at the date of the Statement of Financial Position. Changes in fair value are recorded in the Statement of Comprehensive Income in the period in which they arise. The carrying amount of real property includes straight-line rent receivable, initial direct leasing costs and other leasing costs such as tenant improvements and inducements.

Initial direct leasing costs include commissions paid to external leasing agents and legal fees directly attributable to negotiating and arranging a lease. Initial direct leasing costs are amortized and charged to property operating expenses on a straight-line basis over the related lease period. Payments to tenants that are enhancements to the property are referred to as tenant improvements. All other payments to tenants are referred to as tenant inducements. Both tenant improvements and tenant inducements are amortized on a straight-line basis over the term of the related lease period as a reduction of property rental income.

Real property under development includes costs incurred for the redevelopment and expansion of new and existing real property. The cost of development projects include the acquisition cost of the property, direct development costs, realty taxes and borrowing costs directly attributable to the properties under development. Borrowing costs are capitalized from the commencement of the development until the date of practical completion. Practical completion is considered to have occurred when all the activities necessary to prepare the qualifying asset for its intended use by management are complete. Generally this occurs on completion of construction, certainty of tenant composition and receipt of all necessary occupancy and other material permits.

Development projects are measured at fair value with changes in fair value recorded in the Statement of Comprehensive Income in the period in which they arise.

(c) Cash and cash equivalents

Cash and cash equivalents includes cash on deposit with banks 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 and short-term investments 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. Bank overdraft positions are presented as bank indebtedness in current liabilities in the Statement of Financial Position. Short-term investments that are not considered cash equivalents are separately disclosed in the Schedule of Investments.

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

NOTES TO FINANCIAL STATEMENTS

3. Material Accounting Policies (cont'd)

(d) Income recognition

Property rental income includes rents from tenants under leases, property tax and operating cost recoveries, parking income and incidental income. Total contractual base rent in lease agreements is recognized on a straight line basis over the term of the respective leases. Tenant improvements and inducements are amortized on straight line basis over the related lease period as a reduction to property rental income. Recoveries from tenants for property operating costs and property taxes are recognized as revenues during the period in which the applicable costs are incurred. Interest income for distribution purposes represents the coupon interest received by the Fund which is accounted for on an accrual basis. The Fund does not amortize premiums paid or discounts received on the purchase of fixed income securities except for zero coupon bonds, which are amortized on a straight-line basis. Other income is recognized as earned.

(e) Joint arrangements

The Fund only has interest in joint operations through co-ownership agreements that are identified in the Schedule of Investments. The Fund accounts for its interest in joint operations based on the Fund's interest in those assets, liabilities, revenues and expenses.

(f) Leases

The Fund maintains substantially all the risks and rewards of ownership of its real properties and has classified all leases as operating leases. Payments made and received under an operating lease are recognized in profit or loss on a straight-line basis over the term of the lease.

(g) Redeemable securities

The Fund's redeemable securities entitle securityholders the right to redeem their interest in the Fund for cash equal to their proportionate share of the net asset value of the Fund, amongst other contractual rights. These redeemable securities involve multiple contractual obligations on the part of the Fund and therefore meet the criteria for classification as financial liabilities. Redemptions requests for Series B, C, F and J NL must be received by the Fund at least 30 days prior to the valuation day on which the securities will be redeemed. Valuation days for the Fund are on the last business day of each month and on the 15th of each month (or the business day immediately following the 15th if the 15th is not a business day). The Fund's obligation for net assets attributable to securityholders is measured at FVTPL, with fair value being the redemption amount as of the reporting date. The fair value of net assets presented in the financial statements is consistent with the net asset values calculated in accordance with securities regulations for the purchase and redemption of the Fund's redeemable securities.

(h) Commissions and other portfolio transaction costs

Commissions and other portfolio transaction costs are costs incurred to acquire, dispose or otherwise transact financial assets or liabilities. They include fees and commissions paid to agents, exchanges, brokers and dealers, and other intermediaries.

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

Increase (decrease) in net assets attributable to securityholders from operations per security for a series in the Statement of Comprehensive Income represents the weighted average increase (decrease) in net assets attributable to securityholders from operations for the series, per security outstanding during the period.

(j) Future accounting changes

The Fund has determined there are no material implications to the Fund's financial statements arising from other IFRS issued but not yet effective.

4. Use of Accounting Judgments and Estimates

The preparation of financial statements in accordance with IFRS requires judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of assets and liabilities at the reporting date and the reported amounts of income and expenses during the reporting period. Existing circumstances and assumptions may change due to market changes or circumstances arising beyond the control of the Fund. Such changes are reflected in the assumptions when they occur.

The following discusses the most significant accounting judgments and estimates made in preparing the financial statements:

(a) Valuation of real property

The fair value of real property represents an estimate of the price that would be received to sell the asset in an orderly transaction between market participants at the measurement date. The critical estimates and assumptions underlying the valuation of real property are described in Note 6.

(b) Capitalized costs of real property under development

The Fund's accounting policy relating to real property under development is described in Note 3(b). Judgment is applied in identifying the point at which practical completion of the real property under development occurs.

(c) Classification of leases

The Manager applies judgment in determining whether certain leases, in particular those leases with long contractual terms where the lessee is the sole tenant in a property, are operating or finance leases. The Manager has determined that all of its leases are operating leases.

(d) Classification of financial instruments

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 assessed the Fund's business model, the manner in which all financial assets and financial liabilities are managed and performance evaluated as a group on a fair value basis, and concluded that FVTPL in accordance with IFRS 9 provides the most appropriate measurement and presentation of the Fund's financial assets and financial liabilities.

(e) Functional currency

The Fund's functional and presentation currency is the Canadian dollar, which is the currency considered to most faithfully 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.

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

NOTES TO FINANCIAL STATEMENTS

5. Management Fees and Other Expenses

- (a) Each series of the Fund will incur expenses that can be specifically attributed to that series. Common expenses of the Fund are allocated across the series of the Fund on a pro rata basis.
- (b) The Manager provides or arranges for the provision of investment and advisory services for a management fee. See Note 1(c) for the annual rate paid (as a percent of average assets) by the Fund.
- (c) The Fund pays the Manager an administrative services fee and in return the Manager will bear the operating expenses of the Fund, other than certain specified costs. See Note 1(c) for the annual rates paid (as a percent of average assets) by the Fund.
Other Fund costs include taxes (including but not limited to GST/HST and income tax), transaction costs related to the purchase and sale of investments and derivatives, property appraisal fees, interest and borrowing costs, and Independent Review Committee ("IRC") costs.
- (d) The Fund may pay the Distributors a service fee to compensate them for providing or arranging for the provision of services to the Fund. A portion of the service fee related to Series C is rebated by the Distributors to the Fund on a quarterly basis as outlined in the Fund's Simplified Prospectus. The rebate is distributed as a capital distribution to eligible securityholders and is reinvested in additional Series C securities of the Fund or another distributing Fund held by the securityholder. See Note 1(c) for the annual rates paid (as a percent of average assets) by the Fund.
- (e) The Trustee is responsible for overall direction and management of the affairs of the Fund. See Note 1(c) for the annual rate paid (as a percent of average assets) to the Trustee by the Fund.
- (f) An advisory fee is charged by the Distributors for investment advice and administrative services related to Series F. The advisory fee is payable monthly directly by investors in Series F, and not by the Fund.
- (g) The Fund collects GST/HST on commercial revenues and is eligible to claim input tax credits for the GST/HST paid on expenses attributed to commercial activities. Otherwise, GST/HST paid by the Fund on its expenses is generally not recoverable. In these financial statements, reference to GST/HST includes QST (Quebec sales tax), as applicable.
- (h) Other expenses are comprised of appraisal fees, interest and borrowing charges, and other miscellaneous expenses.
- (i) The Manager may, at its discretion, pay certain expenses of the Fund so the Fund's performance remains competitive; however, there is no assurance that this will occur in the future. Any expenses absorbed by the Manager during the periods have been identified in the Statements of Comprehensive Income.

6. Real Property

- (a) Fair value

	for the 6 months ended September 30, 2024 (\$)	for the 12 months ended March 31, 2024 (\$)
Balance – beginning of period	3,984,244	4,341,359
Additions:		
Acquisitions	–	–
Capital expenditures	85,249	121,636
Dispositions	–	(196,032)
Reclassification to real property for sale (net)	–	–
Net realized and unrealized gains (losses)	(12,807)	(282,719)
Balance – end of period	4,056,686	3,984,244
Change in unrealized gains (losses) during the period attributable to securities held at end of period	(12,807)	(233,046)

Real property is measured at fair value as determined by the Manager and supported by external qualified independent appraisals (appraisals). All real property is independently appraised annually at a date no later than the anniversary date of the acquisition of each property and adjusted by the Manager if a material change in fair value of real property has occurred since the date of the annual appraisal. Appraisals may be obtained more frequently at the discretion of the Manager. These appraisals are prepared to comply with the requirements of IAS 40, IFRS 13, *Fair Value Measurement*, and International Valuation Standards.

The Manager frequently analyzes carrying values and material changes to critical estimates and assumptions supporting fair value. Where the Manager is of the opinion that there has been some factor or change which has materially affected the fair value of the real property as expressed in its most recent appraisal and such appraisal is no longer considered to be reflective of the fair value of the property, the Manager will estimate fair value for the property until an updated appraisal is received. When estimating fair market value, the Manager will apply similar valuation techniques and assumptions as used in the most current appraisal and if possible, obtain commentary from appraisers to confirm changes in any valuation inputs.

The fair value of real properties is determined using a combination of recognized valuation techniques, as applied by the independent appraiser, including the income approach, direct comparison approach and cost approach. The approach chosen by the appraiser is specific to the environment and economic conditions of each property. The primary valuation technique is the income approach, which includes the direct capitalization and discounted cash flow methods, weighted based on the particular characteristics of each real property.

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

NOTES TO FINANCIAL STATEMENTS

6. Real Property (cont'd)

(a) Fair value (cont'd)

Under the direct capitalization method, year one income is stabilized and capitalized at a rate appropriate for each investment property. Stabilized income for each property is based upon, but not limited to, terms of existing leases or external evidence of current market rents for similar properties, budgeted and actual expenditures and estimated market vacancy rates based on current and future market conditions. The resulting capitalized value is further adjusted, where appropriate, for costs to stabilize the income and recoverable and non-recoverable capital expenditures.

Under the discounted cash flow method, expected future cash flows are discounted using an appropriate rate specific to the risks of each property, over a term of 10 years, including a terminal value, based on the application of a terminal capitalization rate (terminal cap rate) to the estimated year 11 cash flows. Expected cash flows for each property are based upon, but not limited to, rental income from current and future leases, budgeted and actual expenses, net recoverable and non-recoverable capital expenditures and tenant installation costs.

The most critical estimates and assumptions underlying the income approach include, but are not limited to, rental revenue from current and future leases, the direct capitalization rate (direct cap rate), cash flow discount rate (discount rate) and terminal cap rate applied. The rates applied are assessed using market data and adjusted for property specific risks dependent on the classification, location, size and quality of the property.

Valuations are most sensitive to changes in direct cap rates, discount rates, and terminal cap rates. The Fund has used the following rates in estimating the fair value of real property:

	September 30, 2024			March 31, 2024		
	Cap rate	Discount rate	Terminal cap rate	Cap rate	Discount rate	Terminal cap rate
Industrial:						
Minimum	3.75%	4.75%	3.75%	3.75%	4.75%	3.75%
Maximum	6.25%	7.50%	6.50%	6.25%	7.50%	6.50%
Weighted average	5.40%	6.68%	5.67%	5.35%	6.66%	5.65%
Office:						
Minimum	4.75%	5.75%	5.00%	4.75%	5.75%	5.00%
Maximum	8.50%	9.00%	8.25%	8.50%	9.00%	8.25%
Weighted average	6.42%	7.38%	6.51%	6.31%	7.26%	6.38%
Retail:						
Minimum	4.25%	5.00%	4.00%	4.25%	5.00%	4.00%
Maximum	6.66%	7.75%	6.75%	6.50%	7.50%	6.50%
Weighted average	5.50%	6.51%	5.62%	5.58%	6.58%	5.68%
Residential:						
Minimum	4.25%	—	—	4.00%	—	—
Maximum	4.40%	—	—	4.40%	—	—
Weighted average	4.34%	—	—	4.25%	—	—

A change in the direct cap rate and discount or terminal cap rate used could have a material impact on the fair value of the Fund's real property which will be recognized in profit or loss during the period the changes occur. When direct cap rates, discount rates or terminal cap rates decrease, the estimated fair value of real properties will increase. Conversely, when direct cap rates, discount rates or terminal cap rates increase, the estimated fair value of real properties will decrease. If the weighted average capitalization rate were to increase or decrease by 25 basis points, the value of real property reported at September 30, 2024 would decrease by \$158,289 or 4.37% of total net assets (March 31, 2024 – \$160,200 or 4.34%) and increase by \$174,027 or 4.80% of total net assets (March 31, 2024 – \$176,318 or 4.77%), respectively.

(b) Development management agreements

Real properties under development and income producing properties originating from development may be subject to development management agreements with development managers. Pursuant to the development management agreements, the development managers assume responsibility for managing the property on behalf of the Fund. As at September 30, 2024, the cumulative estimated remaining costs to complete the developments are \$29,569 (March 31, 2024 – \$57,182). On completion of 95% leasing occupancy (Citizen on Jasper at the earlier of 95% leasing occupancy and the second anniversary date of substantial completion of the property) the Fund may have to pay an additional performance fee to the developer which is based in part on the excess of the value calculated using the direct capitalization method and negotiated capitalization rates over the total development costs of the building. Performance fees are accrued to the cost of the property and the resulting payable classified as other liabilities in the Statement of Financial Position. Development management agreements may provide the development manager an option to acquire an interest in each real property at a prescribed time or may receive a cash payment determined in accordance with the agreement. For development property 2100 Labrador Avenue & 11319 Derry Road, the development manager has an option to acquire 50% ownership interest in the property, and a 25% ownership interest in development property Citizen on Jasper.

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

NOTES TO FINANCIAL STATEMENTS

6. Real Property (cont'd)

(c) Minimum rental revenue commitments

Minimum rental revenue commitments on non-cancellable tenant operating leases over their remaining terms are as follows:

	September 30, 2024 (\$)	March 31, 2024 (\$)
Not later than one year	165,122	163,844
Later than one year and not later than five years	535,469	527,857
Later than five years	451,537	420,380
	1,152,128	1,112,081

Excluded above are rental commitments on real property for sale and residential properties.

7. Commitments for Redemptions Requested

Redeemable securities are issued and redeemed based on the Fund's net asset value per security, calculated by dividing the net assets of the Fund, calculated in accordance with the Fund's offering documents, by the number of redeemable securities in issue.

Redemption requests for Series B, C, F and J NL must be received by the Fund at least 30 days prior to the valuation day on which the securities will be redeemed.

As at September 30, 2024, the Fund held redemption requests totaling \$12,434 (March 31, 2024 – \$24,335).

8. 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, which is not paid or payable to its securityholders. The Fund maintains a December year-end for tax purposes. The Fund may be subject to withholding taxes on foreign income. In general, the Fund treats withholding tax as a charge against income for tax purposes. The Fund will distribute sufficient amounts from net income for tax purposes, as required, so that the Fund will not pay income taxes other than refundable tax on capital gains, if applicable.

The net capital losses can be carried forward indefinitely to reduce future realized capital gains. The non-capital losses may be utilized to reduce taxable income of future years and expire in December of the years indicated. Income tax losses that were available to offset future income for tax purposes as at the last taxation year-end were as follows:

As at the last taxation year-end, the Fund has capital losses of \$88,866 which may be carried forward indefinitely to reduce future realized capital gains.

There were no non-capital losses available to carry forward for tax purposes.

9. Mortgages Payable

Mortgages payable are comprised of term mortgages which bear contractual interest rates at September 30, 2024 ranging from 2.3% to 6.9% (March 31, 2024 – 2.3% to 7.6%), and a weighted average contractual interest rate of 4.0% (March 31, 2024 – 4.0%). Mortgage loans may also contain various clauses including assignment of leases, minimum insurance requirements, restrictions on the sale of the property and lenders consent on major leases and alterations to the property. Mortgage loans are secured by first registered mortgages over specific properties with an aggregate fair value of \$2,453,124 (March 31, 2024 – \$2,290,522) and have a range of maturity dates from less than one year to nine years (March 31, 2024 – one to nine years). Mortgages valued at \$129,767 (March 31, 2024 – \$124,936) have been provided at market interest rates by companies that are affiliates of the Manager.

	September 30, 2024 (\$)	March 31, 2024 (\$)
Mortgages payable	1,242,390	1,149,510
Fair value adjustment	(15,600)	(55,174)
	1,226,790	1,094,336
Less current portion	197,675	171,605
Non-current portion	1,029,115	922,731

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

NOTES TO FINANCIAL STATEMENTS

9. Mortgages Payable (cont'd)

As at the end of the period, approximate principal repayments due in the next five years are as follows:

12-month periods ended	Principal payments due (\$)
September 30, 2025	197,675
September 30, 2026	130,047
September 30, 2027	64,668
September 30, 2028	232,510
September 30, 2029	97,934
Thereafter	519,556
Principal outstanding	1,242,390

10. Commissions and Other Portfolio Transaction Costs

The total brokerage commissions incurred by the Fund in connection with portfolio transactions for the periods, together with other transaction charges, is disclosed in the Statements of Comprehensive Income. Brokerage business is allocated to brokers based on the best net result for the Fund. Subject to this criteria, commissions may be paid to brokerage firms which provide (or pay for) certain services, other than order execution, which may include investment research, analysis and reports, and databases or software in support of these services. The value of these services generated during the period ended September 30, 2024 is \$Nil (March 31, 2024 – \$Nil). The value of certain proprietary services provided by brokers cannot be reasonably estimated.

11. Securities Lending and Repurchase Transactions

The Fund may be 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 deliver the same securities on a future date. 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 recognized on the accrual basis and included in the Statement of Comprehensive Income. Securities lending transactions are administered by The Bank of New York Mellon (the Securities Lending Agent). All the counterparties have a sufficient, approved credit rating based on ratings provided by external credit rating agencies, and 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. The value of securities loaned and collateral received from securities lending as of the end of the periods, if applicable, is disclosed below. Collateral received is comprised of debt obligations of the Government of Canada and other countries, Canadian provincial and municipal governments, and financial institutions.

	September 30, 2024		March 31, 2024	
	(\$)		(\$)	
Value of securities loaned	8,203		8,369	
Value of collateral received	8,642		8,793	

	September 30, 2024		September 30, 2023	
	(\$)	(%)	(\$)	(%)
Gross securities lending income	41	100.0	9	100.0
Tax withheld	–	–	–	–
	41	100.0	9	100.0
Payments to securities lending agent	(7)	(17.1)	(1)	(11.1)
Securities lending income	34	82.9	8	88.9

12. Related Party Transactions

The Fund has property management agreements with GWL Realty Advisors Inc. (GWLRA), an affiliate of IGM Financial Inc., for performance of all property management, operation, leasing and maintenance of 9 investment properties for the period ended September 30, 2024 (March 31, 2024 – 9). GWLRA shall continue performing such services until the property management agreement is terminated by either party with thirty days prior written notice to the other party. As compensation for its property services GWLRA shall receive from the Fund a monthly management fee at market rates. Total management fees paid to GWLRA amounted to \$1,113 for the period ended September 30, 2024 (March 31, 2024 – \$2,196). In addition, the Fund also paid GWLRA \$120 during the period ended September 30, 2024 (March 31, 2024 – \$649) for leasing commissions and other services related to the investment properties they manage. Investors Group Financial Services Inc., GWLRA, and The Canada Life Assurance Company, affiliates of IGM Financial Inc., are tenants or subtenants of properties owned by the Fund. Rental revenue received from these companies amounted to \$850 for the period ended September 30, 2024 (March 31, 2024 – \$1,589).

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

NOTES TO FINANCIAL STATEMENTS

13. Guarantees and Indemnities

Agreements between the individual members of the Fund's IRC and the Trustee, on behalf of the Fund, provides for the indemnification of each IRC member by the Fund from and against liabilities and costs in respect of any action or suit against the member by reason of being or having been a member of the IRC, provided that the member acted honestly and in good faith with a view to the best interest of the Fund, or, in the case of a criminal or administrative action or proceeding that is enforced by a monetary penalty, that they had reasonable grounds for believing that his/her conduct was lawful. No claims with respect to such occurrences have been made and, as such, no amount has been recorded in these financial statements with respect to these indemnifications.

14. Capital Management

The capital structure of the Fund consists of redeemable securities in multiple series. The net capital received by the Fund is managed in accordance with the investment objective and strategies of the Fund to maintain adequate liquidity to meet securityholder redemption requests. The Fund is not subject to externally imposed capital requirements and has no legal restrictions on the issue, repurchase or resale of redeemable shares beyond those included in the Fund's Simplified Prospectus and as disclosed in Note 7. Securities issued, reinvested and redeemed during the periods are reflected in the Statements of Changes in Financial Position.

15. Financial Instruments Risk

The Fund's investment activities expose it to a variety of financial risks. See the Schedule of Investments for additional information about the investments and real property held by the Fund as at the end of the period.

(a) Risk management

The Manager seeks to minimize potential adverse effects of risks on the Fund's performance by employing professional, experienced portfolio advisors, monitoring of the Fund's positions and market events, and diversifying the investment portfolio within the constraints of the investment objective. To assist in managing risk, the Manager also uses internal guidelines that identify the target exposures for each type of property and for each region. 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

As investments in real property are not actively traded, the Fund is exposed to liquidity risk due to the semi-monthly cash redemptions of redeemable securities. To a lesser extent, mortgage liabilities also expose the Fund to liquidity risk. To manage liquidity, redemption requests must be received by the Fund at least 30 days prior to the redemption date. In addition, the Fund retains sufficient liquid investments (e.g. bonds, equities, and cash and cash equivalents) to maintain adequate liquidity. The Fund also has the ability to borrow up to 10% of its net assets for the purposes of funding redemptions (excluding mortgages). As a further source of cash, the Fund has the ability to incur additional mortgage indebtedness as long as the total borrowings do not exceed 50% of the total asset value of the Fund, and provided the value of each mortgage assumed is not greater than 75% of the related property's value. The Fund utilizes a liquidity risk management program that calculates the time required to convert investments held by the Fund into cash using a multi-day liquidation approach. This liquidity risk analysis assesses the Fund's liquidity against predetermined minimum liquidity percentages, established for different time periods, and is monitored quarterly. See table in Note 15(c) for maturity analysis of the Fund's assets and liabilities as at the end of the periods.

(c) Interest rate risk

Interest rate risk arises on interest-bearing financial instruments such as bonds and mortgages payable. The Fund is exposed to the risk that the value of interest-bearing financial instruments will fluctuate due to changes in the prevailing levels of market interest rates. Generally, these securities increase in value when interest rates fall and decrease in value when interest rates rise. Cash and cash equivalents are short term in nature and are not generally subject to significant amounts of interest rate risk. The following tables summarize the Fund's exposure to liquidity risk and interest rate risk by remaining term to maturity.

(\$)	Financial instruments subject to interest rate sensitivity	Due on demand	<1 year	1 - 3 years	> 3 years	No stated maturity	Total
September 30, 2024							
Real property investments		—	—	—	—	4,056,686	4,056,686
Bonds	√	—	137,844	423,520	86,307	—	647,671
Equities		—	—	—	—	—	—
Cash and cash equivalents		145,637	—	—	—	—	145,637
Other net assets		—	25,305	—	—	—	25,305
		145,637	163,149	423,520	86,307	4,056,686	4,875,299
Mortgage payable	√	—	197,675	194,715	850,000	(15,600)	1,226,790
Other liabilities		2,674	22,781	—	—	—	25,455
		2,674	220,456	194,715	850,000	(15,600)	1,252,245
Net Assets		142,963	(57,307)	228,805	(763,693)	4,072,286	3,623,054

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

NOTES TO FINANCIAL STATEMENTS

15. Financial Instruments Risk (cont'd)

(c) Interest rate risk (cont'd)

(\$)	Financial instruments subject to interest rate sensitivity	Due on demand	<1 year	1 - 3 years	> 3 years	No stated maturity	Total
March 31, 2024							
Real property investments		–	–	–	–	3,984,244	3,984,244
Bonds	√	–	160,254	456,561	83,576	–	700,391
Equities		–	–	–	–	–	–
Cash and cash equivalents		118,158	–	–	–	–	118,158
Other net assets		–	36,676	–	–	–	36,676
		118,158	196,930	456,561	83,576	3,984,244	4,839,469
Mortgage payable	√	–	171,605	166,012	811,893	(55,174)	1,094,336
Other liabilities		11,550	40,773	–	–	–	52,323
		11,550	212,378	166,012	811,893	(55,174)	1,146,659
Net Assets		106,608	(15,448)	290,549	(728,317)	4,039,418	3,692,810

As of September 30, 2024, had prevailing interest rates increased by 1%, assuming a parallel shift in the yield curve, with all other variables held constant, net assets would have increased by approximately \$37,164 or 1.0% of total net assets (March 31, 2024 – increase of \$30,196 or 0.8%). Similarly, had prevailing interest rates decreased by 1%, assuming a parallel shift in the yield curve, all other variables held constant, net assets would have decreased by approximately \$40,111 or 1.1% of total net assets (March 31, 2024 – decrease of \$32,048 or 0.9%). The Fund's sensitivity to interest rate changes was estimated using the weighted average duration of the bond portfolio and a valuation model which estimates the impact to the fair value of mortgages payable based on changes in prevailing interest rates in a manner consistent with the valuation policy for mortgages payable. In practice, the actual trading results may differ and the difference could be material.

(d) Credit risk

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

All transactions in listed securities are settled/paid for upon delivery using approved third-party brokers. The risk of default is considered minimal, as delivery of investments sold by the Fund is only made once the broker has received payment. Payment is made by the Fund on a purchase only once the investments have been received by the broker.

The carrying amount of financial instruments represents the maximum credit risk exposure. The carrying amount of other assets also represents the maximum credit risk exposure, as they will be settled in the short term.

The Fund's greatest concentration of credit risk is in fixed-income securities, such as bonds. The fair value of fixed-income securities includes consideration of the creditworthiness of the issuer. The maximum exposure to any one issuer as of September 30, 2024 was 14.0% (Canada Housing Trust) of the net assets of the Fund (March 31, 2024 – 16.8%). The table below summarizes the fixed-income securities by credit rating:

Bond Rating*	September 30, 2024	March 31, 2024
	% of Net Assets	% of Net Assets
AAA	14.0	16.9
A	3.9	2.1
Total	17.9	19.0

* Credit ratings and rating categories are based on ratings issued by a designated rating organization.

IG MACKENZIE REAL PROPERTY FUND

INTERIM UNAUDITED FINANCIAL STATEMENTS | September 30, 2024

NOTES TO FINANCIAL STATEMENTS

16. Fair Value Measurement

To estimate fair value, the Manager uses valuation techniques that make use of observable data, to the extent practicable. The Fund categorizes the fair value of its assets and liabilities into levels, which are differentiated based on the observable nature of the inputs and extent of estimation required.

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. Examples of Level 2 valuations include quoted prices for similar securities, quoted prices on inactive markets and from recognized investment dealers, and the application of factors derived from observable data to non-North American quoted prices in order to estimate the impact of differences in market closing times. The estimated fair values for these securities may be different from the values that would have been used had a ready market for the investment existed.

Level 3 – Inputs that are not based on observable market data. Various valuation techniques are utilized, depending on each situation. See Note 6 for a description of the valuation techniques used to determine the fair value of real property. Key inputs and assumptions used are usually investment specific and may include estimated discount rates, cap rates, and future cash flows. Changes in key inputs and assumptions could affect the reported fair value of these investments held by the Fund. The estimated fair values for these investments may be significantly different from the values that would have been used had a ready market for the investment existed.

The Fund recognizes transfers into and out of the fair value hierarchy levels as of the date of the event or change in circumstances giving rise to the transfer.

	September 30, 2024				March 31, 2024			
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Total (\$)	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Total (\$)
Bonds	–	647,671	–	647,671	–	700,391	–	700,391
Real property	–	–	4,056,686	4,056,686	–	–	3,984,244	3,984,244
Short-term investments	–	94,784	–	94,784	–	51,811	–	51,811
Mortgages payable	–	(1,226,790)	–	(1,226,790)	–	(1,094,336)	–	(1,094,336)
Total	–	(484,335)	4,056,686	3,572,351	–	(342,134)	3,984,244	3,642,110

17. Manager's Investment in the Fund

The investments held by the Manager and other funds managed by the Manager, investing in series P, R or S of the Fund, as applicable (as described in *Fund Formation and Series Information* in note 10), were as follows:

	September 30, 2024	March 31, 2024
	(\$)	(\$)
The Manager	–	–
Other funds managed by the Manager	2,722,115	2,681,820

18. Offsetting of Financial Assets and Liabilities

As at September 30, 2024 and March 31, 2024, there were no amounts subject to offsetting.

19. Interest in Unconsolidated Structured Entities

As at September 30, 2024 and March 31, 2024, the Fund had no investments in Underlying Funds.

20. Other Information

A copy of the Fund's current Simplified Prospectus, and/or Management Report of Fund Performance, will be provided, without charge, by writing to: Investors Group Financial Services Inc., 447 Portage Avenue, Winnipeg, Manitoba, R3B 3H5 or, in Quebec, 2001, Robert-Bourassa Boulevard, Bureau 2000, Montreal, Quebec, H3A 2A6, or by calling toll-free 1-888-746-6344 (in Quebec 1-800-661-4578), or by visiting the IG Wealth Management website at www.ig.ca or SEDAR+ at www.sedarplus.ca. Copies of financial statements for all IG Wealth Management Funds are also available upon request or by visiting the IG Wealth Management website at www.ig.ca or SEDAR+ at www.sedarplus.ca.

21. IGM Financial Inc. pension plan investments

IGM Financial Inc. maintains a defined benefit employee pension plan (IGM Financial Inc. and Subsidiary and Affiliated Companies Employees Pension Plan) and is the pension plan sponsor. The pension plan is a separate trust and its assets are invested in various mutual funds managed by the Manager. The pension plan investments included the following:

	as at September 30, 2024		as at March 31, 2024	
	No. of securities	Fair Value (\$)	No. of securities	Fair Value (\$)
Series DB	2,312	21,824	2,272	21,680