



## FUND FACTS

### Sprott Global Real Estate Fund – Series FT Units

August 9, 2017

Manager: SPR & Co LP

This document contains key information you should know about Sprott Global Real Estate Fund (“Fund”) Series FT units. You can find more details in the Fund’s simplified prospectus. Ask your representative for a copy, contact SPR & Co LP at 1-866-299-9906 or invest@sprlp.com, or visit [www.sprlp.com](http://www.sprlp.com).

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

#### QUICK FACTS

|  |   |                            |                                    |
|--|---|----------------------------|------------------------------------|
| <b>Fund codes:</b>                               | SPR116                                    | <b>Fund Manager:</b>       | SPR & Co LP                        |
| <b>Date series started:</b>                      | February 7, 2017                          | <b>Portfolio Manager:</b>  | SPR & Co LP                        |
| <b>Total value of the Fund on June 30, 2017:</b> | \$16.87 million                           | <b>Distributions:</b>      | Monthly, at a rate of 6% per annum |
| <b>Management expense ratio (MER):</b>           | Not available because this series is new. | <b>Minimum Investment:</b> | \$1,000 initial, \$25 additional   |

#### WHAT DOES THE FUND INVEST IN?

The Fund seeks to provide stable monthly cash distributions and long-term total returns through capital appreciation by providing exposure to the global real estate securities market. The Fund invests primarily in real estate investment trusts, equity-based securities of companies in the global real estate sectors (residential and commercial) and structured products that hold real estate related investments.

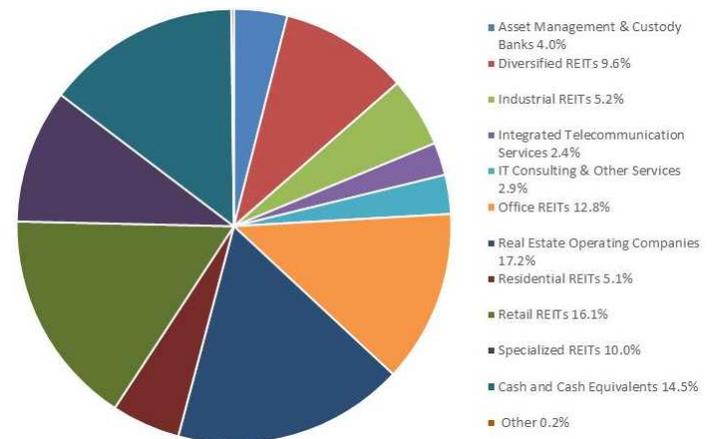
The charts below give a snapshot of the Fund’s investments on June 30, 2017. The Fund’s investments will change.

#### Top 10 Investments (June 30, 2017)

|   |              |
|---|--------------|
| 1. Cash and Cash Equivalents                  | 14.5%        |
| 2. Aroundtown Property Holdings PLC           | 4.2%         |
| 3. American Tower Corp                        | 4.0%         |
| 4. Brookfield Asset Management Inc.           | 4.0%         |
| 5. Green REIT PLC                             | 3.8%         |
| 6. Immobiliare Grande Distribuzione           | 3.8%         |
| 7. Klepierre                                  | 3.8%         |
| 8. City Office REIT Inc.                      | 3.4%         |
| 9. Prologis Inc.                              | 3.2%         |
| 10. Killam Apartment REIT                     | 3.2%         |
| <b>Total Percentage of top 10 investments</b> | <b>47.9%</b> |

**Total number of investments** 32

#### Investment Mix (June 30, 2017)



#### HOW RISKY IS IT?

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

One way to gauge risk is to look at how much a fund’s returns change over time. This is called “volatility.”

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

#### RISK RATING

SPR & Co LP has rated the volatility of this Fund as **medium**.

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



For more information about the risk rating and specific risks that can affect the Fund’s returns, see “What Are the Risks of Investing in the Fund?” section of the Fund’s simplified prospectus.

**NO GUARANTEES**

Like most mutual funds, this Fund does not have any guarantees. You may not get back the amount of money you invest.

**HOW HAS THE FUND PERFORMED?**

This section tells you how Series FT units of the Fund have performed since inception. Returns are after fund expenses have been deducted. These expenses reduce the Fund's returns.

**Year-by-year returns**

This information is not available because Series FT units of the Fund are new and have not been distributed under a simplified prospectus for a full calendar year.

**Best and worst 3-month returns**

This information is not available because Series FT units of the Fund are new and have not been distributed under a simplified prospectus for a full calendar year.

**Average return**

This information is not available because Series FT units of the Fund are new and have not been distributed under a simplified prospectus for 12 consecutive months.

**WHO IS THIS FUND FOR?**

The Fund is suitable for those investors seeking the long-term capital appreciation of the global real estate industry and have a medium risk tolerance. To recognize a reasonable rate of return, investors should be prepared to invest for medium to long periods of time.

**A WORD ABOUT TAX**

In general, you'll have to pay income tax on any money you make on a fund. How much you pay depends on the tax laws where you live, the type of earnings (ie, income or capital gains), and whether or not you hold the Fund in a registered plan such as a Registered Retirement Savings Plan or a Tax-Free Savings Account.

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

## HOW MUCH DOES IT COST?

The following tables show the fees and expenses you could pay to buy, own and sell Series FT units of the Fund. The fees and expenses – including any commissions – can vary among series of a fund and among funds. Higher commissions can influence representatives to recommend one investment over another. Ask about other funds and investments that may be suitable for you at a lower cost.

### 1. Sales Charges

There are no sales charges or commissions payable to your representative's firm for Series FT units of the Fund.

### 2. Fund Expenses

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

The Fund's expenses are made up of the management fee, operating expenses and trading costs. The series' annual management fee is 1.00% of the series' value. Because this series is new, operating expenses and trading costs are not yet available.

#### More about the trailing commission

There is no trailing commission payable to your representative's firm (including discount broker) by us in respect of Series FT units of the Fund.

### 3. Other Fees

You may have to pay other fees when you buy, hold, sell or switch units of the Fund.

| FEE  | WHAT YOU PAY   |
|--|--|
| <b>Fee-Based Account</b>                     | Series FT units of the Fund are only available to investors who have a fee-based account with their representative's firm and whose representative's firm has signed an agreement with SPR & Co LP. You pay a fee to your representative's firm for investment advice and other services.  |
| <b>Switch Fee /<br/>Reclassification Fee</b> | A fee of 0-2.0% of the value of the units you wish to switch or reclassify may be charged by your representative's firm, as negotiated with your representative.   |
| <b>Short-Term Trading Fee</b>                | We may impose a short-term trading fee payable by the unitholder to the Fund of up to 1.5% of the aggregate net asset value of the units redeemed if such units are redeemed within 20 days of their date of purchase or switch. For purposes of this short-term trading fee, units will be considered to be redeemed on a first-in, first-out basis. If SPR & Co LP detects excessive trading of the unitholder's units in the Fund within 90 days of purchasing or switching them, it reserves the right to charge an additional 3.0% of the net asset value of the units. |
| <b>Registered Tax Plan Fees</b>              | No fee is charged to open, close or administer a registered tax plan administered by SPR & Co LP. However, for other registered tax plans holding other investments in addition to securities of a Sprott mutual fund, an annual trustee fee may apply payable to the administrator of the plan.   |

## WHAT IF I CHANGE MY MIND?

Under securities law in some provinces and territories, you have the right to

- withdraw from an agreement to buy mutual funds within two business days after you receive a simplified prospectus or Fund Facts document, or
- cancel your purchase within 48 hours after you receive confirmation of the purchase.

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

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

## FOR MORE INFORMATION

Contact SPR & Co LP or your representative for a copy of the Fund's simplified prospectus and other disclosure documents. These documents and the Fund Facts make up the Fund's legal documents.

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To learn more about investing in mutual funds, see the brochure **Understanding mutual funds**, which is available on the website of the Canadian Securities Administrators at [www.securities-administrators.ca](http://www.securities-administrators.ca).