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## Annual Financial Statements

**Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)**

December 31, 2021

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## Independent Auditor's Report

To the Unitholders of Starlight Private Global Real Assets Trust (the "Trust")

### Opinion

We have audited the financial statements of the Trust, which comprise the statements of financial position and investment portfolio as at December 31, 2021 and December 31, 2020, and the statements of comprehensive income, changes in net assets attributable to holders of redeemable units and cash flows for the years then ended, and notes to the financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position and investment portfolio of the Trust as at December 31, 2021 and December 31, 2020, and its financial performance and its cash flows for the years then ended in accordance with International Financial Reporting Standards ("IFRS").

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). 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 Trust 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.

### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS, and for such internal control as management determines is 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, management is responsible for assessing the Trust'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 Trust or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust'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 GAAS 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 GAAS, 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 Trust'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 management'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 Trust'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 Trust 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 those charged with governance 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.

*Deloitte LLP*

Chartered Professional Accountants  
Licensed Public Accountants  
March 31, 2022

**Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)**  
**Statements of Financial Position**

As at December 31, 2021 and December 31, 2020

(In Canadian dollars)

	Notes	December 31, 2021	December 31, 2020
		\$	\$
<b>Assets</b>			
<b>Current Assets</b>			
Cash		1,757,760	45,438
Investments (Cost: December 31, 2021 - \$29,332,587, December 31, 2020 - \$40,010,017)		33,902,404	41,833,638
Receivable for unit subscriptions		1,558,668	–
Dividends receivable		27,551	–
Other assets		95,459	6,535
<b>Total Assets</b>		<b>37,341,842</b>	<b>41,885,611</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Distributions payable		–	174,223
Accounts payable and accrued liabilities		93,159	133,059
Total Liabilities (excluding net assets attributable to unitholders of redeemable units)		93,159	307,282
<b>Net assets attributable to holders of redeemable units per series</b>			
Series A		24,928	10,249,932
Series C		–	31,328,397
Series F		37,222,695	–
Series I		1,060	–
		<b>37,248,683</b>	<b>41,578,329</b>
<b>Number of redeemable units outstanding</b>			
	4		
Series A		2,239	1,024,336
Series C		–	2,996,305
Series F		3,334,455	–
Series I		95	–
<b>Net assets attributable to holders of redeemable units per unit</b>			
Series A		\$ 11.13	\$ 10.01
Series C		\$ –	\$ 10.46
Series F		\$ 11.16	\$ –
Series I		\$ 11.16	\$ –

Approved on behalf of the Board of Trustees

Signed "Denim Smith"

Trustee

Signed "Harry Rosenbaum"

Trustee

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

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Statements of Comprehensive Income

For the years ended December 31, 2021 and 2020

(In Canadian dollars)

		2021	2020
	Notes	\$	\$
<b>Investment gain (loss)</b>			
Dividend income		190,403	–
Interest for distribution purposes		7	310
Distributions from Partnership		254,765	2,748,777
Net realized gain (loss) on sale of investments		4,239,239	(46,908)
Net change in unrealized appreciation (depreciation) of investments		2,746,196	(745,963)
<b>Other Income items</b>			
Realized foreign exchange gain (loss) on cash		(11,015)	–
<b>Total gain (loss)</b>		<b>7,419,595</b>	<b>1,956,216</b>
<b>Expenses</b>			
Management fees	10	460,454	416,590
Reorganization expenses		157,553	–
Fund administration fees		49,710	54,864
Trustee fees		45,000	45,000
Harmonized sales tax and other taxes		41,487	18,924
Audit fees		32,339	22,562
Filing fees		29,230	15,000
Insurance fees		28,251	25,836
Legal expenses		22,291	39,678
Other expenses		28,075	38,048
		<b>894,390</b>	<b>676,502</b>
<b>Net investment gain (loss)</b>		<b>6,525,205</b>	<b>1,279,714</b>
<b>Increase (decrease) in net assets attributable to holders of redeemable units</b>		<b>6,525,205</b>	<b>1,279,714</b>
<b>Increase (decrease) in net assets attributable to holders of redeemable units per series</b>			
Series A		1,125,448	338,879
Series B		–	(13,920)
Series C		3,639,562	1,164,132
Series F		1,760,135	(209,377)
Series I		60	–
		<b>6,525,205</b>	<b>1,279,714</b>
<b>Weighted average number of units for the year</b>			
Series A		987,911	1,397,323
Series B		–	35,467
Series C		2,952,334	2,366,410
Series F		3,316,410	535,507
Series I		89	–
<b>Increase (decrease) in net assets attributable to holders of redeemable units per unit</b>			
Series A		\$ 1.14	\$ 0.24
Series B		\$ –	\$ (0.39)
Series C		\$ 1.23	\$ 0.49
Series F		\$ 0.53	\$ (0.39)
Series I		\$ 0.67	\$ –

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

## Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

### Statements of Changes in Net Assets Attributable to Holders of Redeemable Units

For the years ended December 31, 2021 and 2020

(In Canadian dollars)

	Notes	Series A 2021 \$	Series C 2021 \$	Series F 2021 \$	Series I 2021 \$	Total 2021 \$
<b>Net assets attributable to holders of redeemable units at beginning of year</b>		<b>10,249,932</b>	<b>31,328,397</b>	–	–	<b>41,578,329</b>
Increase (decrease) in net assets attributable to holders of redeemable units per series		<b>1,125,448</b>	<b>3,639,562</b>	<b>1,760,135</b>	<b>60</b>	<b>6,525,205</b>
<b>Distributions to holders from redeemable units</b>						
From capital gain		(280,048)	(825,575)	(2,348,168)	(65)	(3,453,856)
Return of capital		(24,932)	(73,498)	(209,048)	(6)	(307,484)
		<b>(304,980)</b>	<b>(899,073)</b>	<b>(2,557,216)</b>	<b>(71)</b>	<b>(3,761,340)</b>
<b>Redeemable unit transactions</b>	4					
Redesignation of units		(9,022,314)	(32,125,011)	41,147,325	–	–
Proceeds from sale of units		25,000	–	2,174,000	1,000	2,200,000
Reinvestments		2,511	–	23	71	2,605
Amount paid for units redeemed		(2,050,669)	(1,943,875)	(5,301,572)	–	(9,296,116)
		<b>(11,045,472)</b>	<b>(34,068,886)</b>	<b>38,019,776</b>	<b>1,071</b>	<b>(7,093,511)</b>
<b>Net assets attributable to holders of redeemable units at end of year</b>		<b>24,928</b>	–	<b>37,222,695</b>	<b>1,060</b>	<b>37,248,683</b>
		Series A	Series B	Series C	Series F	Total
		2020	2020	2020	2020	2020
		\$	\$	\$	\$	\$
<b>Net assets attributable to holders of redeemable units at beginning of year</b>		15,216,599	376,527	21,682,443	5,688,175	42,963,744
Increase (decrease) in net assets attributable to holders of redeemable units per series		338,879	(13,920)	1,164,132	(209,377)	1,279,714
<b>Distributions to holders from redeemable units</b>						
Return of capital		(717,837)	(9,262)	(1,244,088)	(139,735)	(2,110,922)
		<b>(717,837)</b>	<b>(9,262)</b>	<b>(1,244,088)</b>	<b>(139,735)</b>	<b>(2,110,922)</b>
<b>Redeemable unit transactions</b>	4					
Redesignation of units		(4,185,585)	(353,345)	9,837,221	(5,298,291)	–
Reinvestments		8,377	–	–	–	8,377
Amount paid for units redeemed		(410,501)	–	(111,311)	(40,772)	(562,584)
		<b>(4,587,709)</b>	<b>(353,345)</b>	<b>9,725,910</b>	<b>(5,339,063)</b>	<b>(554,207)</b>
<b>Net assets attributable to holders of redeemable units at end of year</b>		<b>10,249,932</b>	–	<b>31,328,397</b>	–	<b>41,578,329</b>

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

**Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)**  
**Statements of Cash Flows**

For the years ended December 31, 2021 and 2020

(In Canadian dollars)

	2021	2020
	\$	\$
<b>Operating activities</b>		
Increase (decrease) in net assets attributable to holders of redeemable units from operations	6,525,205	1,279,714
Adjustments:		
Purchase of investments	(25,272,148)	(5,111,070)
Proceeds from disposition of investments	40,188,817	5,566,565
Net realized (gain) loss from investment transactions	(4,239,239)	46,908
Net change in unrealized (appreciation) depreciation on investments	(2,746,196)	745,963
	<b>14,456,439</b>	<b>2,528,080</b>
Net change in non-cash working capital	(156,375)	(90,296)
	<b>14,300,064</b>	<b>2,437,784</b>
<b>Financing activities</b>		
Issuance of units	641,332	–
Payment on redemption of units	(9,296,116)	(562,584)
Distributions paid to holders of redeemable units	(3,932,958)	(2,100,570)
	<b>(12,587,742)</b>	<b>(2,663,154)</b>
Net increase (decrease) in cash	<b>1,712,322</b>	<b>(225,370)</b>
Cash at beginning of year	45,438	270,808
<b>Cash at end of year</b>	<b>1,757,760</b>	<b>45,438</b>
Interest received	\$ 7	\$ 310
Distribution received from Partnership	\$ 254,765	\$ 2,748,777

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



## Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

### Schedule of Investment Portfolio

As at December 31, 2021

(In Canadian dollars)

Number of Shares	Description	Average Cost \$	Fair Value \$	Net Assets* %
	<b>Fund(s)</b>			
419,960	Starlight Global Infrastructure LP	4,500,000	4,543,718	
387,167	Starlight Global Real Estate LP	4,500,000	4,897,663	
		9,000,000	9,441,381	25.35
	<b>Private Placements</b>			
55,000	Starlight Canadian Residential Growth Fund (Series C)	4,297,210	5,807,010	
621,484	Starlight Private Global Infrastructure Pool (Series I)	7,000,000	7,205,542	
409,889	Starlight Private Global Real Estate Pool (Series I)	3,946,922	5,648,599	
	Unison Midgard Fund LP	5,088,455	5,799,872	
		20,332,587	24,461,023	65.67
	<b>Total Investments</b>	<b>29,332,587</b>	<b>33,902,404</b>	<b>91.02</b>
	Other assets less liabilities		3,346,279	8.98
	<b>Total Net Assets</b>		<b>37,248,683</b>	<b>100.00</b>

## Starlight Global Infrastructure Limited Partnership

### Schedule of Effective Investment Portfolio of underlying limited partnership

As at December 31, 2021

(In Canadian dollars)

Number of Shares	Description	Average Cost \$	Fair Value \$	Net Assets* %
	<b>Utilities</b>			
5,004	Algonquin Power & Utilities Corp.	94,318	91,418	
2,575	AltaGas Ltd.	59,934	70,334	
172	American Water Works Co. Inc.	36,781	40,926	
3,078	Atlantica Sustainable Infrastructure PLC	137,837	139,055	
4,997	Boralex Inc. Class A	179,606	173,287	
899	CMS Energy Corporation	69,979	73,847	
1,295	EDP Renovaveis S.A.	36,768	40,752	
8,346	EverGen Infrastructure Corp.	39,557	34,218	
1,597	EverGen Infrastructure Corp., Warrants	575	–	
1,257	Fortis Inc.	69,639	76,733	
3,381	Iberdrola S.A.	49,896	50,552	
5,604	Innergex Renewable Energy Inc.	109,405	104,227	
738	NextEra Energy Inc.	70,131	87,031	
2,782	Northland Power Inc.	109,145	105,586	
4,564	Polaris Infrastructure Inc.	83,006	76,945	
1,329	RWE AG	59,120	68,187	
		1,205,697	1,233,098	27.15
	<b>Industrial</b>			
519	Canadian National Railway Co.	71,010	80,649	
683	Canadian Pacific Railway Limited	58,787	62,151	
942	Cargojet Inc.	172,535	156,910	
968	Eiffage S.A.	121,836	125,753	
2,073	Ferrovial S.A.	75,180	82,050	
3,009	Smart Metering Systems PLC	39,894	43,297	

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

## Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

### Schedule of Investment Portfolio

As at December 31, 2021

(In Canadian dollars)

### Starlight Global Infrastructure Limited Partnership

#### Schedule of Effective Investment Portfolio of underlying limited partnership (continued)

(In Canadian dollars)

Number of Shares	Description	Average Cost \$	Fair Value \$	Net Assets* %
<b>Industrial (continued)</b>				
5,332	Tidewater Renewables Limited	79,434	78,489	
604	VINCI S.A.	79,083	80,583	
448	Waste Connections Inc.	65,920	77,315	
16,944	Xebee Adsorption Inc.	53,215	42,529	
		816,894	829,726	18.27
<b>Information Technology</b>				
1,019	Fiserv Inc.	139,036	133,530	
193	Mastercard Inc.	82,920	87,686	
130	Microsoft Corp.	45,376	55,262	
12,445	NEXTDC Ltd.	134,474	146,179	
4,117	Switch Inc.	118,385	148,951	
477	Visa Inc. Class A	128,958	130,589	
		649,149	702,197	15.45
<b>Real Estate</b>				
292	American Tower Corporation Class A	95,385	107,735	
321	Crown Castle International Corp.	69,824	84,627	
370	Digital Realty Trust Inc.	67,403	82,641	
103	Equinix Inc.	97,587	110,087	
184	SBA Communications Corporation	74,267	90,250	
		404,466	475,340	10.46
<b>Energy</b>				
10,462	Advantage Energy Ltd.	57,518	77,524	
1,391	Enbridge Inc.	66,899	68,729	
4,488	Gibson Energy Inc.	102,077	100,627	
2,453	Renewable Energy Group Inc.	155,655	131,489	
46,981	Tidewater Midstream and Infrastructure Ltd.	59,485	61,076	
		441,634	439,445	9.67
<b>Communication Services</b>				
1,309	Cellnex Telecom S.A.	96,455	96,259	
1,338	Comcast Corporation	91,975	85,058	
5,848	Infrastrutture Wireless Italiane SpA	80,522	89,709	
		268,952	271,026	5.96
<b>Financials</b>				
1,283	Hannon Armstrong Sustainable Infrastructure Capital Inc.	87,697	86,057	
		87,697	86,057	1.89
	Brokerage commissions	(5,191)	–	
	<b>Total Investments</b>	<b>3,869,298</b>	<b>4,036,889</b>	<b>88.85</b>
	Other assets less liabilities		506,829	11.15
	<b>Total Net Assets</b>		<b>4,543,718</b>	<b>100.00</b>

\* Percentage of net assets shown relates to the amounts at fair value to the Trust's or Partnership's net assets attributable to holders of redeemable securities.

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

**Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)**  
**Schedule of Investment Portfolio**

As at December 31, 2021

(In Canadian dollars)

**Starlight Global Real Estate Limited Partnership**  
**Schedule of Effective Investment Portfolio of underlying limited partnership**

Number of Shares	Description	Average Cost \$	Fair Value \$	Net Assets* %
<b>Real Estate</b>				
352	Alexandria Real Estate Equities Inc.	82,273	99,023	
2,533	American Homes 4 Rent	128,940	139,558	
346	American Tower Corporation	111,599	127,902	
437	Camden Property Trust	84,231	98,660	
3,160	Canadian Apartment Properties Real Estate Investment	179,819	189,496	
521	Crown Castle International Corp.	116,461	137,451	
11,017	Dream Industrial Real Estate Investment Trust	171,243	189,704	
1,690	Duke Realty Corporation	100,612	140,136	
152	Equinix Inc.	147,536	162,449	
1,032	Equity Lifestyle Properties Inc.	105,214	114,242	
4,024	First Capital Real Estate Investment Trust	71,295	75,888	
5,495	Goodman Group	104,302	133,740	
1,307	Granite Real Estate Investment Trust	112,618	137,734	
10,989	InterRent Real Estate Investment Trust	180,193	190,226	
2,512	Invitation Homes Inc.	114,471	143,882	
2,691	iStar Inc.	83,856	87,789	
6,451	Killam Apartment Real Estate Investment Trust	137,678	152,181	
3,606	Kimco Realty Corp.	93,099	112,268	
345	Mid-America Apartment Communities Inc.	72,936	99,934	
5,635	Minto Apartment Real Estate Investment Trust	125,013	123,354	
9,857	Nexus Real Estate Investment Trust	113,903	124,391	
1,010	Prologis Inc.	152,836	214,794	
1,273	Rexford Industrial Realty Inc.	91,979	130,463	
3,276	RioCan Real Estate Investment Trust	69,354	75,146	
759	Safehold Inc.	77,552	76,542	
14,123	Samhallsbyggnadsbolaget i Norden AB	74,791	130,869	
228	SBA Communications Corporation	94,886	112,071	
551	Simon Property Group Inc.	86,481	111,233	
6,482	Summit Industrial Income Real Estate Investment Trust	117,482	152,334	
653	Sun Communities Inc.	157,263	173,186	
1,282	Terreno Realty Corporation	103,895	138,064	
		3,463,811	4,094,710	83.60
<b>Communication Services</b>				
1,245	Cellnex Telecom S.A.	98,132	91,500	
6,260	Infrastrutture Wireless Italiane SpA	92,094	96,031	
		190,226	187,531	3.83
<b>Information Technology</b>				
7,442	NEXTDC Limited	81,456	87,415	
2,454	Switch Inc.	63,338	88,794	
		144,794	176,209	3.60
<b>Financials</b>				
2,267	Brookfield Asset Management Inc.	146,753	173,184	
		146,753	173,184	3.54

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

**Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)**  
**Schedule of Investment Portfolio**

As at December 31, 2021

(In Canadian dollars)

**Starlight Global Real Estate Limited Partnership**  
**Schedule of Effective Investment Portfolio of underlying limited partnership (continued)**

Number of Shares	Description	Average Cost \$	Fair Value \$	Net Assets* %
	Brokerage commissions	(3,899)	–	
	Total Investments	<b>3,941,686</b>	<b>4,631,634</b>	<b>94.57</b>
	Other assets less liabilities		266,027	5.43
	Total Net Assets		<b>4,897,661</b>	<b>100.00</b>

\* Percentage of net assets shown relates to the amounts at fair value to the Trust's or Partnership's net assets attributable to holders of redeemable securities.

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

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### 1. Establishment of the Trust

Starlight Private Global Real Assets Trust (formerly Starlight Hybrid Global Real Assets Trust) (the “Trust”) is an investment trust established as a trust under the laws of the Province of Ontario pursuant to an amended and restated declaration of trust effective August 20, 2021. Starlight Global Real Assets LP is a limited partnership formed pursuant to a Limited Partnership Agreement dated November 28, 2018, governed by the laws of the Province of Ontario. Starlight Global Infrastructure LP is a limited partnership formed pursuant to a Limited Partnership Agreement dated April 20, 2020, governed by the laws of the Province of Ontario. Starlight Global Real Estate LP is a limited partnership formed pursuant to a Limited Partnership Agreement dated April 20, 2020, governed by the laws of the Province of Ontario. Prior to the Reorganization (see below) the Trust obtained exposure to public securities through its investment in Starlight Global Real Assets LP (the “Initial Public Portfolio LP”). After the Reorganization, the Trust obtains exposure to public securities through its investments in Starlight Global Real Estate LP and Starlight Global Infrastructure LP (the “Public Portfolio LPs”). The Trust is authorized to issue an unlimited number of series A, series B, series C, series F and series I units (the “Units”). The Trust can also issue preferred units (“Preferred Units”) from time to time. The Trust was inactive until it issued a final prospectus dated November 28, 2018, whereby the Trust offered a minimum of 2,000,000 and a maximum of 10,000,000 series A units and/or series C units and/or series F units to the public (the “Offering”). See Note 4 - Redeemable Units.

Concurrent with the Offering, the original declaration of trust dated October 11, 2018 was amended and restated effective December 13, 2018, December 17, 2019, May 15, 2020 and subsequently amended and restated effective August 20, 2021.

On August 25, 2021, the Trust completed the reorganization of the Trust into a private investment trust (the “Reorganization”) as approved by unitholders of the Trust at the special meeting held on July 28, 2021, and as further described in the management information circular dated June 22, 2021 (the “Circular”) and sent to unitholders on June 30, 2021. In connection with the Reorganization, the series A units of the Trust under the symbol SCHG.UN were voluntarily delisted from the NEO Exchange effective August 12, 2021, and all of the issued and outstanding series A units of the Trust were automatically redesignated as series C units effective August 20, 2021. Holders of series A units received that number of series C units having a net asset value (“NAV”) equal to the NAV of a redesignated series A unit. The series C units have been renamed “Series F Units” of the Trust.

The manager and investment manager of the Trust are Starlight Investments Capital GP Inc. (the “Manager”) and Starlight Investments Capital LP (the “Investment Manager”), respectively. The Investment Manager is responsible for providing investment management advice, including advice in respect of the Trust asset mix and security selection for the public portfolio in the Public Portfolio LPs, subject to the Trust’s investment restrictions.

The Trust’s registered address is 3280 Bloor Street West, Centre Tower, Suite 1400, Toronto, Ontario M8X 2X3. RBC Investor Services Trust acts as custodian and administrator of the Trust. The Trust is currently offered in Canadian-dollar-denominated units.

The Trust’s investment objective is to provide unitholders with stable monthly cash distributions and long-term capital appreciation through exposure to institutional quality real assets in the global real estate and global infrastructure sectors.

#### *Financial reporting date*

The information provided in these financial statements and notes thereto is as at December 31, 2021 or for the year ended December 31, 2021. The prior period information is as at December 31, 2020 or for the year ended December 31, 2020.

The Financial Statements were authorized for issuance by the Board of Trustees on March 29, 2022.

### 2. Significant accounting policies

The significant accounting policies adopted by the Trust for the preparation of these financial statements are set out below.

#### **Statement of compliance and basis of presentation**

These financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”), as published by the International Accounting Standards Board, and as required by Canadian securities legislation and the Canadian Accounting Standards Board.

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

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### 2. Significant accounting policies (continued)

Items included in the financial statements of the Trust are measured in the currency of the primary economic environment in which the Trust operates (the “functional currency”). The financial statements are presented in Canadian dollars, which is the Trust’s functional and presentation currency. These financial statements are prepared on a going concern basis using the historical cost basis, except for certain financial assets and liabilities (including derivative financial instruments) that have been measured at fair value through profit or loss.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Trust’s accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed, where applicable, in the *Critical accounting estimates and judgements* note.

The significant accounting policies of the Trust are as follows:

#### Financial Instruments

##### (a) Classification and measurement

Classification and measurement categories under IFRS 9, *Financial Instruments* (“IFRS 9”) are amortized cost, fair value through other comprehensive income, and fair value through profit or loss (“FVTPL”). To determine the appropriate classification and measurement category, IFRS 9 requires an entity to consider the business model for managing financial instruments and the contractual cash flow characteristics associated with the financial instruments.

The Trust’s business model is one in which financial assets are managed with the objective of realizing cash flows through the sale of assets. Decisions are made based on the assets’ fair values and assets are managed to realize these fair values. This business model is aligned with a FVTPL classification and measurement category. Debt securities are measured at FVTPL under IFRS 9 as the Trust does not expect to hold the assets to collect contractual cash flows based on its business model. Collection of the contractual cash flows is not integral to achieving the Trust’s business model objective but is instead incidental to it.

The carrying value less impairment provision of other receivables and payables are assumed to approximate fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Trust for similar financial instruments.

##### (b) Impairment

In relation to the impairment of financial assets, IFRS 9 requires an expected credit loss model to account for expected credit losses and changes in those expected credit losses at each reporting date to reflect changes in credit risk since initial recognition of the financial assets. Specifically, IFRS 9 requires the Trust to recognize a loss allowance for expected credit losses on financial assets measured at amortized cost. The Trust’s expected credit loss on its financial assets measured at amortized cost is not material.

##### (c) Recognition

The Trust’s financial instruments may include investments at fair value through profit and loss, cash, subscriptions receivable, dividends receivable, receivable for investments sold, redemptions payable, payable for investments purchased, and distributions payable. All financial assets and liabilities are recognized in the Statement of Financial Position when the Trust 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 Trust has transferred substantially all risks and rewards of ownership.

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

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### 2. Significant accounting policies (continued)

#### (c) Recognition (continued)

The Trust recognizes financial instruments at fair value upon initial recognition, plus transaction costs in the case of financial instruments measured at amortized cost when the Trust becomes party to the contractual provisions of the instrument. Investment transactions are accounted for on the trade date where the purchase or sale of an investment is under contract whose terms require delivery of the investment within the time frame established by the market concerned. The Trust's obligation for net assets attributable to holders of redeemable units is presented at the redemption amount. The Trust's accounting policies for measuring the fair value of its investments are identical to those used in measuring its NAV for transactions with unitholders, except in circumstances where the last traded market price is not within the bid-ask spread as the NAV used for unitholder transactions is measured using the last traded market price. As at December 31, 2021, there were no such differences.

#### (d) Offsetting

Financial assets and 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 and ability to settle on a net basis, or to realize the asset and settle the liability simultaneously.

#### (e) Fair value measurement

Fair value is 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 fair value of financial assets and liabilities traded in active markets (such as publicly traded derivatives and marketable securities) are based on quoted market prices at the close of trading on the reporting date. The Trust uses the close prices for both financial assets and financial liabilities where the close price falls within that day's bid-ask spread. In circumstances where the close price is not within the bid-ask spread, the Investment Manager determines the point within the bid-ask spread that is most representative of fair value based on the specific facts and circumstances.

A financial instrument is regarded as being quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions at an arm's length basis.

The fair value of financial assets and liabilities that are not traded in an active market, including over-the-counter derivatives, is determined using valuation techniques. The Trust may use a variety of methods and makes assumptions that are based on market conditions existing at each reporting date. Valuation techniques include the use of comparable recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, option pricing models and others commonly used by market participants and which make the maximum use of observable inputs.

For instruments for which there is no active market, the Trust may use externally provided pricing or internally developed models, which are usually based on valuation methods and techniques generally recognized as standard within the industry. Valuation models are used primarily to value unlisted equity, debt securities and other debt instruments for which markets were or have been inactive during the financial year. Some of the inputs to these models may not be market observable and are therefore estimated based on assumptions.

The output of the model is always an estimate or approximation of a value that cannot be determined with certainty, and valuation techniques employed may not fully reflect all factors relevant to the positions the Trust holds. Valuations are therefore adjusted, where appropriate, to allow for additional factors including model risk, liquidity risk and counterparty risk.

The fair value of financial instruments other than investments at fair value through profit and loss closely approximates their carrying values, given their short-term maturities.

Refer to Note 3 – *Fair value disclosures* for further information about the Trust's fair value measurements.

#### (f) Due from and due to brokers

Amounts due from and to brokers represent receivables for securities sold and payables for securities purchased that have been contracted out but not yet settled or delivered on the reporting date.

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

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### 2. Significant accounting policies (continued)

#### *(g) Foreign currency translation*

The Trust's subscriptions, redemptions, and certain elements of performance are denominated in Canadian dollars, which is also its functional and presentation currency. Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates that transactions occur. Foreign currency assets and liabilities denominated in a foreign currency are translated into the functional currency using the exchange rate prevailing at the measurement date. Income and expense items in foreign currencies are translated into Canadian dollars at the exchange rates prevailing on the respective dates of such transactions.

The portion of the results of operations arising from changes in foreign exchange rates on portfolio investments is not isolated from the fluctuations arising from changes in market prices. Realized foreign exchange gains and losses relating to cash are presented as "Realized foreign exchange gain (loss) on cash" and those realized gains (losses) relating to other financial assets and liabilities are presented within "Net realized gain (loss) on sale of investments" and those unrealized gains (losses) relating to cash and other financial assets and liabilities are presented within "Net change in unrealized appreciation (depreciation) of foreign currency" in the Statement of Comprehensive Income.

#### *(h) Foreign exchange forward contracts*

Foreign exchange forward contracts may be used by the Trust, from time to time, to attempt to minimize the risk to the Trust from adverse changes in the relationship between the Canadian dollar and other currencies. Foreign exchange forward contracts held by the Trust, if any, are traded over the counter. These contracts are valued at the gain or loss that would arise as a result of closing the position on the close of each business day. Any gains on outstanding foreign exchange contracts are disclosed as "Unrealized gain on currency forwards and spot contracts" in the Statement of Financial Positions. Upon closing of a contract, the gain or loss is included in "Net foreign currency gain (loss) on foreign currency and other assets" in the Statement of Comprehensive Income.

#### *(i) Unit valuation*

The NAV per unit is determined by dividing the aggregate fair value of the NAV of the series by the total number of units of that series outstanding before giving effect to redemptions or subscriptions for units on that day.

#### *(j) Income recognition*

Dividend income is recorded on the ex-dividend date. Realized gains and losses on the sale of investments and unrealized appreciation or depreciation in the value of investments are calculated with reference to the average cost of the related investments.

#### *(k) Brokerage commissions and transaction costs*

Transaction costs including brokerage commissions, incurred in the purchase and sale of securities, are included in "Transaction costs" in the Statements of Comprehensive Income.

#### *(l) Cash and cash equivalents*

Cash and cash equivalents include cash with financial institutions and short-term investments with maturities less than 90 days from the date of acquisition. Short-term investments are carried at amortized cost, plus accrued interest, which approximates fair value.

#### *(m) Other assets and liabilities*

Subscriptions receivable, due from brokers, accrued interest and dividends receivable, and prepaid expenses are carried at amortized cost. Distributions payable, redemptions payable, due to brokers, management fees payable and accrued expenses payable are measured at amortized cost. Due to their short-term nature, the carrying value of these financial assets and financial liabilities approximates fair value.

#### *(n) Increase (decrease) in net assets attributable to holders of redeemable units per unit*

Increase (decrease) in net assets attributable to holders of redeemable units per unit represents the increase (decrease) in net assets divided by the weighted average number of units outstanding per series during the year.



# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

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### 2. Significant accounting policies (continued)

#### *(o) Investments in associates, joint ventures, subsidiaries and structured entities*

A structured entity is an entity that has been designed so that voting or similar rights are not the dominant factors in deciding who controls the entity, or when voting rights relate to administrative tasks only and the relevant activities are directed by means of contractual arrangements.

The Manager has determined that underlying funds or exchange-traded funds (“ETFs”) held typically by the Trust meet the definition of structured entities. The Trust accounts for their investments in non-consolidated structured entities at FVTPL.

The Trust invests in underlying funds and is subject to the terms and conditions of the respective underlying fund’s offering documents and are susceptible to market price risk arising from uncertainties about future values of those underlying funds. All of the underlying funds in the investment portfolio are managed by portfolio managers who are compensated by the respective underlying fund for their services. Such compensation generally consists of an asset-based fee and is reflected in the valuation of each of the underlying funds, except when the Trust invests in certain classes of the underlying funds where the compensation to portfolio managers is negotiated and paid outside of the respective underlying fund. The underlying funds finance their operations by issuing units that entitle the holders to an equal beneficial interest in a respective underlying fund.

The Trust’s investments in underlying funds or ETFs are accounted for at FVTPL and included in “Investments” in the Statement of Financial Position. All unrealized gains (losses) arising from these investments are recorded as part of “Net change in unrealized appreciation (depreciation) of investments” in the Statement of Comprehensive Income until these investments are sold, at which time the gains (losses) are realized and reflected in the Statement of Comprehensive Income in “Net realized gain (loss) on sale of investments”.

The Trust’s maximum exposure to loss from their interest in ETFs and underlying funds is equal to the total fair value of their investments in these non-consolidated structured entities. See Note 9 - Non-consolidated structured entities.

#### *(p) Assessment as an investment entity*

Entities that meet the definition of an investment entity within IFRS 10 Consolidated Financial Statements are required to measure their subsidiaries at FVTPL rather than consolidate them. The criteria that define an investment entity are as follows:

- an entity that obtains funds from one or more investors for the purpose of providing those investors with investment services;
- an entity that commits to its investors that its business purpose is to invest funds solely for returns from capital appreciation, investment income or both; and
- an entity that measures and evaluates the performance of substantially all of its investments on a fair value basis.

The Manager has concluded that the Trust meets the characteristics of an investment entity, in that it has more than one investment; the ownership interests are in the form of securities similar to equities to which a proportionate share of the net assets of the Trust are attributed; and it has more than one investor and its investors are not related parties.

The conclusion will be reassessed on an annual basis if any of these criteria or characteristics changes.

#### *(q) Critical accounting estimates and judgments*

The preparation of these financial statements requires management to use judgment in applying its accounting policies and to make estimates and assumptions about the future. These judgements, estimates and assumptions affect the reported amounts of assets and liabilities, disclosure of contingencies, as well as the reported amounts of investment income and expenses during the year. Actual results could differ from those estimates. The most significant accounting judgements and estimates made in preparing the financial statements include the fair value measurement of financial assets and liabilities in Note 2 (e) and Note 3, the classification of financial assets and liabilities in Note 2 (a), the functional currency as disclosed in Note 2, and the classification of outstanding units in Note 4.

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

### 2. Significant accounting policies (continued)

(q) *Critical accounting estimates and judgments (continued)*

- a. Fair value measurement of securities not quoted in an active market and over-the counter derivative instruments

The Trust may hold financial instruments that are not quoted in active markets, including private placements. As discussed in the *Fair Value Measurements* note, the Manager uses its judgment in selecting an appropriate valuation technique for financial instruments that are not quoted in active markets and may be determined using reputable pricing sources (such as pricing agencies) or indicative prices from market makers. Where no market data is available, the Trust may value positions using valuation models generally recognized as standard within the industry. The resulting values may materially differ from values that would have been used had a readily available market existed for the investments and the prices at which the investments may be sold.

- b. Functional currency

The Manager considers the currency of the primary economic environment in which the Trust operates to be the Canadian dollar as it is the currency which the Trust measures its performance and issues and redeems its redeemable securities.

These conclusions will be reassessed on an annual basis if any of these criteria or characteristics changes.

### 3. Fair value disclosure

The Trust's financial assets measured at fair value have been categorized based upon a fair value hierarchy. The Trust has established a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurement) and the lowest priority to unobservable inputs (level 3 measurement). The three levels of the fair value hierarchy are as follows.

Level 1 - Inputs that reflect 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, including inputs in markets that are not considered to be active.

Level 3 - Inputs that are unobservable. There is little, if any market activity. Inputs into the determination of fair value require significant management judgment or estimation.

There were no transfers between levels during the year ended December 31, 2021. The Trust's policy is to recognize transfers in and out and between Levels 1 and 2 as per the value at the end of the reporting period and for transfers in and out of Level 3 as per the value at the date of transfer.

	Level 1	Level 2	Level 3
	\$	\$	\$
Investments as at December 31, 2021	–	22,295,522	11,606,882
Investments as at December 31, 2020	–	29,490,163	12,343,475

All fair value measurements above are recurring. The carrying values of cash, dividends receivable approximate their fair values due to their short-term nature. Fair values are classified as Level 1 when the related security or derivative is actively traded and a quoted price is available. If an instrument classified as Level 1 subsequently ceases to be actively traded, it is transferred out of Level 1. In such cases, instruments are reclassified into Level 2, unless the measurement of its fair value requires the use of significant unobservable inputs, in which case it is classified as Level 3.

The table below summarizes the movement in financial instruments classified as Level 3.

For the year ended December 31, 2021:

	Balance at December 31, 2020	Purchases	Sales	Net transfers	Realized gain (loss)	Unrealized gain (loss)	Balance at December 31, 2021
	\$	\$	\$	\$	\$	\$	\$
Equities	12,343,475	3,885,665	(5,449,123)	–	(50,877)	877,742	11,606,882
<b>Total</b>	<b>12,343,475</b>	<b>3,885,665</b>	<b>(5,449,123)</b>	<b>–</b>	<b>(50,877)</b>	<b>877,742</b>	<b>11,606,882</b>

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

### 3. Fair value disclosure (continued)

For the year ended December 31, 2020:

	Balance at December 31, 2019		Purchases	Sales	Net transfers	Realized gain (loss)	Unrealized gain (loss)	Balance at December 31, 2020
	\$	\$	\$	\$	\$	\$	\$	\$
Equities	10,464,403	1,010,440	–	–	–	868,632	12,343,475	
<b>Total</b>	<b>10,464,403</b>	<b>1,010,440</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>868,632</b>	<b>12,343,475</b>	

If the value of these investments as at December 31, 2021 were to increase or decrease by 10%, the value of the Trust would increase or decrease in fair value of approximately \$1,160,688 (December 31, 2020 - \$1,234,348).

### 4. Redeemable units

The Trust's outstanding Units are classified as a financial liability since the Trust has a contractual obligation to repurchase or redeem its Units for cash or another financial asset and to distribute their income to minimize taxes such that they have no discretion to avoid cash distributions.

The capital of the Trust is divided into an unlimited number of units of each series, consisting of series A Units, series B Units, series C Units, series F Units and series I Units. The Trust is currently offered in series A Units, series F Units and series I Units. The Trust may offer additional classes or series of Units, including Preferred Units, at the discretion of the Manager, subject to any necessary regulatory approval.

Subsequent to the Reorganization, beginning in August 2021, Units of the Trust are offered for sale on a continuous basis and may be purchased monthly on any Subscription Date (the "Subscription Date" is the first business day of any month) or redeemed quarterly on any Redemption Date (the "Redemption Date" is the last business day of each calendar quarter) at the NAV per unit of the particular series.

In accordance with the objectives and the risk management policies outlined in Note 8 - Financial Risk Management, the Trust endeavours to invest the subscriptions received in appropriate investments while maintaining sufficient liquidity to meet redemptions, such liquidity being managed by investing sufficient assets in investments that can be readily disposed.

#### Annual redemption

Prior to the Reorganization, up to 5% of the aggregate outstanding redeemable Units may be surrendered annually (the "Annual Redemption"), during the period from the first day of June until the tenth business day before the last business day in June (the "Annual Notice Period") for redemption. See Note 1.

#### Monthly redemption

Prior to the Reorganization, up to \$50,000 of the redeemable Units may also be surrendered at any time other than during the Annual Notice Period to the registrar and transfer agent for redemptions (a "Monthly Redemption"). See Note 1.

#### Quarterly redemption

Up to 5% of the aggregate outstanding redeemable Units may be surrendered for redemption on a Redemption Date.

#### Redeemable unit transactions

On March 31, 2020, there was a redesignation of Units from series A Units to series C Units as well as a redesignation of Units from series C Units to series A Units. Series A unitholders received 245,129 series C Units with a NAV per Unit of \$9.22 in exchange for 257,200 series A Units with a NAV per Unit of \$8.79. Series C unitholders received 300,408 series A Units with a NAV per Unit of \$8.79 in exchange for 286,310 series C Units with a NAV per Unit of \$9.22.

On June 29, 2020, 43,020 series A Units, 10,483 series C Units and 4,117 series F Units were redeemed under the Annual Redemption with a NAV of \$410,501, \$104,791, and \$40,772, respectively for total proceeds of \$556,064.

On June 30, 2020, 75,023 series A Units, 35,650 series B Units and 534,426 series F Units were redesignated as series C Units for a total NAV of \$6,368,083 as follows:

	Units redesignated	NAV per unit	Series C units received	NAV per unit	Net Asset Value
		\$		\$	\$
Series A unitholders	75,023	9.55	71,591	10.01	716,447
Series B unitholders	35,650	9.91	35,308	10.01	353,345
Series F unitholders	534,426	9.91	529,432	10.01	5,298,291

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

### 4. Redeemable units (continued)

On December 31, 2020, 330,823 series A Units with a NAV of \$3,219,930 were redesignated as series C Units. Series A unitholders received 315,828 series C Units with a NAV per Unit of \$10.20 in exchange for 330,823 series A Units with a NAV per Unit of \$9.73. In addition, 6,399 series C Units with a NAV of \$65,231 were redesignated as series A Units. Series C unitholders received 6,702 series A Units with a NAV per Unit of \$9.73 in exchange for 6,399 series C Units with a NAV per Unit of \$10.20.

On December 31, 2020, 69,529 series A Units were redesignated as series C Units with a NAV of \$694,195. Series A unitholders received 66,540 series C Units with a NAV per unit of \$10.43 in exchange for 69,529 series A Units with a NAV per unit of \$9.98.

On March 31, 2021, 2,954 series C Units with a NAV of \$30,657 were redesignated as series A Units. Series C unitholders received 3,091 series A Units with a NAV per Unit of \$9.92 in exchange for 2,954 series C Units with a NAV per Unit of \$10.38.

On June 29, 2021, 196,334 series A Units and 177,742 series C Units were redeemed under the Annual Redemption with a NAV of \$2,050,669 and \$1,943,875 respectively for total proceeds of \$3,994,544.

On June 30, 2021, 6,394 series C Units were redesignated as series A Units with a NAV of \$69,640. Series C unitholders received 6,694 series A Units with a NAV per unit of \$10.40 in exchange for 6,394 series C Units with a NAV per unit of \$10.89.

On August 12, 2021, in connection with the Reorganization, the series A Units of the Trust were delisted from the NEO Exchange and all of the issued and outstanding series A Units of the Trust were automatically redesignated as series C Units effective August 20, 2021. Holders of series A Units received that number of series C Units having a NAV equal to the NAV of a redesignated series A Unit, being 0.954903 series C Unit per series A Unit so redesignated. The series C units have been renamed "Series F Units" of the Trust.

#### *Dividend Reinvestment Plan ("DRIP")*

Prior to the Reorganization, pursuant to the DRIP, eligible unitholders were able to elect to reinvest cash distributions into additional series A Units at the greater of either the NAV per series A Unit or 97% of the volume weighted average closing price of the series A Units on the Exchange for the five trading days immediately preceding the applicable date of distribution. Subsequent to the Reorganization, unitholders are able to elect to reinvest cash distributions into their respective series of Units at NAV.

For the year ended December 31, 2021 and for the year ended December 31, 2020 the Trust issued 260 and 866 Units under the DRIP for a stated value of \$2,605 and \$8,377, respectively.

Unit transactions of the Trust for the years ended December 31, 2021 and 2020 were as follows:

	Series A	Series B	Series C	Series F	Series I
Units outstanding, December 31, 2019	1,491,955	35,650	2,036,385	538,543	—
Dividends reinvested	866	—	—	—	—
Units redesignated	(425,465)	(35,650)	971,119	(534,426)	—
Units redeemed	(43,020)	—	(11,199)	(4,117)	—
Units outstanding, December 31, 2020	<b>1,024,336</b>	—	<b>2,996,305</b>	—	—
Units issued	2,232	—	—	200,000	88
Dividends reinvested	251	—	—	2	7
Units redesignated	(828,246)	—	(2,818,563)	3,609,453	—
Units redeemed	(196,334)	—	(177,742)	(475,000)	—
Units outstanding, December 31, 2021	<b>2,239</b>	—	—	<b>3,334,455</b>	<b>95</b>

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

### 5. Expenses

The Trust is responsible for the Trust's operating costs. Operating expenses payable by the Trust include agents' fees, offering expenses, management fees, legal and audit fees, fund administration fees, trustee fees, portfolio transaction costs, as applicable, and other operating expenses in connection with the administration and management of the Trust. Fees to the Investment Manager will be payable by the Manager, and not the Trust.

The management fee for all series except series I Units is an annualized rate based on the NAV of each series of the Trust. The management fee for series I Units is negotiated and paid directly by these unitholders and not by the Trust.

The Manager is entitled to an annual management fee, exclusive of sales taxes, as follows:

Series	Annual management fee rate
Series A	2.25%
Series F	1.25%
Series I	—

### 6. Commitments

As at December 31, 2021 and December 31, 2020, the Trust had no commitments.

### 7. Capital risk management

Units issued and outstanding are considered to be the capital of the Trust. The Manager manages the capital of the Trust in accordance with the Trust's investment objectives. The Trust does not have any specific externally imposed capital requirements.

### 8. Financial risk management

The Trust's activities expose it to various types of risks that are associated with its investment strategies, financial instruments and markets in which it invests. The risks include market risk (including other price risk, currency risk, and interest rate risk), credit risk, liquidity risk and concentration risk. The Trust has established and maintains a governance structure that oversees the Trust's investment activities and monitors compliance with the Trust's stated investment objective and guidelines. These risks and related risk management practices employed by the Trust and the Public Portfolio LPs are discussed below.

#### a. Market risk

Market risk represents the potential loss that can be caused by a change in the fair value of a financial instrument. The investments of the Trust are subject to normal market fluctuations and the risks inherent in investments in equities, real estate investment trusts (REITs) and the global markets. The Public Portfolio LPs investment portfolio is monitored on a daily basis by the Investment Manager.

#### b. 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) caused by factors specific to a security, its issuer or all factors affecting a market or a market segment. The investments of the Trust are subject to market fluctuations and the risks inherent in financial markets. The maximum risk resulting from financial instruments held by the Trust, including that of the Public Portfolio LPs, is determined by the fair value of the financial instruments. The Investment Manager moderates this risk through a careful selection of securities within specified limits and the Trust's other price risk is managed through diversification of the Trust's investments. The Investment Manager monitors the Public Portfolio LPs overall market positions on a daily basis. As at December 31, 2021 and December 31, 2020 the overall market exposures of the Trust, including that of the Public Portfolio LPs, were as follows:

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

### 8. Financial risk management (continued)

#### b. Other price risk (continued)

	December 31, 2021		December 31, 2020	
	Fair Value	% of Total Net Assets	Fair Value	% of Total Net Assets
	\$	%	\$	%
Investments	33,129,546	88.94	40,532,136	97.48
<b>Total market exposure</b>	<b>33,129,546</b>	<b>88.94</b>	<b>40,532,136</b>	<b>97.48</b>

As at December 31, 2021, had the prices on the respective stock exchanges for the Public Portfolio LPs securities and the private investment portfolio increased or decreased by 5%, with all other variables held constant, total net assets would have increased or decreased by approximately \$1,656,477 or 4.45% of total net assets (December 31, 2020 - \$2,026,607 or 4.87%).

In practice, the actual trading results may differ, and the difference could be material.

#### c. Currency risk

Currency risk is the risk that the value of financial instruments denominated in currencies, other than the functional currency of the Trust and the Public Portfolio LPs, will fluctuate due to changes in foreign exchange rates. Equities in foreign markets are exposed to currency risk as the prices denominated in foreign currencies are converted to the Trust's functional currency in determining fair value.

The Trust and the Public Portfolio LPs hold assets and liabilities, including cash and investments that are denominated in currencies other than the Canadian Dollar, the functional currency. The Trust is therefore exposed to currency risk as the value of the securities denominated in other currencies fluctuate due to changes in exchange rates.

As at December 31, 2021, the Trust indirectly bears the currency risk exposure of the Public Portfolio LPs. As at December 31, 2020, the Trust indirectly bore the currency risk exposure of the Initial Public Portfolio LP. The table below summarizes the Trust's exposure to currency risk as of December 31, 2021 and December 31, 2020:

#### December 31, 2021

Currency type	Currency exposure	% of Total Net Assets of the Trust
	\$	%
United States Dollar	10,016,573	26.89
Euro	821,376	2.21
Australian Dollar	367,977	0.99
Swedish Krone	131,213	0.35
British Pound	43,297	0.12
<b>Total</b>	<b>11,380,436</b>	<b>30.55</b>

#### December 31, 2020

Currency type	Currency exposure	% of Total Net Assets of the Trust
	\$	%
United States Dollar	10,790,044	42.80
Euro	2,794,715	11.09
Australian Dollar	989,576	3.93
<b>Total</b>	<b>14,574,335</b>	<b>57.82</b>

As at December 31, 2021, if the exchange rate between the Canadian Dollar and the foreign currencies increased or decreased by 1%, with all other variables held constant, net assets would have decreased or increased, respectively, by approximately \$113,804 (December 31, 2020 - \$145,743).

In accordance with the Trust's policy, the Investment Manager monitors currency positions as part of the overall portfolio construction and may hedge currencies.

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

### 8. Financial risk management (continued)

#### d. Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or fair values of financial instruments. Interest rate risk arises when the Trust invests in interest-bearing financial instruments. The Trust 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. The Public Portfolio LPs invest in equities and REITs and the private portfolio invests in direct real estate and infrastructure investments. An increase in interest rates would increase the borrowing cost on the investment properties and have an adverse effect on net income. Availability of financing and fluctuations in borrowing rates will also restrict the real estate companies' ability to acquire attractive properties and hinder their returns. This would indirectly impact distributions and dividends paid to the Public Portfolio LPs and the Trust.

The majority of the Trust's and Public Portfolio LPs and the Initial Public Portfolio LPs financial assets and liabilities were non-interest bearing as at December 31, 2021 and December 31, 2020. As a result, the Trust is not subject to a significant amount of direct interest rate risk due to fluctuations in the prevailing level of market interest rates.

#### e. 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 Trust or the Public Portfolio LPs. All transactions in listed securities are settled or paid for upon delivery using approved brokers. The credit risk related to the associated receivables is considered limited, as 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 obligations.

As at December 31, 2021 and December 31, 2020, the Trust indirectly bore the credit risk exposure of the Public Portfolio LPs and the Initial Public Portfolio LP. The table below summarizes the Public Portfolio LPs and Initial Public Portfolio LP's exposure to credit risk as of December 31, 2021 and December 31, 2020:

Debt Instruments by Credit Rating	December 31, 2021	December 31, 2020
	Percentage of net assets	Percentage of net assets
	%	%
Not rated	–	1.14
<b>Total</b>	<b>–</b>	<b>1.14</b>

#### f. Liquidity risk

The Trust's main liquidity risk exposure is in meeting redemption and expense requirements on a monthly basis. The Manager monitors cash needs on a regular basis. The Trust has daily liquidity with the Public Portfolio LPs. Liquidity risk is managed in the Public Portfolio LPs by investing sufficient assets of the Public Portfolio LPs in investments that are traded in an active market and can be readily disposed of. In addition, the Trust either directly or indirectly through the Public Portfolio LPs aims to retain sufficient cash to maintain liquidity.

There can be no assurance that an active trading market for the investments will exist at all times, or that the prices at which the securities trade accurately reflect their values. Thin trading in a security could make it difficult to liquidate holdings quickly. In addition, the Trust or Public Portfolio LPs may, from time to time, enter into unlisted securities or may invest into over-the-counter derivative contracts, which are not traded in an organized market and may be illiquid. Securities for which a market quotation could not be obtained and may be illiquid are identified on the Schedule of Investment Portfolio. The proportion of illiquid securities to the NAV of the Trust is monitored by the Manager to ensure it does not significantly affect the liquidity required to meet the Trust's financial obligations. The proportion of illiquid securities to the NAV of the Public Portfolio LPs is monitored by the Investment Manager to ensure it does not significantly affect the liquidity required to meet the Public Portfolio LPs financial obligations.

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

### 8. Financial risk management (continued)

#### f. Liquidity risk (continued)

The Trust is exposed to quarterly cash redemptions. However, the redemptions are limited to a fixed percentage of the Trust's assets reducing the liquidity requirements of the Trust. The Trust's investments in the Public Portfolio LPs are considered readily realizable and highly liquid, therefore the Trust's liquidity risk is considered minimal.

As at December 31, 2021, the Trust's accounts payable and accrued liabilities were expected to be liquidated within 90 days.

The Trust's liquid investments are considered to be in excess of the redemption and expense requirements.

#### g. Concentration risk

Concentration risk arises as a result of the concentration of exposures within the same category, whether it is geographical location, product type, industry sector or counterparty type. As at December 31, 2021 and December 31, 2020, the Trust's exposure to concentration risk, including that of the Public Portfolio LPs and the Initial Public Portfolio LP, is summarized in the table below.

Portfolio by Industry Classification	December 31, 2021	December 31, 2020
	% of Total Net Assets	% of Total Net Assets
	%	%
Private Investments	65.66	39.98
Real Estate	12.27	27.39
Utilities	3.31	9.50
Industrials	2.23	6.45
Information Technology	2.36	6.24
Energy	1.18	1.32
Communication Services	1.23	3.66
Financials	0.70	2.25
Corporate Bonds	–	0.69
Other Assets Less Liabilities	11.06	2.52
<b>Total</b>	<b>100.00</b>	<b>100.00</b>

### 9. Interest in non-consolidated structured entities

	December 31, 2021	
	Fair Value of investment in Underlying Funds	Percentage of ownership
	\$	%
<b>Non-consolidated structured entities</b>		
Starlight Global Real Estate LP	4,897,663	<28
Starlight Global Infrastructure LP	4,543,718	<26
Starlight Canadian Residential Growth Fund (Series C)	5,807,010	<2
Starlight Private Global Infrastructure Pool (Series I)	7,205,542	<13
Starlight Private Global Real Estate Pool (Series I)	5,648,599	<11
Unison Midgard Fund LP	5,799,872	<1
	December 31, 2020	
	Fair Value of investment in Underlying Funds	Percentage of ownership
	\$	%
<b>Non-consolidated structured entities</b>		
Starlight Global Real Assets LP	25,209,036	100
EagleCrest Infrastructure Canada LP	5,990,920	<1
Starlight Canadian Residential Growth Fund (Series C)	6,352,555	<2
Starlight Private Global Real Estate Pool (Series I)	4,281,127	<44



# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

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### 10. Related parties

#### (a) Management fees

The Manager, the general partner of the Investment Manager and a wholly-owned subsidiary of Starlight Group Property Holdings Inc., is the manager of the Trust and is responsible for the investment activities of the Trust. The management fees for the year ended December 31, 2021 amounted to \$460,454 (December 31, 2020 – \$416,590), with \$43,580 in outstanding accrued fees due to the Manager at December 31, 2021 (December 31, 2020 – \$36,056).

#### (b) Investments

The Investment Manager is responsible for providing investment management advice for the Public Portfolio LPs. To achieve its objectives, the Trust invests no less than 20% of the net capital raised in the Public Portfolio LPs. As at December 31, 2021, the fair value of the amount invested was \$9,441,381 (December 31, 2020 – \$25,209,036).

The Trust is a limited partner of the Starlight Canadian Residential Growth Fund, the general partner of which is a wholly-owned subsidiary of Starlight Group Property Holdings Inc. As at December 31, 2021, the Trust had an investment with a fair value of \$5,807,010 (December 31, 2020 - \$6,352,555) in the Starlight Canadian Residential Growth Fund.

The Investment Manager is also responsible for the provision of management services for Starlight Private Global Real Estate Pool and Starlight Private Global Infrastructure Pool. As at December 31, 2021, the Trust had an investment in the Starlight Private Global Real Estate Pool and Starlight Private Global Infrastructure Pool with a fair value of \$5,648,599 and \$7,205,542 respectively (December 31, 2020 – \$4,281,127 and \$nil).

#### (c) Unit transactions with related parties

Officers, directors and related entities of the Manager invest in Units from time to time in the normal course of business on the same basis as arms-length investors. As at December 31, 2021, the Manager, including officers and directors, owned 514,672 (December 31, 2020 - 515,365) Units.

### 11. Taxation

The Trust qualifies as a mutual fund trust under the Income Tax Act (Canada). All of the Trust's net income for tax purposes and sufficient net capital gains realized in any period will be distributed to unitholders such that no income tax is payable by the Trust. As a result, the Trust does not record income taxes. Since the Trust does not record income taxes, the tax benefit of capital and noncapital losses has not been reflected in the Statement of Financial Position as a deferred income tax asset. In certain circumstances, the Trust may distribute a return of capital. A return of capital is not taxable to unitholders but will reduce the cost base ("ACB") of the unitholder's units held.

As at December 31, 2021, the Trust had nil non-capital losses available for carry-forward (December 31, 2020 - nil).

### 12. COVID-19

On March 11, 2020, the World Health Organization declared that the SARS-CoV-2 virus ("COVID-19") outbreak was a pandemic. Governments around the world have enacted a series of public health and emergency measures to combat the spread of the virus, negatively impacting business operations globally. As at December 31, 2021, many of these measures remain in place. Since the latter part of February 2020, financial markets have experienced significant volatility in response to COVID-19 resulting in increased market and other price risk for the Trust. Equity markets in particular have experienced significant and elevated volatility. The Initial Public Portfolio LP and Public Portfolio LPs also experienced similar volatility to that of the equity markets. Liquidity of the Public Portfolio LPs has remained high and has not been materially impacted by COVID-19. As a result, trading volumes in the public securities increased as the Investment Manager managed the underlying investment portfolios to take advantage of investment opportunities brought about by the elevated level of market volatility. No material changes to valuations have been required to the private portfolio as a result of COVID-19. The Trust has not experienced any material distribution or dividend cuts from investments in the public portfolio or the private portfolio. The Investment Manager continues to review the portfolio and the value of its securities and remains committed to owning high-quality businesses with long-term growth potential.

While the world economy continues to be in recovery, the regional contributions to the overall recovery are somewhat more mixed in response to differences in policy settings, the evolution of COVID-19 variants, and the speed and success of the vaccination programs. It is impossible to forecast the duration and full scope of the economic impact of COVID-19

# Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

## Notes to the Financial Statements

December 31, 2021

(In Canadian dollars)

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### 12. COVID-19 (continued)

and other consequential changes it will have on the Trust's business, both in the short-term and in the long-term. While the distribution of vaccines is progressing, the prevalence of COVID-19 variants is concerning, and governments continue to implement emergency measures. The full potential impact of COVID-19 on the Trust is not known and may result in further equity market declines and declines in the investment portfolio.

While the situation continues to evolve and has resulted in unprecedented market and economic volatility, it has not impacted the Trust's ability to continue as a going concern. The Trust is confident that it is well positioned to navigate through these challenging times and to continue to provide value to unitholders.