Form 45-106F1 Report of Exempt Distribution

BCSC EDER Reference Number 9019021

| ITEM 1 - REPORT TYPE | | | | | | | | | | | |
|--|--|-------------|-----------|--------------|----------|------------|------------|----------------|-----------------|----------------|-----------------|
| ✓ New report | | | | | | | | | | | |
| Amended report | If amen | ded, pro | vide fi | iling da | te of | report | that is I | being ame | ended | | (YYYY-MM-DD) |
| ITEM 2 - PARTY CERTIFY | TEM 2 - PARTY CERTIFYING THE REPORT | | | | | | | | | | |
| Indicate the party certifying the report (select only one). For guidance regarding whether an issuer is an investment fund, refer to section 1.1 of National Instrument 81-106 Investment Fund Continuous Disclosure and the companion policy to NI 81-106. | | | | | | | | | | | |
| ✓ Investment fund issuer | | | | | | | | | | | |
| Suer (other than a | Issuer (other than an investment fund) | | | | | | | | | | |
| | | | , | | | | | | | | |
| | | | | | | | | | | | |
| Item 3 - Issuer Name A | | | | | | | | | | | |
| Provide the following information about the issuer, or if the issuer is an investment fund, about the fund. | | | | | | | | | | | |
| Full leg | Full legal name NICOLA MANAGED REAL ESTATE FUND | | | | | | | | | | |
| Previous full legal name | | | | | | | | | | | |
| If the issuer's name chai | If the issuer's name changed in the last 12 months, provide most recent previous legal name. | | | | | | | | | | |
| | Website (if applicable) | | | | | | | | | | |
| If the issuer has a legal entity ide | entifier <u>,</u> pro | vide below | . Refer t | to Part B | of the l | Instructio | ons for th | e definition o | of "legal entit | y identifier". | |
| Legal entity i | dentifier | | | | | | | | | | |
| If two or more issuers distributed | l a single se | curity, pro | vide the | e full lega | l name | e(s) of th | e co-issue | er(s) other th | an the issuer | named above | 2. |
| Full legal name(s) of co-i | ssuer(s) | | | | | | | (if applicable | e) | | |
| | | | | | | | | | | | |
| ITEM 4 - UNDERWRITER | INFORM | ATION | | | | | | | | | |
| If an underwriter is completing t | he report, p | rovide the | underw | vriter's ful | l legal | name a | nd firm N | IRD number. | | | _ |
| Full legal name | | | | | | | | | | | |
| Firm NRD number | | | | | | | (if appl | licable) | | | |
| If the underwriter does not have | a firm NRE |) number, | provide | the head | office | contact | informati | ion of the un | derwriter. | | |
| Street address | | | | | | | | | | |] |
| Municipality | | | | | | | Provi | nce/State | | | 1 |
| Country | | | | | | Pos | tal code | /Zip code | | | 1 |
| Telephone number | | | | | | | | Website | | | (if applicable) |

| ITEM 5 - ISSUER INFORMATION | | | | | | |
|---|--|--|--|--|--|--|
| If the issuer is an investment fund, do not complete Item 5. Proceed to Item 6. | | | | | | |
| a) Primary industry | | | | | | |
| Provide the issuer's North American Industry Classification Standard (NAICS) code (6 digits only) that in your reasonable judgment most closely corresponds to the issuer's primary business activity. | | | | | | |
| NAICS industry code | | | | | | |
| If the issuer is in the mining industry , indicate the stage of operations. This does not apply to issuers that provide services to issuers operating in the mining industry. Select the category that best describes the issuer's stage of operations. | | | | | | |
| Is the issuer's primary business to invest all or substantially all of its assets in any of the following? If yes, select all that apply. | | | | | | |
| 🗌 Mortgages 🔄 Real estate 🔄 Commercial/business debt 🔄 Consumer debt 🔄 Private companies | | | | | | |
| Cryptoassets | | | | | | |
| b) Number of employees | | | | | | |
| Number of employees: 0 - 49 50 - 99 100 - 499 500 or more | | | | | | |
| c) SEDAR profile number | | | | | | |
| Does the issuer have a SEDAR profile? | | | | | | |
| No Yes If yes, provide SEDAR profile number | | | | | | |
| If the issuer does not have SEDAR profile complete item 5(d) - (h). | | | | | | |
| d) Head office address | | | | | | |
| Street address Province/State | | | | | | |
| Municipality Postal code/Zip code | | | | | | |
| Country Telephone number | | | | | | |
| e) Date of formation and financial year-end | | | | | | |
| Date of formation Financial year-end YYYY MM DD | | | | | | |
| f) Reporting issuer status | | | | | | |
| Is the issuer a reporting issuer in any jurisdication of Canada? No Yes | | | | | | |
| If yes, select the jurisdictions of Canada in which the issuer is a reporting issuer. | | | | | | |
| AII AB BC MB NB NL NT | | | | | | |
| NS NU ON PE QC SK YT | | | | | | |
| g) Public listing status | | | | | | |
| If the issuer has a CUSIP number, provide below (first 6 digits only) | | | | | | |
| CUSIP number | | | | | | |
| If the issuer is publicly listed, provide the name of the exchange on which the issuer's equity securities primarily trade. Provide only the name of an exchange and not a trading facility such as, for example, an automated trading system. | | | | | | |
| Exchange name | | | | | | |
| h) Size of issuer's assets | | | | | | |
| Select the size of the issuer's assets based on its most recently available annual financial statements (Canadian \$). If the issuer has not prepared annual financial statements for its first financial year, provide the size of the issuer's assets at the distribution end date. | | | | | | |

| \$0 to under \$5M | \$5M to under \$25M | □ \$25M to under \$100M |
|-----------------------|---------------------|-------------------------|
| S100M to under \$500M | S500M to under \$1B | \$1B or over |

| ITEM 6 - INVESTMEN | T FUND ISSUER INFORMATION | | | | | | | |
|---|--|--|--|--|--|--|--|--|
| If the issuer is an inves | stment fund, provide the following information. | | | | | | | |
| a) Investment fund m | anager information | | | | | | | |
| Full legal name | NICOLA WEALTH MANAGEMENT LTD. | | | | | | | |
| Firm NRD number | 1 4 7 9 0 (if applicable) | | | | | | | |
| If the investment fund man | If the investment fund manager does not have a firm NRD number, provide the head office contact information of the investment fund manager. | | | | | | | |
| Street address | | | | | | | | |
| Municipality | Province/State | | | | | | | |
| Country | Postal code/Zip code | | | | | | | |
| Telephone number | Website (if applicable) | | | | | | | |
| b) Type of investmen | t fund | | | | | | | |
| Type of investment fund the | at most accurately identifies the issuer (select only one) . | | | | | | | |
| Money market | Equity Fixed income | | | | | | | |
| Alternative strateg | gies Cryptoasset Other (describe) | | | | | | | |
| Indicate whether one or bot | th of the following apply to the investment fund . | | | | | | | |
| Invests primarily in | n other investment fund issuers | | | | | | | |
| Is a UCITs Fund ¹ | | | | | | | | |
| | ctive Investment of Transferable Securities funds (UCITs Funds) are investment funds regulated by the European Union collective investment schemes to operate throughout the EU on a passport basis on authorization from one member state. | | | | | | | |
| c) Date of formation a | and financial year-end of the investment fund | | | | | | | |
| Date of forma | tion 2019 01 01 Financial year-end 12 31 | | | | | | | |
| | YYYY MM DD MM DD | | | | | | | |
| d) Reporting issuer status of the investment fund | | | | | | | | |
| Is the investment fund a rep | porting issuer in any jurisdication of Canada? 🖌 No 🗌 Yes | | | | | | | |
| | s of Canada in which the investment fund is a reporting issuer. | | | | | | | |
| | | | | | | | | |
| | NU ON PE QC SK YT | | | | | | | |
| e) Public listing status of the investment fund | | | | | | | | |
| If the investment fund has a CUSIP number, provide below (first 6 digits only) | | | | | | | | |
| CUSIP number | | | | | | | | |
| If the investment fund is publicly listed, provide the name of the exchange on which the investment fund's securities primarily trade. Provide only the name of an exchange and not a trading facility such as, for example, an automated trading system. | | | | | | | | |
| Exchange n | iame | | | | | | | |
| f) Net asset value (NA | AV) of the investment fund | | | | | | | |
| Select the NAV range of the | e investment fund as of the date of the most recent NAV calculation (Canadian \$). | | | | | | | |
| 5M \$0 to under \$5M | S5M to under \$25M ✓ \$25M to under \$100M | | | | | | | |
| \$100M to under \$50 | OM \$500M to under \$1B \$1B or over Date of NAV calculation: 2019 12 31 | | | | | | | |
| | YYYY MM DD | | | | | | | |

ITEM 7 - INFORMATION ABOUT THE DISTRIBUTION

| If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include in Item 7 and Schedule 1 information about purchasers resident in that jurisdiction of Canada only. Do not include in Item 7 securities issued as payment of commissions or finder's fees in connection with the distribution, which must be disclosed in Item 8. The information provided in Item 7 must reconcile with the information provided in Schedule 1 of the report. | | | | | | | | | |
|--|---|---------------------------------------|-----------------------------------|-------------|------------------------------|-----------------|--------------------------------------|------------------------|--|
| a) Currency | | | | | | | | | |
| Select the currency or currencies in which the distribution was made. All dollar amounts provided in the report must be in Canadian dollars. | | | | | | | | | |
| Canadian dollar | ✓ Canadian dollar US dollar Euro Other (describe) | | | | | | | | |
| b) Distribution date(s) | | | | | | | | | |
| State the distribution start and end dates. If the report is being filed for securities distributed on only one distribution date, provide the distribution date as both the start and end dates. If the report is being filed for securities distributed on a continuous basis, include the start and end dates for the distribution period covered by the report. | | | | | | | | | |
| Start da | ^{te} 2019 | 01 01 | End o | late 2 | 2019 | 12 | 31 | | |
| | YYYY | MM DD | | | YYYY | MM | DD | | |
| c) Detailed purchaser info | rmation | | | | | | | | |
| Complete Schedule 1 of thi | s form for eac | h purchaser and | l attach the schedul | e to th | e comple | eted re | port. | | |
| d) Types of securities distr | ributed | | | | | | | | |
| Provide the following information security code. If providing the CU | | | | | | | | ow to indicate the | |
| | | | | | | | Canadian \$ | i | |
| Security CUSIP number (if applicable) | | | | S | Single or lowest price | High | est price | Total amount | |
| UNT | | | 133,485. | 95 | 10.000 |) | | 1,377,950.00 | |
| e) Details of rights and con | nvertible/excha | angeable securiti | es | | | | | | |
| If any rights (e.g. warrants, option were distributed, provide the cor | | | | | | | | xchangeable securities | |
| Convertible / exchangeable Underlying security code security code | | se price adian \$) | Expiry date (YYYY- MM-DD) | Conve ra | ersion tio | Des | Describe other items (if applicable) | | |
| | Lowest | Highest | | | | | | | |
| | | | | | | | | | |
| f) Summary of the distribu | | | | | | | | | |
| State the total dollar amount of securities distributed and the number of purchasers for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides and for each exemption relied on in Canada for that distribution. However, if an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include distributions to purchasers resident in that jurisdiction of Canada only. This table requires a separate line item for: (i) each jurisdiction where a purchaser resides, (ii) each exemption relied on in the jurisdiction where a purchaser resides, if a purchaser resides in a jurisdiction of Canada, and (iii) each exemption relied on in Canada, if a purchaser resides in a foreign jurisdiction. For jurisdictions within Canada, state the province or territory, otherwise state the country. | | | | | | | | | |
| Province or | | Exemption relie | | Numt | per of uniqu | e ^{2ª} | Total a | mount (Canadian \$) | |
| country | NIL 45 400 0 | · · · · · · · · · · · · · · · · · · · | | | ourchasers | | Total a | | |
| British Columbia | | .3 [Accredited in | - | _ | | 13 | | 1,110,600.00 | |
| Manitoba | | .3 [Accredited i | _ | | | 1 | | 105,000.00 | |
| Québec | NI 45-106 2. | .3 [Accredited i | nvestor] | | | 2 162,350. | | 162,350.00 | |
| | | Тс | otal dollar amount of s | securitie | es distrib | uted | | 1,377,950.00 | |
| | | Total number of | of unique purchasers ² | b' | | 16 | | | |
| ^{2a} In calculating the number of u | niaue purchasers | s per row. count eac | ch purchaser only once. | loint pur | rchasers m | av be co | ounted as | one purchaser. | |

^{2b} In calculating the total number of unique purchasers to which the issuer distributed securities, count each purchaser only once, regardless of whether the issuer distributed multiple types of securities to, and relied on multiple exemptions for, that purchaser.

g) Net proceeds to the investment fund by jurisdiction

If the issuer is an investment fund, provide the net proceeds to the investment fund for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides.³ If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include net proceeds for that jurisdiction of Canada only. For jurisdictions within Canada, state the province or territory, otherwise state the country.

| Province or country | Net proceeds (Canadian \$) |
|---|-------------------------------|
| British Columbia | 1,110,600.00 |
| Manitoba | 105,000.00 |
| Québec | 162,350.00 |
| Total net proceeds to the investment fund | 1,377,950.00 |

³"Net proceeds" means the gross proceeds realized in the jurisdiction from the distributions for which the report is being filed, less the gross redemptions that occurred during the distribution period covered by the report.

h) Offering materials - This section applies only in Saskatchewan, Ontario, Québec, New Brunswick and Nova Scotia.

If a distribution has occurred in Saskatchewan, Ontario, Québec, New Brunswick or Nova Scotia, complete the table below by listing the offering materials that are required under the prospectus exemption relied on to be filed with or delivered to the securities regulatory authority or regulator in those jurisdictions.

In Ontario, if the offering materials listed in the table are required to be filed with or delivered to the Ontario Securities Commission (OSC), attach an electronic version of the offering materials that have not been previously filed with or delivered to the OSC.

| Description | Date of document or other material (YYYY-MM-DD) | Previously filed with or delivered to regulator? (Y/N) | Date previously filed or delivered (YYYY-MM-DD) |
|-------------|---|---|---|
| | | | |

| ITEM 8 - COMPENSATION | NFORMATION | | | | | |
|---|--|-----------------------------|---|--|--|--|
| Provide information for each perso the distribution. Complete additi | | | | | any compensation in connection with i ted. | |
| Indicate whether any compensation was paid, or will be paid, in connection with the distribution. | | | | | | |
| ✓ No 🗌 Yes | If yes, indicate numbe | er of perso | ns compensated. | | | |
| a) Name of person compen- | sated and registration st | atus | | | | |
| Indicate whether the person compe | nsated is a registrant. | | No [| Yes | | |
| If the person compensated is an inc | lividual, provide the name c | of the individ | lual. | | | |
| Full legal name of individu | al | | | | | |
| | Family name | e | First give | en name | Secondary given names | |
| If the person compensated is not a | ו individual, provide the foll | owing inforr | nation. | | | |
| Full legal name of | non-individual | | | | | |
| Firm | NRD number | | | (if app | blicable) | |
| Indicate whether the person compe | ensated facilitated the distrik | ution throu | ah a fundina portal or | | portal. No Yes | |
| b) Business contact informa | | | | | | |
| If a firm NRD number is not provid | | husiness co | ntact information of t | he person heina coi | mnensated | |
| Street address | | | | | | |
| | | | | Province/State | | |
| Municipality | | | _ | | | |
| Country | | | Posta | al code/Zip code | | |
| Email address | | | Те | lephone number | | |
| c) Relationship to issuer or investment fund manager | | | | | | |
| Indicate the person's relationship w the Instructions and the meaning c | | | | | raning of "connected" in Part B(2) of | |
| Connect with the issuer of | or investment fund manage | r | Insic | der of the issuer (ot | her than an investment fund) | |
| Director or officer of the i | nvestment fund or investme | ent fund ma | nager 🗌 Emp | loyee of the issuer | or investment fund manager | |
| None of the above | | | | | | |
| d) Compensation details | | | | | | |
| | missions, securities-based co as clerical, printing, legal or o | ompensation accounting : | n, gifts, discounts or ot services. An issuer is n | ther compensation. ot required to ask f | stribution. Provide all amounts in Do not report payments for services for details about, or report on, internal | |
| Cash commissions paid | | | | Security code 1 | Security code 2 Security code 3 | |
| Value of all securities distributed as compensation ⁴ | | S | ecurity codes | | | |
| Describe term | ns of warrants, options or ot | ther rights | | | | |
| Other compensation ⁵ | | Describe | | | | |
| Total compensation paid | | | | | | |
| Check box if the perso | n will or may receive any de | eferred com | pensation (describe t | he terms below) | | |
| | | | | | | |
| ⁴ Provide the aggregate value of a | | | | | | |
| additional securities of the issuer. rights exercisable to acquire addit ⁵ Do not include deferred compens | ional securities of the issue | | rities distributed as co | ompensation, <u>inclu</u> | <u>ding</u> options, warrants or other | |

| ITEM 9 - DIRECTORS, EXECUTIVE OFFICERS AND PROMOTERS OF THE ISSUER | | | | | | | | | |
|---|---|----------------------|--------------------------|---|-----------------------|----------|--------------------------|----|--|
| If the issuer is an investment fund, do not complete Item 9. Procced to Item 10. | | | | | | | | | |
| Indicate whether the issuer is any o | f the following (select | the one that appli | es - if more than one | applies, select onl | y one). | | | | |
| Reporting issuer in any jurisdiction of Canada | | | | | | | | | |
| Foreign public issuer | | | | | | | | | |
| Wholly owned subsidiary of a reporting issuer in any jurisdiction of Canada ⁶ | | | | | | | | | |
| Provide name of reporting issuer | | | | | | | | | |
| Wholly owned subsidiary of a foreign public issuer ⁶ | | | | | | | | | |
| Provide name of foreign public issuer | | | | | | | | | |
| Issuer distributing only eligi | ole foreign securities | and the distributio | n is to permitted clie | ents only ⁷ | | | | | |
| If the issuer is at least one of the | above, do not comp | olete Item 9(a) – (d | c). Proceed to Item | 10. | | | | | |
| ⁶ An issuer is a wholly owned subsidiary of a reporting issuer or a foreign public issuer if all of the issuer's outstanding voting securities, other than securities that are required by law to be owned by its directors, are beneficially owned by the reporting issuer or the foreign public issuer, respectively. ⁷ Check this box if it applies to the current distribution even if the issuer made previous distributions of other types of securities to non-permitted clients. Refer to the definitions of "eligible foreign security" and "permitted client" in Part B(1) of the Instructions. | | | | | | | | | |
| If the issuer is none of the | 0 0 | , , | () | | | | | | |
| | | | <i>item 5(u)</i> - (t). | | | | | | |
| · · · | a) Directors, executive officers and promoters of the issuer | | | | | | | | |
| Provide the following information for territory; otherwise state the country. | | | | | | tate the | province | or | |
| Organization or company name | Family name | First given name | Secondary given names | Business loc non-individe resident jurisdictio individu | ual or ail n of | | onship to ct all that | | |
| | | | | Province or | country | D | 0 | Р | |
| | | | | | | | | | |
| b) Promoter information | | | | | | | | | |
| If the promoter listed above is not an individual, provide the following information for each director and executive officer of the promoter. For locations within Canada, state the province or territory; otherwise state the country. For "Relationship to promoter", "D" – Director, "O" – Executive Officer. | | | | | | | | | |
| Organization or company name | Organization or company name Family name First given name First given name Residential furisdiction of individual Relationship to promoter (select one or both if applicable) | | | | | | | | |
| | | | | Province or country | D | | С | | |
| | | | | | | | | | |
| c) Residential address of eac | | ocidontial adda | for each individ | l listed in theme of | (a) and (1) | and -1 | hack to the | | |
| Complete Schedule 2 of this form providing the full residential address for each individual listed in Item 9(a) and (b) and attach to the completed report. Schedule 2 also requires information to be provided about control persons. | | | | | | | | | |

ITEM 10 - CERTIFICATION

Provide the following certification and business contact information of an officer, director or agent of the issuer or underwriter. If the issuer or underwriter is not a company, an individual who performs functions similar to that of a director or officer may certify the report. For example, if the issuer is a trust, the report may be certified by the issuer's trustee. If the issuer is an investment fund, a director or officer of the investment fund manager (or, if the investment fund manager is not a company, an individual who performs similar functions) may certify the report if the director or officer has been authorized to do so by the investment fund.

The certification may be delegated, but only to an agent that has been authorized by an officer or director of the issuer or underwriter to prepare and certify the report on behalf of the issuer or underwriter. If the report is being certified by an agent on behalf of the issuer or underwriter, provide the applicable information for the agent in the boxes below.

If the individual completing and filing the report is different from the individual certifying the report, provide the name and contact details for the individual completing and filing the report in Item 11.

The signature on the report must be in typed form rather than handwritten form. The report may include an electronic signature provided the name of the signatory is also in typed form.

Securities legislation requires an issuer or underwriter that makes a distribution of securities under certain prospectus exemptions to file a completed report of exemt distribution.

By completing the information below, I certify, on behalf of the issuer/underwriter/investment fund manager, to the securities regulatory authority or regulator, as applicable, that I have reviewed this report and to my knowledge, having exercised reasonable diligence, the information provided in this report is true and, to the extent required, complete.

| Name of issuer/underwriter/ investment fund manager/agent | NICOLA WEALTH MANAGEMENT LTD. | | | | | | | | |
|--|-------------------------------|-----------------------|---------------|------------------------------|----|--|--|--|--|
| Full legal name | MACDONALD | | | | | | | | |
| | Family name | Secondary given names | | | | | | | |
| Title | CHIEF COMPLIANCE OFFICER | | | | | | | | |
| Telephone number | 6047396450 | Email address | COMPLI COM | DMPLIANCE@NICOLAWEALTH DM | | | | | |
| Signature | DANNIELLE MACDONALD | 2020 | 01 | 24 | | | | | |
| | | | YYYY | MM | DD | | | | |

ITEM 11- CONTACT PERSON

Provide the following business contact information for the individual that the securities regulatory authority or regulator may contact with any questions regarding the contents of this report, if different than the individual certifying the report in Item 10.

Same as individual certifying the report

| Full legal name | Côté | Maia | | | Title | Compliance Analyst |
|------------------|-----------------------|------------------|---------------|-------------|-----------|--------------------|
| | Family name | First given name | Secondary | given names | | |
| Name of company | Nicola Wealth Managem | nent Ltd. | | | | |
| Telephone number | 6047396450 | | Email address | mcote@nico | plawealth | .com |
| | | | | | | |

Notice - Collection and use of personal information

The personal information required under this form is collected on behalf of and used by the securities regulatory authority or regulator under the authority granted in securities legislation for the purposes of the administration and enforcement of the securities legislation.

If you have any questions about the collection and use of this information, contact the securities regulatory authority or regulator in the local jurisdiction(s) where the report is filed, at the address(es) listed at the end of this form.

The attached Schedules 1 and 2 may contain personal information of individuals and details of the distribution(s). The information in Schedules 1 and 2 will not be placed on the public file of any securities regulatory authority or regulator. However, freedom of information legislation may require the securities regulatory authority or regulator to make this information available if requested.

By signing this report, the issuer/underwriter confirms that each individual listed in Schedule 1 or 2 of the report who is resident in a jurisdiction of Canada:

- a) has been notified by the issuer/underwriter of the delivery to the securities regulatory authority or regulator of the information
 pertaining to the individual as set out in Schedules 1 or 2, that this information is being collected by the securities regulatory
 authority or regulator under the authority granted in securities legislation, that this information is being collected for the purposes of
 the administration and enforcement of the securities legislation of the local jurisdiction, and of the title, business address and
 business telephone number of the public official in the local jurisdiction, as set out in this form, who can answer questions about the
 security regulatory authority's or regulator's indirect collection of the information, and
- b) has authorized the indirect collection of the information by the securities regulatory authority or regulator.