

NBI Global Real Assets Income ETF

NREA

This document contains key information you should know about NBI Global Real Assets Income ETF. You can find more details about this exchange-traded fund (ETF) in its simplified prospectus. Ask your representative for a copy, contact National Bank Investments (NBI) at 1-888-270-3941 or investments@nbi.ca, or visit www.nbinvestments.ca.

Before you invest, consider how the ETF would work with your other investments and your tolerance for risk.

Effective on or about October 24, 2025, the NBI Global Real Assets Income ETF will be merged into the NBI Global Real Assets Income Fund, and thereafter the NBI Global Real Assets Income ETF will be wound up. For more information about the merger, please see the Amendment No. 1 dated August 8, 2025, to the simplified prospectus dated May 14, 2025.

Quick facts

Date ETF started:	February 8, 2019	Fund manager:	National Bank Investments Inc. ("NBI")
Total value on June 30, 2025:	\$1,359.9 million	Portfolio manager:	National Bank Investments Inc.
Management expense ratio (MER):	0.89%	Portfolio sub-advisor:	Nuveen Asset Management, LLC
		Distributions:	Monthly

Trading information (12 months ending June 30, 2025)

Ticker symbol:	NREA	Average daily volume:	201366 units
Exchange:	Toronto Stock Exchange	Number of days traded:	244 out of 251 trading days
Currency:	CAD		

Pricing information (12 months ending June 30, 2025)

Market price:	\$19.63 - \$24.53
Net asset value (NAV):	\$19.78 - \$24.43
Average bid-ask spread:	0.52%

What does the ETF invest in?

This ETF's investment objective is to provide income and long-term capital growth while focusing on hedging against inflation. It invests, directly or indirectly through investments in securities of other mutual funds, in a portfolio comprised primarily of common shares of companies located around the world in industry sectors associated with real assets.

The charts below give you a snapshot of the ETF's investments on June 30, 2025. The ETF's investments will change over time.

Top 10 Investments (as at June 30, 2025)

1	NextEra Energy Inc.	5.9%
2	Entergy Corp.	4.9%
3	Aena SME SA	4.9%
4	Xcel Energy Inc.	4.1%
5	Williams Companies Inc.	3.6%
6	Enbridge Inc.	3.5%
7	Cheniere Energy Inc.	3.3%
8	Transurban Group	3.3%
9	Sempra Energy	2.8%
10	Oneok Inc.	2.7%
Total percentage of top 10 investments:		39.0%
Total number of investments:		82

Investment Mix (as at June 30, 2025)

Geographic Allocation	
United States	50.8%
Canada	10.1%
Spain	8.1%
Other Countries	8.0%
Australia	5.5%
Mexico	5.0%
France	4.5%
United Kingdom	4.1%
Germany	3.8%

How risky is it?

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

One way to gauge risk is to look at how much an ETF's returns change over time. This is called "volatility".

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

Risk rating

NBI has rated the volatility of this ETF as **medium**.

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



For more information about the risk rating and specific risks that can affect the ETF's returns, see the "Investment risk classification methodology" section of the ETF's simplified prospectus.

No guarantees

ETFs do not have any guarantees. You may not get back the amount of money you invest.

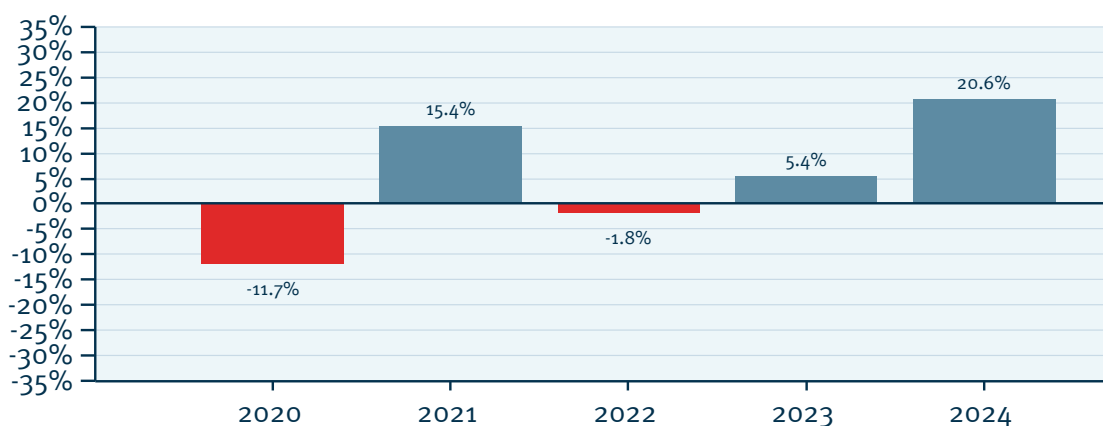
How has the ETF performed?

This section tells you how units of the ETF have performed over the past 5 years. Returns¹ after expenses have been deducted. These expenses reduce the ETF's returns.

¹ Returns are calculated using the ETF's net asset value (NAV).

Year-by-year returns

This chart shows how units of the ETF performed in each of the past 5 years. The ETF dropped in value in 2 of the 5 years. The range of returns and change from year to year can help you assess how risky the ETF has been in the past. It does not tell you how the ETF will perform in the future.



Best and worst 3-month returns

This section shows the best and worst returns for the units of the ETF in a 3-month period over the past 5 years. The best and worst 3-month returns could be higher or lower in the future. Consider how much of a loss you could afford to take in a short period of time.

	Return	3 months ending	If you invested \$1,000 at the beginning of the period
Best Return	13.7%	2022-12-30	Your investment would rise to \$1,137.
Worst return	-25.4%	2020-03-31	Your investment would drop to \$746.

Average return

The annual compounded return of the ETF was 6.66% since its inception. A \$1,000 investment in the ETF since inception would now be worth \$1,510.

Trading ETFs

ETFs hold a basket of investments, like mutual funds, but trade on exchanges like stocks. Here are a few things to keep in mind when trading ETFs:

Pricing

ETFs have two sets of prices: market price and net asset value (NAV).

Market Price

- ETFs are bought and sold on exchanges at the market price. The market price can change throughout the trading day. Factors like supply, demand, and changes in the value of an ETF's investments can affect the market price.
- You can get price quotes any time during the trading day. Quotes have two parts: **bid** and **ask**.
- The bid is the highest price a buyer is willing to pay if you want to sell your ETF units. The ask is the lowest price a seller is willing to accept if you want to buy ETF units. The difference between the two is called the **"bid-ask spread"**.
- In general, a smaller bid-ask spread means the ETF is more liquid. That means you are more likely to get the price you expect.

Net Asset Value (NAV)

- Like mutual funds, ETFs have a NAV. It is calculated after the close of each trading day and reflects the value of an ETF's investments at that point in time.
- NAV is used to calculate financial information for reporting purposes – like the returns shown in this document.

Orders

There are two main options for placing trades: market orders and limit orders. A market order lets you buy or sell units at the current market price. A limit order lets you set the price at which you are willing to buy or sell units.

Timing

In general, market prices of ETFs can be more volatile around the start and end of the trading day. Consider using a limit order or placing a trade at another time during the trading day.

Who is this ETF for?

Investors who:

- are looking to invest for the long term;
- wish to get exposure to global real asset markets;
- are looking for an active portfolio management that differs from market indices.



Don't buy this ETF if you are looking for passive exposure to a real asset index.

A word about tax

In general, you'll have to pay income tax on any money you make on an ETF. How much you pay depends on the tax laws where you live and whether or not you hold the ETF in a registered plan, such as a Registered Retirement Savings Plan (RRSP) or a Tax-Free Savings Account (TFSA).

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

How much does it cost?

This section shows the fees and expenses you could pay to buy, own and sell units of the ETF. Fees and expenses – including trailing commissions – can vary among ETFs.

Higher commissions can influence representatives to recommend one investment over another. Ask about other ETFs and investments that may be suitable for you at a lower cost.

1. Brokerage Commissions

You may have to pay a commission every time you buy and sell units of the ETF. Commissions may vary by brokerage firm. Some brokerage firms may offer commission-free ETFs or require a minimum purchase amount.

How much does it cost? (cont'd)

2. ETF expenses

You don't pay these expenses directly. They affect you because they reduce the ETF's returns. As of December 31, 2024, the ETF's expenses were 1.02% of its value. This equals \$10.20 for every \$1,000 invested.

	Annual rate (as a % of the ETF's value)
Management expense ratio (MER) This is the total of the ETF's management fee and operating expenses. NBI waived some of the ETF's expenses. If it had not done so, the MER would have been higher.	0.89%
Trading expense ratio (TER) These are the ETF's trading costs.	0.13%
ETF Expenses	1.02%

Trailing Commission

The trailing commission is an ongoing commission. It is paid for as long as you own the ETF. It is for the services and advice that your representative and their firm provide to you.

This ETF doesn't have a trailing commission.

What if I change my mind?

Under securities law in some provinces and territories, you have the right to cancel your purchase within 48 hours after you receive confirmation of the purchase.

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

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

For more information

Contact NBI or your representative for a copy of the ETF's simplified prospectus and other disclosure documents. These documents and the ETF Facts make up the ETF's legal documents.

National Bank Investments Inc.
800 Saint-Jacques Street
Transit 43671
Montreal, Quebec
H3C 1A3

Phone: 514-871-2082
Toll-free: 1-888-270-3941
Email: investments@nbc.ca
www.nbinvestments.ca