



Manager: BMO Investments Inc.

This document contains key information you should know about BMO Brookfield Global Real Estate Tech Fund. You can find more details in the fund's simplified prospectus. Ask your representative for a copy, contact BMO Investments Inc. at 1-800-668-7327 or clientservices.mutualfunds@bmo.com or visit www.bmo.com/gam/ca/advisor/legal-and-regulatory.

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

Quick facts

| | | | |
|---|---|------------------------------|--|
| Fund code(s): | BMO24113 | Fund manager: | BMO Investments Inc. |
| Date series started: | February 18, 2022 | Portfolio manager(s): | Brookfield Public Securities Group LLC |
| Total value of fund on March 31, 2022: | \$21.0 Million | Distributions: | Quarterly in March, June, September and December (any net income and/or return of capital) and in December (any net capital gains) |
| Management expense ratio (MER): | This information is not available because the series has not completed a financial year | Minimum investment: | \$500 initial, \$50 additional |

What does the fund invest in?

This fund's objective is to provide long-term growth through capital appreciation and income by primarily investing in global technology focused real estate companies. The fund invests primarily in global technology focused real estate companies, including data centers, communications infrastructure and industrials and employs fundamental, bottom-up and value-based security selection.

The charts below give you a snapshot of the fund's investments on March 31, 2022. The fund's investments will change.

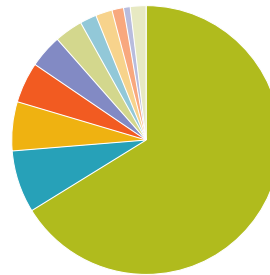
Top 10 investments (March 31, 2022)

| | |
|-------------------------------------|------|
| 1. SBA Communications Corporation | 9.2% |
| 2. American Tower Corporation | 9.2% |
| 3. Crown Castle International Corp. | 9.1% |
| 4. Digital Realty Trust, Inc. | 8.9% |
| 5. Equinix, Inc. | 8.7% |
| 6. Prologis, Inc. | 7.0% |
| 7. Cellnex Telecom, S.A. | 5.9% |
| 8. Americold Realty Trust | 4.0% |
| 9. Switch, Inc. | 4.0% |
| 10. ESR Cayman Ltd. | 3.4% |

Total percentage of top 10 investments 69.4%

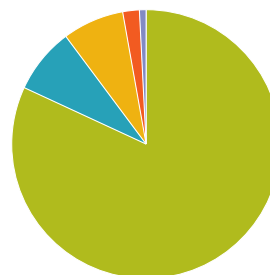
Total number of investments: 25

Investment mix (March 31, 2022)



Portfolio Allocation

| | |
|-------|----------------------------|
| 66.2% | United States |
| 7.5% | Japan |
| 5.9% | Spain |
| 4.9% | Australia |
| 4.0% | United Kingdom |
| 3.4% | Hong Kong |
| 2.0% | Canada |
| 2.0% | Germany |
| 1.4% | China |
| 0.8% | Cash/Receivables /Payables |
| 1.9% | Other |



Sector Allocation

| | |
|-------|----------------------------|
| 81.9% | Real Estate |
| 7.9% | Communication Services |
| 7.4% | Information Technology |
| 2.0% | Industrials |
| 0.8% | Cash/Receivables /Payables |

How risky is it?

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

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

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

Risk rating

BMO Investments Inc. has rated the volatility of this fund as **medium**.

Because this is a new fund, the risk rating is only an estimate by BMO Investments Inc. Generally, the rating is based on how much the fund's returns have changed from year to year. It doesn't tell you how volatile the fund will be in the future. The rating can change over time. A fund with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the fund's returns, see the "What are the risks of investing in a mutual fund?" section of the fund's simplified prospectus.

No guarantees

Like most mutual funds, this fund doesn't have any guarantees. You may not get back the amount of money you invest.

How has the fund performed?

This section tells you how Series F (Hedged) units of the fund have performed since inception. Returns are after expenses have been deducted. These expenses reduce the series' returns.

Year-by-year returns

The year-by-year returns are not available for Series F (Hedged) as it has not been distributed to the public under a simplified prospectus for a full calendar year.

Best and worst 3-month returns

The best and worst 3-month returns are not available for Series F (Hedged) as it has not been distributed to the public under a simplified prospectus for a full calendar year.

Average return

The average return is not available for Series F (Hedged) as it has not been distributed to the public under a simplified prospectus for 12 consecutive months.

Who is this fund for?

Consider this fund if:

- you are seeking long-term capital growth and current income from your investment
- you want to diversify your portfolio with global technology focused real estate equities
- you are comfortable with medium investment risk (i.e., you are willing to accept fluctuations in the market value of your investment).

Series F (Hedged) securities are for investors who want to gain exposure to global investments but wish to minimize exposure to fluctuations in foreign currencies relative to the Canadian dollar.

A word about tax

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

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

How much does it cost?

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

1. Sales charges

Instead of paying a sales charge on each transaction, you pay an annual fee to your representative's firm based on the value of your assets. You pay no sales charges when you buy Series F units of the fund.

2. Fund expenses

You don't pay these expenses directly. They affect you because they reduce the returns of this series of the fund.

The fund's expenses are made up of the management fee, operating expenses and trading costs. This series' annual management fee is 0.80% of the series' value. Because this series is new, its operating expenses and trading costs are not yet available.

More about the trailing commission

No trailing commission is paid to your representative's firm in respect of this series of the fund.

3. Other fees

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

| Fee | What you pay |
|-------------------------------|--|
| Short-term trading fee | 0% to 2% of the amount that you redeem or switch if you buy or switch and then redeem or switch units of the fund within 30 days of purchasing or switching them. This penalty will be paid directly to the fund. |
| Switch fee | You and your representative can negotiate this fee. Currently the fee is up to 2% of the amount you switch. |
| Series F fees | Series F units are for investors who are enrolled in a flat fee account or their representative's firm sponsored wrap program. You can only buy Series F units through your representative if their firm has entered into an F Series Agreement with BMO Investments Inc. and only with the prior approval of BMO Investments Inc. |

What if I change my mind?

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

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

In some provinces and territories, you also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the simplified prospectus, Fund Fact documents 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 BMO Investments Inc. or your representative for a copy of the fund's simplified prospectus and other disclosure documents. These documents and the Fund Facts make up the fund's legal documents.

BMO Investments Inc.
First Canadian Place
100 King Street West, 43rd Floor
Toronto, Ontario
M5X 1A1

Toll Free 1-800-668-7327
www.bmo.com/gam/ca
Email: clientservices.mutualfunds@bmo.com

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