



CIBC Canadian Real Estate Fund - Class A

This document contains key information you should know about Class A units of CIBC Canadian Real Estate Fund. You can find more details in the fund's simplified prospectus. Ask your representative for a copy, contact Canadian Imperial Bank of Commerce (CIBC) at [1-800-465-3863](tel:1-800-465-3863) or info@cibcassetmanagement.com, or visit www.cibc.com/mutualfunds.

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

Effective October 14, 2025, the fund code will be changed from CIB506 to ATL8019.

Quick Facts

Fund code(s):	CIB506	Fund manager:	Canadian Imperial Bank of Commerce
Date class started:	September 22, 1997	Portfolio manager:	CIBC Asset Management Inc. with portfolio sub-advisor Lincluden Investment Management Limited
Total value of fund on August 31, 2025:	\$34,946,869	Distributions:	Annually, in December
Management expense ratio (MER):	2.33%	Minimum investment:	\$500 initial, \$25 subsequent

What does the fund invest in?

The fund invests primarily in the Canadian real estate industry, with a focus on real estate investment trust units and publicly traded Canadian real estate stocks. Investment in securities of foreign issuers is not generally expected to exceed 35% of the net asset value of the fund at the time that securities of the foreign issuers are purchased.

The charts below give you a snapshot of the fund's investments on August 31, 2025. The fund's investments will change.

TOP 10 INVESTMENTS (as at August 31, 2025)

RioCan REIT	8.4%
FirstService Corp.	6.1%
Granite REIT	6.0%
Canadian Apartment Properties REIT	5.7%
First Capital REIT	5.7%
Dream Industrial REIT	4.8%
Choice Properties REIT	4.7%
Boardwalk REIT	4.0%
Colliers International Group Inc.	3.9%
Allied Properties REIT	3.8%
Total percentage of top 10 investments:	53.1%
Total number of investments:	33

INVESTMENT MIX (as at August 31, 2025)

Retail REITs	24.2%
Multi-Family Residential REITs	17.6%
Industrial REITs	14.2%
Other Equities	10.7%
Real Estate Services	10.1%
Health Care Facilities	6.8%
Single-Family Residential REITs	5.3%
Office REITs	4.8%
Homebuilding	2.9%
Cash	1.6%
Other Assets, less Liabilities	1.6%
Forward & Spot Contracts	0.2%

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

CIBC has rated the volatility of this fund as **Medium**.

This rating is based on how much the fund's returns have changed from year to year. It does not 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 sections entitled "Investment Risk Classification Methodology" and "What are the Risks of Investing in the Fund?" in the fund's simplified prospectus.

No guarantees

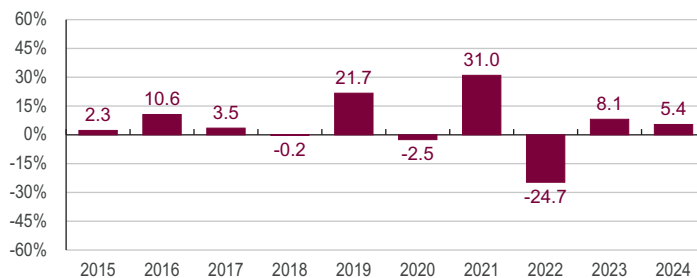
Like most mutual funds, this fund does not have any guarantees. You may not get back the amount of money you invest.

How has the fund performed?

This section tells you how Class A units of the fund have performed over the past 10 years. Returns are after expenses have been deducted. These expenses reduce the fund's returns.

YEAR-BY-YEAR RETURNS

This chart shows how Class A units of the fund performed in each of the past 10 calendar years. Class A units dropped in value in 3 of the 10 years. The range of returns and change from year to year can help you assess how risky the fund has been in the past. It does not tell you how the fund will perform in the future.



BEST AND WORST 3-MONTH RETURNS

This table shows the best and worst returns for Class A units of the fund in a 3-month period over the past 10 calendar 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	20.7%	September 30, 2024	Your investment would rise to \$1,207
Worst return	-19.8%	March 31, 2020	Your investment would drop to \$802

AVERAGE RETURN

The annual compounded return of Class A units of the fund was 5.1% over the past 10 years. If you had invested \$1,000 in the fund 10 years ago, your investment would be worth \$1,651 as at August 31, 2025.

Who is this fund for?

Investors who:

- are seeking specific exposure to the real estate sector; and
- are investing for the long term.

A word about tax

In general, you will 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 (RRSP) or a Tax-Free Savings Account (TFSA).

Keep in mind that if you hold your fund in a non-registered plan, fund distributions are included in your taxable income, whether you receive 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 Class A units of the fund. The fees and expenses - including any commissions - can vary among classes of a fund and among funds. Higher commissions can influence representatives to recommend one investment over another. Ask about other funds and investments that may be suitable for you at a lower cost.

1. SALES CHARGES

There are no sales charges payable when you buy, switch, or sell units of the fund through CIBC Securities Inc. or CIBC Investor Services Inc. You may pay sales charges if you purchase units of the fund through another firm.

2. FUND EXPENSES

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

As at June 30, 2025, the expenses for Class A units of the fund were 2.40% of its value. This equals \$24.00 for every \$1,000 invested.

Expenses	Annual rate (as a % of the fund's value)
Management expense ratio (MER) This is the total of the fund's management fee (including the trailing commission), fixed administration fee, and any operating expenses not covered by the fixed administration fee (fund costs) for Class A units of the fund.	2.33%
Trading expense ratio (TER) These are the fund's trading costs.	0.07%
Fund expenses	2.40%

More about the trailing commission

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

CIBC pays the trailing commission to your representative's firm. It is paid from the fund's management fee and is based on the value of your investment.

For Class A units, a trailing commission of 0% to 1.00% of the value of your investment each year (\$0.00 to \$10.00 each year on every \$1,000 invested) is paid from the management fee.

3. OTHER FEES

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

Fee	What you pay
Short-term trading fee	Up to 2% of the value of units you sell or switch within 30 days of buying them. This fee goes to the fund.
Switch fee	If you sell units of the fund to buy units of another fund, you may pay a switch fee of up to 2% of the value of units you switch through a representative's firm other than CIBC Securities Inc. or CIBC Investor Services Inc. This fee goes to your representative's firm.
Conversion fee	If you convert units of the fund to another class of units of the same fund, you may pay a conversion fee of up to 2% of the value of units you convert through a representative's firm other than CIBC Securities Inc. or CIBC Investor Services Inc. This fee goes to your representative's firm.

What if I change my mind?

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

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

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

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