FUND FACTS

Sprott Global Real Estate Fund – Series T Units

February 7, 2017
Manager: Sprott Asset Management LP

This document contains key information you should know about Sprott Global Real Estate Fund ("Fund") Series T units. You can find more details in the Fund's simplified prospectus. Ask your representative for a copy, contact Sprott Asset Management LP at 1-866-299-9906 or invest@sprott.com, or visit www.sprott.com.

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

QUICK FACTS

Fund codes: SPR120
Date series started: February 7, 2017
Total value of the Fund on January 31, 2017: $12.89 million
Management expense ratio (MER): Not available because this series is new.

Fund Manager: Sprott Asset Management LP
Portfolio Manager: Sprott Asset Management LP
Distributions: Monthly, at the end of the month, at a target rate of 6% per annum based on prior year-end NAV per unit, plus annually in December (if applicable)
Minimum Investment: $1,000 initial, $25 additional

WHAT DOES THE FUND INVEST IN?

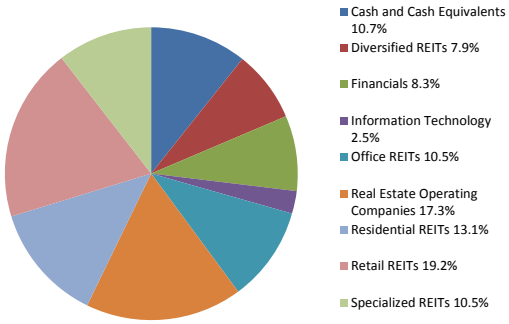
The Fund seeks to provide stable monthly cash distributions and long-term total returns through capital appreciation by providing exposure to the global real estate securities market. The Fund invests primarily in real estate investment trusts, equity-based securities of companies in the global real estate sectors (residential and commercial) and structured products that hold real estate related investments.

The charts below give a snapshot of the Fund's investments on January 31, 2017. The Fund's investments will change.

Top 10 Investments (January 31, 2017)

1.	Brookfield Asset Management Inc.	4.6%
2.	Klepierre SA	4.2%
3.	Merlin Properties SOCIMI SA	4.1%
4.	Simon Property Group Inc.	4.1%
5.	First Capital Realty Inc.	4.0%
6.	GGP Inc.	4.0%
7.	Ado Properties SA	3.8%
8.	H&R Real Estate Investment Trust	3.8%
9.	Killam Apartment Real Estate Investment Trust	3.8%
10.	Aroundtown Property Holdings PLC	3.8%
	Total Percentage of top 10 investments	40.2%
	Total number of investments	26

Investment Mix (January 31, 2017)



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

Sprott Asset Management LP 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 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.

Low	Low to Medium	Medium	Medium to High	High

For more information about the risk rating and specific risks that can affect the Fund's returns, see "What Are the Risks of Investing in the Fund?" section of 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 Series T units of the Fund have performed since inception. Returns are after fund expenses have been deducted. These expenses reduce the Fund's returns.

Year-by-year returns

This information is not available because Series T units of the Fund are new and have not been distributed under a simplified prospectus for a full calendar year.

Best and worst 3-month returns

This information is not available because Series T units of the Fund are new and have not been distributed under a simplified prospectus for a full calendar year.

Average return

This information is not available because Series T units of the Fund are new and have not been distributed under a simplified prospectus for 12 consecutive months.

WHO IS THIS FUND FOR?

The Fund is suitable for those investors seeking the long-term capital appreciation of the global real estate industry and have a medium risk tolerance. To recognize a reasonable rate of return, investors should be prepared to invest for medium to long periods of time.

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, the type of earnings (ie, income or capital gains), 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 T 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

Series T units of the Fund are available under an initial sales charge option.

Sales charge option	What you pay		How it works
	in percent (%)	in dollars ($)	
Initial sales charge	0% to 5.0% of the amount you purchase	$0 to $50 for each $1,000 investment	• You and your representative negotiate the rate. • The initial sales charge is deducted from the gross amount at the time of purchase. It goes to your representative's firm as a sales commission.

2. Fund Expenses

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

The Fund's expenses are made up of the management fee, operating expenses and trading costs. The series' annual management fee is 2.00% of the series' value. Because this series is new, operating expenses and trading costs are not yet available.

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 his or her firm provide to you.

Sprott Asset Management LP 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. The rate is as follows:

Sales charge option	Amount of trailing commission	
	in percent (%)	in dollars ($)
Initial sales charge	0% to 1.00% of the value of your investment each year	$0 to $10 each year on every $1,000 invested

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
Switch Fee / Reclassification Fee	A fee of 0-2.0% of the value of the units you wish to switch or reclassify may be charged by your representative's firm, as negotiated with your representative.
Short-Term Trading Fee	We may impose a short-term trading fee payable by the unitholder to the Fund of up to 1.5% of the aggregate net asset value of the units redeemed if such units are redeemed within 20 days of their date of purchase or switch. For purposes of this short-term trading fee, units will be considered to be redeemed on a first-in, first-out basis.
Registered Tax Plan Fees	No fee is charged to open, close or administer a registered tax plan administered by Sprott Asset Management LP. However, for other registered tax plans holding other investments in addition to securities of a Sprott mutual fund, an annual trustee fee may apply payable to the administrator of the plan.

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, annual information form, Fund Facts document or financial statements contain a misrepresentation. You must act within the time limit set by the securities legislation 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 Sprott Asset Management LP 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**.