

## SEMI-ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE

# BMO Equal Weight REITs Index ETF (ZRE) (the “ETF”)

For the six-month period ended June 30, 2017 (the “Period”)

Manager: BMO Asset Management Inc. (the “Manager” and “portfolio manager”)

## Management Discussion of Fund Performance

### Results of Operations

The ETF outperformed the broad-based S&P/TSX Capped Composite Index by 6.02%. However, the more appropriate comparison is to the Solactive Equal Weight Canada REIT Index (the “Index”), due to the concentration of the portfolio in Canadian real estate investment trusts (“REITs”). The ETF returned 6.76% versus the Index return of 7.07%. The change in total net asset value during the Period from approximately \$404 million to approximately \$474 million had no impact to the performance of the ETF.

The difference in the performance of the ETF relative to the Index during the Period (-0.31%) resulted from the payment of management fees (-0.31%).

### Market Conditions

During the Period, Canadian equities, as represented by the S&P/TSX Capped Composite Index, returned approximately 0.7%, underperforming most other developed equity markets. The Canadian dollar was initially among the weakest currencies in the first quarter of 2017, but rebounded in the second quarter, due to stronger growth, to end the Period higher against the U.S. dollar. In May, the Organization of Petroleum Exporting Countries (“OPEC”) announced oil production cuts; however, high inventory levels in the U.S. drove the commodity price lower, which fell over 19%.

The ETF’s exposure to Industrial REITs and Residential REITs contributed the most to performance, with no REIT subsectors detracting to performance. Significant individual contributors to performance were Pure Industrial REIT, Dream Global REIT and Milestone Apartments REIT. Individual detractors to performance included Riocan REIT and Cominar REIT.

### Recent Developments

The portfolio manager believes that growth in the Canadian economy will continue to strengthen for the remainder of 2017. Stronger global economic growth should help Canadian exports, however, uncertainty in both the housing market and oil prices may present risks to equity growth. There is some concern in the sector as the Bank of Canada is expected to continue to raise interest rates, which may be a negative for REITs. However, any interest rate increase will likely be supported by economic strength, and it is expected that tightening credit conditions will be supportive of REIT stocks.

### Related Party Transactions

The Manager, an indirect, wholly-owned subsidiary of Bank of Montreal (“BMO”), is the portfolio manager, trustee and promoter of the ETF. From time to time, the Manager may, on behalf of the ETF, enter into transactions or arrangements with or involving other members of BMO Financial Group, or certain other persons or companies that are related or connected to the Manager (each a “Related Party”). The purpose of this section is to provide a brief description of any transactions involving the ETF and a Related Party.

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This semi-annual management report of fund performance contains financial highlights but does not contain the complete semi-annual or annual financial statements of the ETF. If the semi-annual financial statements of the ETF do not accompany the mailing of this report, you may obtain a copy of the semi-annual or annual financial statements at your request, and at no cost, by calling 1-800-361-1392, by writing to us at BMO Asset Management Inc., 250 Yonge Street, 7th Floor, Toronto, Ontario, M5B 2M8 or by visiting our website at [www.bmo.com/etflegal](http://www.bmo.com/etflegal) or SEDAR at [www.sedar.com](http://www.sedar.com). You may also contact us using one of these methods to request a copy of the ETF’s proxy voting policies and procedures, proxy voting disclosure record and/or quarterly portfolio disclosure.



Exchange Traded Funds

# BMO Equal Weight REITs Index ETF

## *Designated Broker*

The Manager has entered into an agreement with BMO Nesbitt Burns Inc., an affiliate of the Manager, to act as designated broker and dealer for distribution of BMO exchange traded funds, on terms and conditions that are comparable to arm's length agreements in the exchange traded funds industry. The material terms and conditions of the agreement have been disclosed in the ETF's prospectus.

The Manager has also entered into agreements with other major dealers in Canada to act as dealers for the creation and redemption of units of BMO exchange traded funds.

## *Buying and Selling Securities*

### *Related-Party Underwritings*

During the Period, the Manager relied on an approval and standing instruction provided by the ETF's Independent Review Committee ("IRC") with respect to investments in a class of non-government debt securities and/or equity securities of an issuer during the period of distribution of those securities to the public and/or the 60-day period following the distribution period where BMO Nesbitt Burns Inc., an affiliate of the Manager, acted as an underwriter in the distribution (each, a "Related Party Transaction").

In accordance with the IRC's approval and standing instruction, in making a decision to cause the ETF to make a Related Party Transaction, the Manager, as Manager and portfolio manager of the ETF, is required to comply with the Manager's written policies and procedures governing the Related Party Transaction and report periodically to the IRC, describing each instance that the Manager relied on the approval and standing instruction and its compliance or non-compliance with the governing policies and procedures. The governing policies and procedures are designed to ensure the Related Party Transaction (i) is made free from any influence of BMO, BMO Nesbitt Burns Inc. or an associate or affiliate of BMO and/or BMO Nesbitt Burns Inc. and without taking into account any considerations relevant to BMO, BMO Nesbitt Burns Inc. or an associate or affiliate of BMO and/or BMO Nesbitt Burns Inc., (ii) represents the business judgment of the Manager, uninfluenced by considerations other than the best interests of the ETF, and (iii) achieves a fair and reasonable result for the ETF.

## *Management Fees*

The Manager is responsible for the day-to-day management of the business and operations of the ETF. The Manager monitors and evaluates the ETF's performance, manages the portfolio and provides certain administrative services required by the ETF. As compensation for its services, the Manager is entitled to receive a management fee payable quarterly and calculated based on the daily net asset value of the ETF at the maximum annual rate set out in the table below.

Ticker	Maximum Annual Management Fee Rate %
ZRE	0.55

## *Brokerage Commissions*

The ETF pays standard brokerage commissions at market rates to BMO Nesbitt Burns Inc., an affiliate of the Manager, for executing a portion of its trades. The brokerage commissions charged to the ETF (excluding exchange and other fees) during the periods were as follows:

	2017	2016
Total brokerage commissions	\$ 77,426	135,109
Brokerage commissions paid to BMO Nesbitt Burns Inc.	\$ 11,512	32,346

# BMO Equal Weight REITs Index ETF

## Financial Highlights

The following tables show selected key financial information about the ETF and are intended to help you understand the ETF's financial performance for the periods indicated.

### The ETF's Net Assets per Unit<sup>(1)</sup>

Listed Units	Period ended Jun. 30, 2017	Financial years ended Dec. 31				
		2016	2015	2014	2013	2012
Net assets, beginning of period	\$ 19.30	17.43	19.40	18.78	20.69	18.38
<b>Increase (decrease) from operations</b>						
Total revenue	\$ 0.30	0.62	0.59	0.64	0.47	0.41
Total expenses <sup>(2)</sup>	\$ (0.06)	(0.12)	(0.12)	(0.12)	(0.12)	(0.13)
Realized gains (losses) for the period	\$ 0.46	0.46	0.32	0.32	0.38	0.39
Unrealized gains (losses) for the period	\$ 0.59	2.02	(1.84)	0.78	(1.84)	2.16
<b>Total increase (decrease) from operations<sup>(3)</sup></b>	\$ 1.29	2.98	(1.05)	1.62	(1.11)	2.83
<b>Distributions</b>						
From income (excluding dividends)	\$ 0.23	0.26	0.27	0.44	0.29	0.26
From dividends	\$ 0.15	0.16	0.13	0.02	0.02	0.02
From capital gains	\$ —	0.47	0.56	0.31	0.42	0.28
Return of capital	\$ 0.15	0.16	0.09	0.23	0.24	0.43
<b>Total Annual Distributions<sup>(4)</sup></b>	\$ 0.53	1.05	1.05	1.00	0.97	0.99
<b>Net assets, end of period</b>	\$ 20.07	19.30	17.43	19.40	18.78	20.64

Institutional Units	Period ended Jun. 30, 2017	Financial years ended Dec. 31		
		2016	2015	2014 <sup>(5)</sup>
Net assets, beginning of period	\$ 22.82	19.46	20.47	18.77
<b>Increase (decrease) from operations</b>				
Total revenue	\$ 0.33	0.68	0.60	0.61
Total expenses <sup>(2)</sup>	\$ 0.00	(0.00)	(0.00)	(0.00)
Realized gains (losses) for the period	\$ 0.56	0.50	0.30	0.30
Unrealized gains (losses) for the period	\$ 0.78	2.18	(1.91)	0.79
<b>Total increase (decrease) from operations<sup>(3)</sup></b>	\$ 1.67	3.36	(1.01)	1.70
<b>Distributions</b>				
From income (excluding dividends)	\$ —	—	—	—
From dividends	\$ —	—	—	—
From capital gains	\$ —	—	—	—
Return of capital	\$ —	—	—	—
<b>Total Annual Distributions<sup>(4)</sup></b>	\$ —	—	—	—
<b>Net assets, end of period</b>	\$ 24.49	22.82	19.46	20.47

<sup>(1)</sup> This information is derived from the ETF's unaudited and audited financial statements. The financial information presented for the periods ended June 30, 2017, December 31, 2016, December 31, 2015, December 31, 2014 and December 31, 2013 is derived from the financial statements determined in accordance with IFRS. Information for years prior to January 1, 2013 is derived from prior period financial statements prepared in accordance with Canadian GAAP.

<sup>(2)</sup> Prior to 2013, withholding taxes were not included in expenses as they were included in revenue.

<sup>(3)</sup> Net assets and distributions are based on the actual number of units outstanding at the relevant time. The increase/decrease from operations is based on the weighted average number of units outstanding over the financial period. This table is not intended to be a reconciliation of beginning to ending net assets per unit.

<sup>(4)</sup> Distributions were either paid in cash or reinvested in additional units of the ETF, or both. The allocation of the distributions from each of income, dividends, capital gains and return of capital is based on the Manager's estimate as at June 30 of the period shown, which is the ETF's semi-annual period end. However, actual allocation of distributions is determined as at December 15, the ETF's tax year-end. Accordingly, the actual allocation among income, dividends, capital gains and return of capital may differ from these estimates.

<sup>(5)</sup> The information shown in this column is for the period beginning February 10, 2014 (the ETF's establishment date) and ending December 31, 2014.

## Ratios and Supplemental Data

Listed Units	Period ended Jun. 30, 2017	Financial years ended Dec. 31				
		2016	2015	2014	2013	2012
Total net asset value (000's) <sup>(1)</sup>	\$ 473,906	403,504	379,933	339,062	320,505	352,858
Number of units						
outstanding (000's) <sup>(1)</sup>	23,608	20,902	21,802	17,474	17,069	17,057
Management expense ratio <sup>(2)</sup>	% 0.61	0.61	0.61	0.62	0.62	0.62
Management expense ratio before waivers or absorptions <sup>(3)</sup>	% 0.61	0.61	0.61	0.62	0.62	0.62
Trading expense ratio <sup>(3)</sup>	% 0.03	0.04	0.01	0.00	0.02	0.00
Portfolio turnover rate <sup>(4)</sup>	% 22.53	40.40	26.43	20.70	47.56	38.50
Net asset value per unit	\$ 20.07	19.30	17.43	19.40	18.78	20.69
Closing market price	\$ 20.06	19.27	17.44	19.41	18.79	20.73

Institutional Units	Period ended Jun. 30, 2017	Financial years ended Dec. 31		
		2016	2015	2014 <sup>(5)</sup>
Total net asset value (000's) <sup>(1)</sup>	\$ 0	0	0	0
Number of units outstanding (000's) <sup>(1)</sup>	0	0	0	0
Management expense ratio <sup>(2)</sup>	% —*	—*	—*	—*
Management expense ratio before waivers or absorptions <sup>(3)</sup>	% —*	—*	—*	—*
Trading expense ratio <sup>(3)</sup>	% 0.03	0.04	0.01	0.00
Portfolio turnover rate <sup>(4)</sup>	% 22.53	40.40	26.43	20.70
Net asset value per unit	\$ 24.49	22.82	19.46	20.47

\* Management fees are paid directly to the Manager as negotiated with the investor.

<sup>(1)</sup> This information is provided as at June 30 or December 31 of the period shown, as applicable.

<sup>(2)</sup> Management expense ratio is based on total expenses (excluding commissions and other portfolio transaction costs) for the stated period and is expressed as an annualized percentage of daily average net asset value during the period.

<sup>(3)</sup> The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of daily average net asset value during the period.

<sup>(4)</sup> The ETF's portfolio turnover rate indicates how actively the ETF's portfolio manager manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the ETF buying and selling all of the securities in its portfolio once in the course of the year. The higher an ETF's portfolio turnover rate in a year, the greater the trading costs payable by the ETF in the year, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high turnover rate and the performance of an ETF.

<sup>(5)</sup> The information shown in this column is for the period beginning February 10, 2014 (the ETF's establishment date) and ending December 31, 2014.

## Past Performance

The ETF's performance information assumes that all distributions made by the ETF in the periods shown were used to purchase additional units of the ETF and is based on the net asset value of the ETF.

The performance information does not take into account sales, redemption, distribution or other optional charges that, if applicable, would have reduced returns or performance. Please remember that how the ETF has performed in the past does not indicate how it will perform in the future.

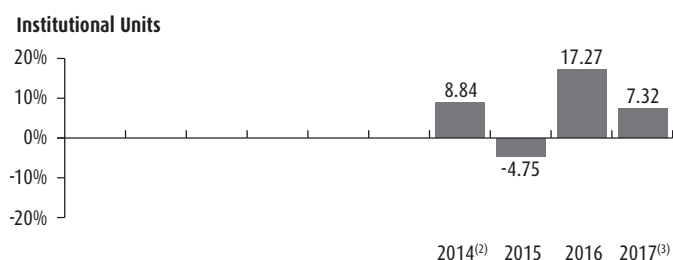
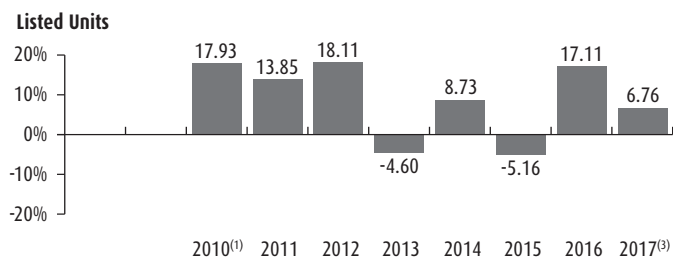
On May 27, 2016, the underlying index of the ETF was changed from Dow Jones Canada Select Equal Weight REIT Index to Solactive Equal Weight Canada REIT Index. The change to the index aligns with the current investment objective and strategies of the ETF. This change could have

# BMO Equal Weight REITs Index ETF

affected the performance of the ETF, had it been in effect throughout the performance measurement periods presented.

## Year-by-Year Returns

The following bar charts show the performance of the ETF for each of the financial years shown. The charts show, in percentage terms, how much an investment made on the first day of each financial year would have increased or decreased by the last day of each financial year.



<sup>(1)</sup> Return from May 19, 2010 to December 31, 2010.

<sup>(2)</sup> Return from January 3, 2014 to December 31, 2014.

<sup>(3)</sup> For the six-month period ended June 30, 2017.

## Summary of Investment Portfolio

As at June 30, 2017

Portfolio Allocation	% of Net Asset Value
Diversified REITs . . . . .	26.7
Residential REITs . . . . .	16.7
Retail REITs . . . . .	16.1
Industrial REITs . . . . .	12.4
Office REITs . . . . .	11.3
Health Care REITs . . . . .	5.5
Health Care Facilities . . . . .	5.4
Cash/Receivables/Payables . . . . .	5.9
<b>Total Portfolio Allocation</b>	<b>100.0</b>

Holdings*	% of Net Asset Value
Pure Industrial Real Estate Trust . . . . .	6.3
Dream Global REIT . . . . .	6.2
Granite REIT, Stapled Units . . . . .	6.1
Allied Properties REIT . . . . .	5.8
Boardwalk REIT . . . . .	5.7
Canadian Apartment Properties REIT . . . . .	5.7
Crombie REIT . . . . .	5.6
Dream Office REIT . . . . .	5.5
NorthWest Healthcare Properties REIT . . . . .	5.5
Chartwell Retirement Residences . . . . .	5.4
Artis REIT . . . . .	5.4
Smart REIT . . . . .	5.4
Northview Apartment REIT . . . . .	5.3
H&R REIT . . . . .	5.2
Canadian REIT . . . . .	5.1
RioCan REIT . . . . .	5.0
Cominar REIT . . . . .	4.8
Cash/Receivables/Payables . . . . .	5.9
Brookfield Canada Office Properties . . . . .	0.1
<b>Total Holdings as a Percentage of Total Net Asset Value</b>	<b>100.0</b>
<b>Total Net Asset Value</b>	<b>\$473,905,942</b>

\* Represents entire portfolio.

The summary of investment portfolio may change due to the ETF's ongoing portfolio transactions. Updates are available quarterly.

This document may contain forward-looking statements relating to anticipated future events, results, circumstances, performance or expectations that are not historical facts but instead represent our beliefs regarding future events. By their nature, forward-looking statements require us to make assumptions and are subject to inherent risks and uncertainties. There is significant risk that predictions and other forward-looking statements will not prove to be accurate. We caution readers of this document not to place undue reliance on our forward-looking statements as a number of factors could cause actual future results, conditions, actions or events to differ materially from the targets, expectations, estimates or intentions expressed or implied in the forward-looking statements. Actual results may differ materially from management expectations as projected in such forward-looking statements for a variety of reasons, including but not limited to market and general economic conditions, interest rates, regulatory and statutory developments, the effects of competition in the geographic and business areas in which the ETF may invest in and the risks detailed from time to time in the ETFs' prospectus. We caution that the foregoing list of factors is not exhaustive and that when relying on forward-looking statements to make decisions with respect to investing in the ETF, investors and others should carefully consider these factors, as well as other uncertainties and potential events, and the inherent uncertainty of forward-looking statements. Due to the potential impact of these factors, BMO Asset Management Inc. does not undertake, and specifically disclaims, any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, unless required by applicable law.

BMO exchange traded funds are managed and administered by BMO Asset Management Inc., an investment fund manager and portfolio manager and separate legal entity from Bank of Montreal.

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The ETF is not sponsored, promoted, sold or supported in any other manner by Solactive AG nor does Solactive AG offer any express or implicit guarantee or assurance either with regard to the results of using the Index and/or trade mark or the Index Price at any time or in any other respect. The Index is calculated and published by Solactive AG. Solactive AG uses its best efforts to ensure that the Index is calculated correctly. Irrespective of its obligations towards the Manager, Solactive AG has no obligation to point out errors in the Index to third parties including but not limited to investors and/or financial intermediaries of the ETF. Neither publication of the Index by Solactive AG nor the licensing of the Index or Index trade mark for the purpose of use in connection with the ETF constitutes a recommendation by Solactive AG to invest capital in the ETF nor does it in any way represent an assurance or opinion of Solactive AG with regard to any investment in the ETF.