



BGO Canadian Real Estate Plus Segregated Fund - Transfer of Non-Registered and TFSA money

Week of June 16, 2025

On **July 24, 2025**, Sun Life will transfer any Non-Registered or Tax-Free Savings Account (TFSA) money - and any future contributions directed to - the **BGO Canadian Real Estate Plus Segregated Fund** ("BGO Plus Fund") to the **MFS Global REIT Segregated Fund** ("replacement fund").

Sun Life designated the BGO Canadian Real Estate Plus Segregated Fund ("BGO Plus Fund") as accepting Registered Assets (non-taxable) only. We are limiting the BGO Plus Fund to Registered (non-taxable) assets only, in order to prevent tax reporting issues for members with Non-Registered assets (including TFSA plans).

The BGO Plus Fund's underlying investments have a Limited Partnership (LP) structure. The LP structure makes it difficult to issue correct tax slips for members with Non-Registered assets within the required timeframes.

Why does this change affect TFSA plans?

A TFSA is considered a Registered product from the Canadian tax perspective. However, a TFSA is viewed as a Non-Registered product by the US tax authority, Internal Revenue Service (IRS), because it's not included in the US-Canada tax treaty.

How will this affect you?

On **July 24, 2025**, we'll automatically transfer any Non-Registered and TFSA account's money in - and any future contributions directed to - the BGO Plus Fund to the replacement fund. When the change happens, you'll see a sale of the BGO Plus Fund and the purchase of the replacement fund in your account. **These transactions may result in a taxable capital gain or loss if you are invested in a Non-Registered plan.** In 2026, you may have to pay tax on these transactions for the 2025 tax year. We recommend that you speak with a tax professional for personalized guidance. For more information on how capital gains can occur in segregated funds within Non-Registered plans, please read the article [here](#).

These transactions, however, will **not have a tax implication if you invest in the BGO Plus Fund in a TFSA account.**

If you also have money in the BGO Plus Fund in Registered plan(s), this change won't affect your Registered plan(s) investments.

**Group Retirement Services are provided by
Sun Life Assurance Company of Canada,
a member of the Sun Life group of companies.**

About the replacement fund

The investment management fees for the replacement fund will be the same, or lower, than those for the BGO Plus Fund. Please note that the replacement fund's performance history (and potentially going forward) is different than the BGO Plus Fund, given its structure.

The replacement fund provides exposure to real estate through publicly listed securities (as opposed to private assets which the BGO Plus Fund invests in). The replacement fund also has broader geographical exposures than the BGO Plus Fund. The replacement fund has exposures to the US, Asia Pacific, UK/Continental Europe and Canada, while the BGO Plus Fund only invests in Canada.

For the five-year period ending December 31, 2024, the funds' annualized performance was as follows:

- BGO Plus: 3.4%
- MFS Global REIT: 3.9%

You can move your money to any other funds offered in your plan. You can do so at any time before or after the transfer automatically takes place on **July 24, 2025**.

It's always a good idea to review your current investment options to ensure that they continue to meet your retirement goals. You can do this by signing into the Plan Member Services website, **mysunlife.ca**, and selecting **manage plan > my plan > Tools > Asset allocation**.

Through Morningstar® – a leading provider of investment news and analysis – you can track the performance of funds and access an overview of the funds in your plan, including fund objectives, risks, and how funds are invested.

If you're having trouble signing in, choose the appropriate link under **Sign-In Help**.

Questions?

Please contact Sun Life's Customer Care Centre any business day from 8 a.m. to 8 p.m. ET.

You also have access to one-to-one support through licensed financial services consultants dedicated to workplace savings plans at no additional cost through Sun Life's 360 Plan Advice. Click [here](#) for information about 360 Plan Advice.