



INFORMATION MEMORANDUM*



NEW ISSUE

\$10 Million
\$8.50 per Unit

InvestPlus Real Estate Investment Trust (IP REIT) is a private Real Estate Investment Trust based in Calgary, Alberta. The Trust provides an opportunity to invest in a diversified portfolio of multi-unit residential apartment and commercial buildings in western Canada.

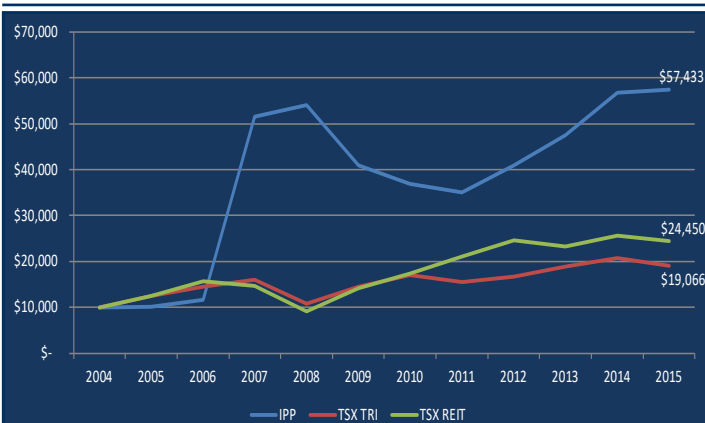
Corporate Overview

- The Trust will use the net proceeds from the Offering to fund the acquisition of additional multi-family residential and commercial assets
- Current assets under management of \$33,827,000, comprised of 217 rental units and 18,831 square-feet of commercial space⁴
- Management and independent trustees with over 75 years of experience in the industry
- Solid track record

REIT Highlights

- ✓ 100% Canadian Real Estate
- ✓ Diversified Portfolio Residential and Commercial
- ✓ Quarterly Income
- ✓ Capital Growth Potential
- ✓ Tax Efficient; RRSP, RRIF, TFSA Eligible
- ✓ Low Debt to Value: 63.49%

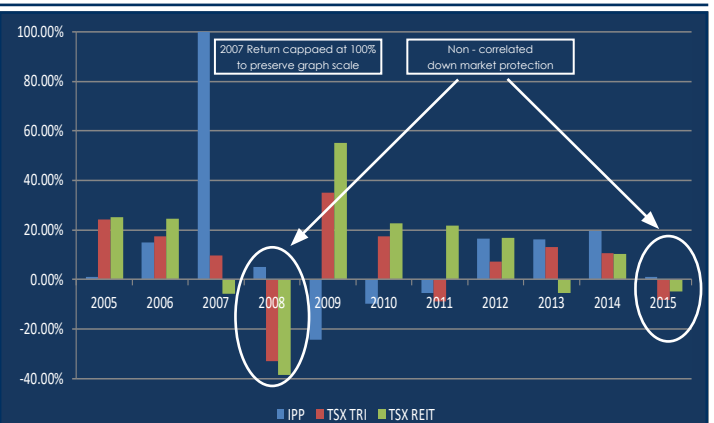
Value of \$10,000 Invested^{1,2,3}



Source: InvestPlus Properties (IPP) JV's & LP's, Bloomberg

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
IPP	\$10,000	\$10,107	\$11,626	\$51,463	\$54,151	\$40,958	\$36,971	\$35,024	\$40,860	\$47,449	\$56,778	\$57,433
TSX TRI	\$10,000	\$12,410	\$14,557	\$15,984	\$10,709	\$14,468	\$17,014	\$15,532	\$16,649	\$18,812	\$20,796	\$19,066
TSX REIT	\$10,000	\$12,530	\$15,625	\$14,742	\$9,078	\$14,094	\$17,281	\$21,025	\$24,593	\$23,236	\$25,643	\$24,450

Annual Return Profile vs Benchmarks^{1,2,3}



Source: InvestPlus Properties (IPP) JV's & LP's, Bloomberg

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Annualized
IPP	1.07%	15.03%	342.65%	5.22%	-24.36%	-9.73%	-5.27%	16.66%	16.12%	19.66%	1.15%	17.22%
TSX TRI	24.10%	17.30%	9.80%	-33.00%	35.10%	17.60%	-8.71%	7.19%	12.99%	10.55%	-8.32%	6.04%
TSX REIT	25.30%	24.70%	-5.65%	-38.42%	55.25%	22.61%	21.67%	16.97%	-5.52%	10.36%	-4.65%	8.47%

* This marketing material relate to the distribution of units of the InvestPlus Real Estate Investment Trust under an offering memorandum dated August 25, 2016 and is incorporated into and form part of the offering memorandum

SUMMARY OF THE OFFERING

Issuer:	InvestPlus Real Estate Investment Trust
Fund Structure:	Mutual Fund Trust
Securities Offered:	Class A, Class B, Class F and Class I Trust Units of the issuer
Maximum Amount:	\$10,000,000 CAD
Price per Security:	\$8.50 per Unit
Minimum Investment:	\$5,000
Use of Proceeds:	The Trust will use the net proceeds from the Offering to fund the acquisition of additional multi-family residential assets and commercial real estate assets.
Offering Bases:	The Trust Units are offered on a private placement basis by way of the Offering Memorandum
Eligibility:	Eligible for RRSP, RESP, RRIF, LIRA, TFSA etc.
Distributions:	Quarterly cash distributions are anticipated to be \$0.1375 (\$0.55 per year) on each Class A Trust Unit and Class F Trust Unit and \$0.125 (\$0.50 per year) on each Class B Trust Unit
Management Fees:	Acquisition fee: 0.3000%, Administrator fee up to: 1.000%
Fund Manager:	
DRIP:	The Distribution Reinvestment plan is available for all Classes of units. Participants will receive a 3% bonus of declared distributions
Liquidity:	Quarterly Redemptions available ⁵
For more Information contact:	Calgary: 1.403.663.8772 Toronto: 1.866.602.1142 Email: info@investpluspreit.com Web: www.investpluspreit.com Address: #404,921-5th Avenue SW. Calgary, AB. T2P 0W9



NOTES: 1. Inception date for the S&P/TSX Capped REITs Index was Oct.15, 2002, however, the back calculation pricing is available starting Dec.31,1997. Source: Bloomberg December 31, 2014. This chart is included to show the volatility of stock market indices in general, the historic correlations between the S&P/TSX Capped REIT index TR and the S&P/TSX Composite Index TR and the performance of these indices during major market corrections during this time frame. 2. The performance returns ("Returns") are based on a compilation of information from the financial statements of InvestPlus joint ventures & limited partnerships, up to and including their consolidation into the IPP REIT in 2015. Property valuations were derived from a combination of independent appraisals, third-party comparable sales and income-derived valuation. The Returns were calculated using the property valuations and property income/losses, in conjunction with the investor capital deployed. The objective is to provide a depiction of the return on equity over the last 11 years ending in December 2015. In order to do so we assumed all properties were purchased and sold each year and includes gains and losses for that year. 3. The S&P/TSX Capped REITs Index was chosen as it is a widely used benchmark of the Canadian equity market. While the Fund uses this index for long-term performance comparisons, it is not managed relative to the composition of the index. There are differences which include security holdings, geographic and sector allocation which impact comparability. As a result, the Fund may experience periods when its performance differs materially from the index. 4. The total assets for the portfolio as of Aug 1, 2016. As our business is to acquire, manage and sometimes divest of multi-family and commercial buildings, Total assets under management may change from time to time depending on what assets fit our core mandate vs those that don't. 5. While quarterly redemptions do exist, Redemption Fees exist as follows: Yr1=8%, Yr2=6%, Yr3=4%, Yr4=0%

DISCLAIMER IMPORTANT INFORMATION: This communication is for information purposes only and is not, and under no circumstances is to be construed as, an invitation to make an investment in InvestPlus REIT. Investing in the InvestPlus REIT Units involves risks. There is currently no secondary market through which the InvestPlus REIT Units may be sold and there can be no assurance that any such market will develop. A return on an investment in InvestPlus REIT Units is not comparable to the return on an investment in a fixed-income security. The recovery of an initial investment is at risk, and the anticipated return on such an investment is based on many performance assumptions. Although InvestPlus REIT intends to make regular distributions of its available cash to Unitholders, such distributions may be reduced or suspended. The actual amount distributed will depend on numerous factors, including InvestPlus REIT's financial performance, debt covenants and obligations, interest rates, working capital requirements and future capital requirements. In addition, the market value of the InvestPlus REIT Units may decline if InvestPlus REIT is unable to meet its cash distribution targets in the future, and that decline may be material. It is important for an investor to consider the particular risk factors that may affect the industry in which it is investing and therefore the stability of the distributions that it receives. There can be no assurance that income tax laws and the treatment of mutual fund trusts will not be changed in a manner which adversely affects InvestPlus REIT. PAST PERFORMANCE MAY NOT BE REPEATED. Investing in InvestPlus REIT Units can involve significant risks and the value of an investment may go down as well as up. There is no guarantee of performance. An investment in a InvestPlus REIT is not intended as a complete investment program and should only be made after consultation with independent investment and tax advisors. Only investors who do not require immediate liquidity of their investment should consider a potential purchase of Units. The risks involved in this type of investment may be greater than those normally associated with other types of investments. Please refer to the InvestPlus REIT Offering Memorandum for a further discussion.