

InvestPlus Industrial Real Estate Investment Trust is a private real estate investment fund, based in Calgary, Alberta. InvestPlus Industrial REIT is a growth-oriented real estate investment trust focused on increasing unitholder value through the acquisition, ownership and management of industrial properties in primary and secondary markets in western Canada. As of Q4 2024 the total Assets Under Management are \$118,000,000 and comprised of more than 750,000 square feet of leasable area.

Q4 2025 Update – Double-Digit Growth Continues As New Milestone Reached For InvestPlus Industrial REIT!

InvestPlus Industrial Real Estate Investment Trust delivered another strong year of growth and execution in 2025, further strengthening its position as a focused Western Canadian industrial property owner. The Trust continued to expand its portfolio through disciplined acquisitions while delivering excellent operating results. Full-year financial performance was robust across all key metrics, reflecting successful leasing activity, contractual rent increases, and effective cost management.

Strong Financial Results

For the year ended December 31, 2025, InvestPlus Industrial REIT reported:

- **Revenue** up 19% year-over-year to **\$9.30 million**, driven by higher occupancy, rent escalations, and income from recent acquisitions.
- **Net Operating Income (NOI)** increased 20% to **\$6.81 million**, demonstrating strong operating leverage and margin expansion.
- **EBITDA** grew 31% to **\$4.88 million**.
- **Unitholder Net Income** advanced 30%, highlighting improved bottom-line profitability.

Net assets attributable to Trust unitholders rose 22% to \$18.42 million, while Net Asset Value (NAV) per Unit reached \$9.29 – a solid 4.0% increase from the prior year. Units outstanding grew 6.4%, reflecting continued investor interest and successful capital raising. The balance sheet remains healthy, with total assets at \$118.2 million and investment properties valued at \$106.9 million (up 8.2%). Mortgage financing was used prudently to support growth, maintaining a conservative leverage profile. General and Administrative expenses were well controlled, increasing only modestly and remaining below revenue growth for the full year. This disciplined cost management contributed to improved NOI margins. Cash flow remained strong and the Trust enters 2026 with a strengthened balance sheet and positive portfolio tailwinds.

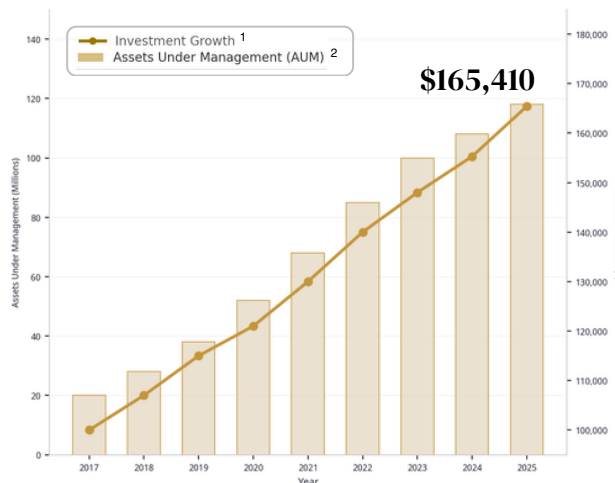
Key Takeaways

Fiscal 2025 underscored the effectiveness of InvestPlus' value-add industrial strategy: consistent double-digit growth in revenue and NOI, meaningful NAV appreciation, and a growing, stable unitholder base. With a high-quality portfolio of Western Canadian industrial assets, attractive in-place yields, and proven execution, the Trust is well positioned to continue delivering reliable quarterly distributions and long-term value for investors.

ANNUALIZED RATES OF RETURN

9.21% 5-Year Avg
9.25% 3-Year Avg

If You Invested \$100,000



WHY INVEST IN InvestPlus Industrial REIT

- ✓ **Quarterly Income⁵ – 6.0% Target**
Distributions paid quarterly. A DRIP is available on all classes earning an additional 3% bonus.
- ✓ **Targeted Return of 9% to 13%⁵**
Consistent performance since inception in 2015.
- ✓ **Potential for Unit Value to Grow**
Accretive acquisitions drive long-term capital appreciation.
- ✓ **Tax-Efficient**
Portion of the fund's distributions may be treated as return of capital.
- ✓ **Low Correlation**
To the public stock markets – true portfolio diversification.
- ✓ **Registered Plan Eligible**
Ability to invest RRSP, RESP, RRIF, LIRA & TFSA.
- ✓ **Management & Trustee Experience**
100 cumulative years of real estate expertise.

Trust Details

FUND TYPE	Mutual Fund Trust
LEGAL DISCLOSURE	Offering Memorandum
FUND ASSETS UNDER MANAGEMENT	\$118 Million
ANNUAL DISTRIBUTIONS PAID QUARTERLY	6.0%
REGISTERED PLAN STATUS	Eligible (RRSP, RESP, RRIF, LIRA & TFSA)
REDEMPTIONS ³	Quarterly
REPORTING PERIOD	Quarterly
M.E.R. FEES ⁴	None

\$118M

ASSETS UNDER MANAGEMENT

750,000

TOTAL AREA UNDER MANAGEMENT (SF)

54

TOTAL LAND (ACRES)

20

TOTAL BUILDINGS

GEOGRAPHIC PORTFOLIO DISTRIBUTION

InvestPlus Industrial REIT holds industrial properties across three Western Canadian provinces, with a concentration in Alberta and Saskatchewan.



PORTFOLIO REVENUE BY TENANT⁶



● Distribution	42.81%
● Energy	21.44%
● Transportation	16.53%
● Mfg & Other	8.56%
● Government	6.70%
● Medical & Services	3.96%

Fund Highlights

\$118
MILLION

Assets Under Management²

\$118 Million in assets under management across Western Canada.

\$13.8
MILLION

Paid in Quarterly Distributions

\$13.8 Million paid in quarterly distributions to date.

\$43
MILLION

In Equity

\$43 Million in equity held across the portfolio.

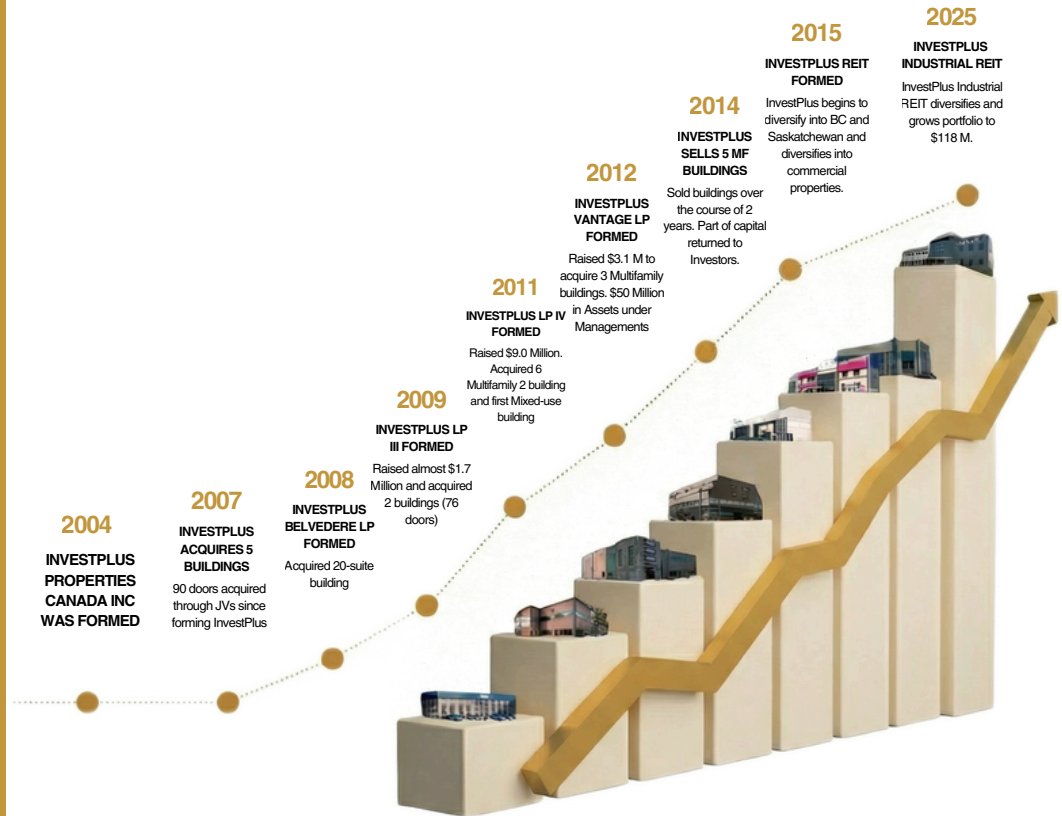
Target Distribution Rate 6.0%

Distribution Frequency Quarterly

Minimum Investment \$10,000

Issue Price \$9.00

OUR HISTORY



DISCLAIMER IMPORTANT INFORMATION: This communication is for information purposes only and is not, and under no circumstances to be construed as, an invitation to make an investment in InvestPlus Industrial REIT. Investing in the InvestPlus Industrial REIT Units involves risks. There is currently no secondary market through which the InvestPlus Industrial REIT Units may be sold and there can be no assurance that any such market will develop. A return on an investment in InvestPlus Industrial 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 Industrial REIT intends to make regular distributions to its available cash to Unit holders, such distributions may be reduced or suspended.

PAST PERFORMANCE MAY NOT BE REPEATED. Investing in InvestPlus Industrial 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 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. Please refer to the InvestPlus Industrial REIT Offering Memorandum for a further discussion.

NOTES

- Investment Growth:** This growth is calculated as the cumulative growth of both the distribution and Unit Value growth (or decline) since the inception of the REIT.
- Funds Under Management and the \$118M Under Management:** The total assets for the portfolio as of December 31, 2025. Total assets under management may change from time to time and may differ from the current Offering Memorandum. Please contact your investment advisor for more information.
- Redemptions:** Please refer to the Offering Memorandum with respect to redemption terms and Quarterly Limit. There may be redemption penalties depending on the duration of the investment with InvestPlus Industrial REIT.
- MER Fees:** All target returns are net of the Administrator fees. There are annual fixed fees if you are investing with registered funds (no fees if investing cash) that are not net of your returns. As of this writing, fees for registered funds are fixed at \$150/year + GST for one account.
- Targeted Annual Distributions:** Distributions are not guaranteed and are set by the Trustees as a target distribution for the year. Since inception (2015) the REIT has distributed over 6% in distributions annually.
- Portfolio Revenue By Tenant:** This pie chart is to illustrate the diversification of our tenants and industries they serve.