INVESTPLUS
INDUSTRIAL REIT

2026 SALES SHEET

INVESTPLUS INDUSTRIAL REIT
WESTERN CANADA

Trust Description

InvestPlus Real Estate Investment Trust (REIT) provides investors the opportunity to invest into a portfolio of revenue generating industrial properties across Western Canada.

Highlights

Target Distribution Rate [5]	6.0%
Distribution Frequency	Quarterly
Minimum Investment	$10,000
Issue Price	$9.00

Trust Details

Fund Type	Mutual Fund Trust
Legal Disclosure Document	Offering Memorandum
Inception Date	2015
Assets Under Management	$118 Million
Registered Plan Status	Eligible (RRSP, RESP, LIRA, & TFSA)
Redemptions [3]	Quarterly
Reporting Period	Quarterly
3 Year AVG ROI	9.25%

Contact

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Trust Strategy

InvestPlus Real Estate Investment Trust (IP REIT) is a private real estate investment fund, based in Calgary, Alberta. IP 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 2025 the portfolio is appraised at more than $118 Million and comprised of more than 750,000 square feet of leasable area.

Why Invest In InvestPlus Industrial REIT

- **Quarterly Income** - 6.0% target distributions paid quarterly. A Distribution Reinvestment Plan ("DRIP") is available on all classes and it earns an additional 3% bonus of distributions
- **Unit-value Growth Potential** - Proven history of growth
- **Tax-Efficient** - Portion of the fund's distributions may be treated as return of capital
- **Low Correlation** - To the public stock markets
- **Eligibility for Registered Plans** - Ability to invest RRSP, RESP, RRIF, LIRA, & TFSA
- **Management & Trustee Experience** - 100 cumulative years

Fund Highlights

$13.8 Million
Paid in quarterly distributions to date

$43 Million
Investor Equity

$118 Million
Assets Under Management

20 Buildings
Across Western Canada

750,000 sqft.
Leaseable Space

ANNUALIZED RATES OF RETURN

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

If You Invested $100,000

Property Locations

What Is The REIT's Distribution?

- The REIT is paying out a target distribution of 6.0% currently.
- A Distribution Reinvestment Plan ('DRIP') is available on all classes and it earns an additional 3% bonus of the distrubtions.

How Are The Returns Calculated?

- Distributions: 6.0%
- Appreciation
- Mortgage pay-down

How Does The Management Team Profit From Running This REIT?

- All target returns are net of the Administrator fees. The Administrator is paid fees for acquiring, managing, and disposing of the assets it acquires on behalf of the Trust. Please refer to the Offering Memorandum for details of the fees. These fees are net of your returns. 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. More details on these fees and other fees are found in the Offering Memorandum.

What Is The Current Focus Of The REIT, In Terms Of Assets That The REIT Is Acquiring?

- We are currently focused on acquiring high-yielding industrial buildings in Western Canada.

Is There Equity In The REIT?

- As of December 31, 2025 there is $43 Million in equity, comprised of more than 270 Investors ranging from $25,000 to $6,000,000.

Are There Any Redemption Fees When I Redeem My Investment? If So What Are They?

- While you may redeem at anytime, there is a one time charge of $250 and if you redeem within the first 3 years of being invested, the following penalties would apply:
  - 8% penalty in year 1
  - 6% penalty in year 2
  - 4% penalty in year 3
  - No penalties after year 3
  - Quarterly redemption limits of $100,000. Please refer to OM for more details.

What Are The Cost Associated With Investing Registered Funds?

- A one-time fee of $75 + GST when your investment is registered.
- An annual fixed fee of $150/year + GST with Olympia Trust

Notes

1. **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.
2. **Funds under Management and the $118M Under Management:** The total assets for the portfolio as of December 31, 2025. As our business is to acquire, manage and sometimes divest of commercial buildings, 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.
3. **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 REIT
4. **MER Fees:** All target returns are net of the Administrator fees. The Administrator is paid fees for acquiring, managing, and disposing of the assets it acquires on behalf of the Trust. Please refer to the Offering Memorandum for details of the fees. These fees are net of your returns. 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. More details on these fees and other fees are found in the Offering Memorandum.
5. **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.
6. **Portfolio Revenue By Tenant:** This pie chart is to illustrate the diversification of our tenants and industries they serve.

I want to Invest