



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

If You Invested \$100,000



Property Locations



ANNUALIZED RATES OF RETURN

9.21% **9.25%**

5-Year Avg 3-Year Avg



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 distributions.

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

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 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 to its available cash to Unit holders, 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 the income tax laws, and the treatment of mutual 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.

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**