



INFORMATION MEMORANDUM*



\$10 Million

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 \$35,300,000 comprised of 161 rental units and 64,000 square-feet of commercial space¹
- 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: 61.0%



SUMMARY OF THE OFFERING

Issuer:	InvestPlus Real Estate Investment Trust Mutual Fund Trust
Fund Structure:	Class A, Class F and Class I Trust Units of the issuer
Securities Offered:	\$10,000,000 CAD
Maximum Amount:	
Minimum Investment:	\$ 25,000
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
Management Fees:	Acquisition fee: 0.3000%, Administrator fee up to:1.000%
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 ²
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NOTES: 1.The total assets for the portfolio as of December 31, 2018. 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 please contact your investment advisor for more information. 2. 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.