

INVESTPLUS

INDUSTRIAL REIT



CREATING WEALTH THROUGH INDUSTRIAL BUILDINGS

InvestPlus Real Estate Investment Trust (IP REIT) is a private real estate investment fund, based in Calgary, Alberta. The REIT provides an opportunity to invest into a portfolio of revenue generating industrial properties across Western Canada. Our mandate is to provide you with the most attractive, well structured, and ethical real estate investment in Canada.

TRUST STRATEGY

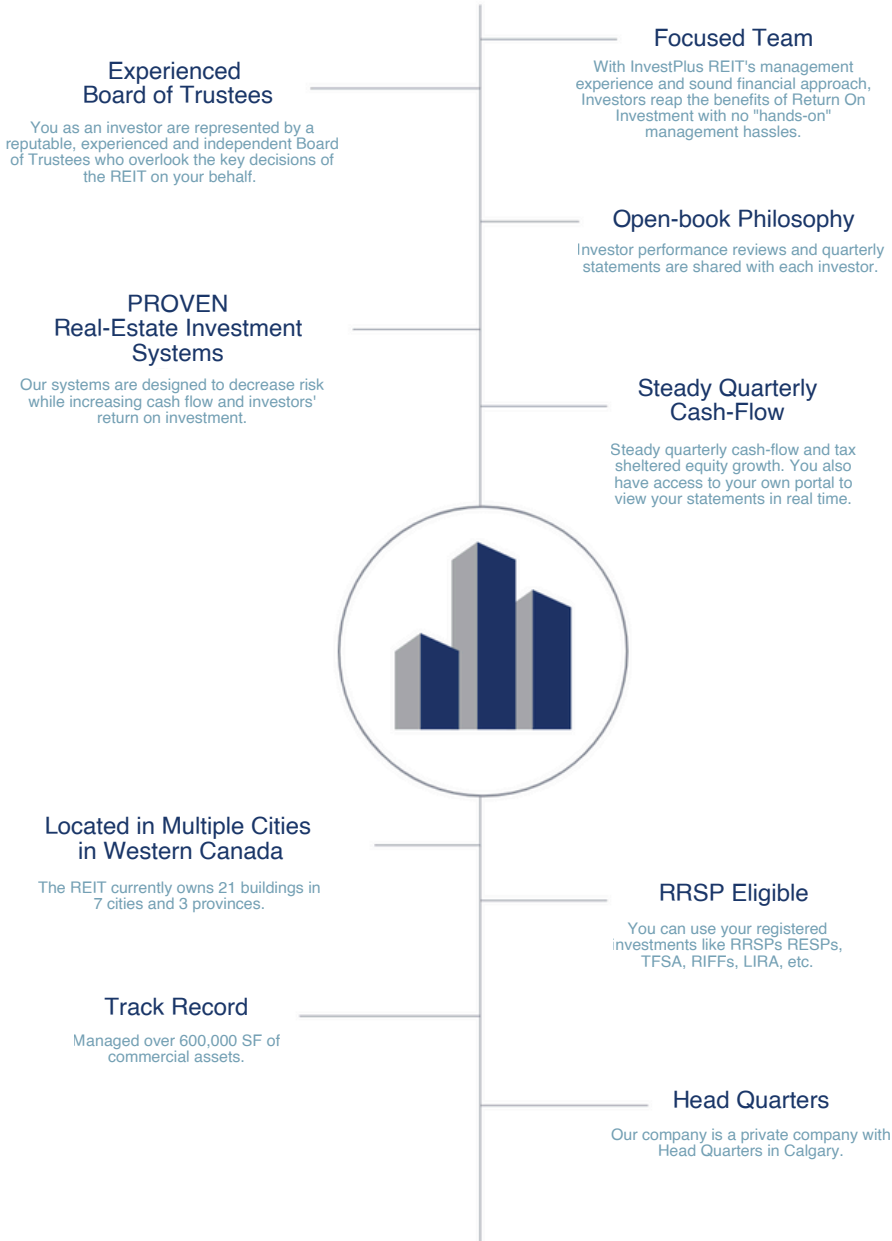
To target and acquire accretive industrial properties throughout Western Canada where public or private REITs do not exploit due to size, lack of local presence or criteria.



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PORTFOLIO SUMMARY



WHY INVEST IN INVESTPLUS REIT

- ✓ Quarterly Income - 6.10% target distributions paid quarterly. A Distribution Reinvestment Plan ("DRIP") is available on all classes and it earns an additional 3% bonus of the distributions
- ✓ Targeted Return of 7% to 12%
- ✓ Potential for unit value to grow
- ✓ Tax-Efficient - Portion of the fund's distributions may be treated as return of capital
- ✓ Eligibility for Registered Plans - Ability to invest RRSP, RESP, RRIF, LIRA & TFSA
- ✓ Management & Trustee Experience - 100 cumulative years



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TRUST DETAILS

FUND TYPE	MUTUAL FUND TRUST
LEGAL DISCLOSURE DOCUMENT	OFFERING MEMORANDUM
²TARGETED ANNUAL DISTRIBUTIONS PAID QUARTERLY	6.10%
REGISTERED PLAN STATUS	ELIGIBLE (RRSP, RESP, RRIF, LIRA & TFSA)
³REDEMPTIONS	QUARTERLY
REPORTING PERIOD	QUARTERLY
¹FUND ASSETS UNDER MANAGEMENT	\$108 MILLION
⁴M.E.R. FEES	NONE

FUND HIGHLIGHTS



InvestPlus has never missed a distribution. We have never paid below 6% since the inception of the REIT.

DISTRIBUTION PAID TO UNITHOLDERS TO DATE:

**\$11.5
MILLION**

PORTFOLIO

TARGET ANNUAL RETURN ⁵

7% - 12%

NET ASSET VALUE ¹

108,000,000



FREQUENTLY ASKED QUESTIONS

WHAT IS THE REIT'S DISTRIBUTION?

- ✓ The REIT is paying out a target distribution of 6.10% currently.
- ✓ A Distribution Reinvestment Plan ("DRIP") is available on all classes and it earns an additional 3% bonus of the distributions. (6.10% x 3%)

HOW ARE THE RETURNS CALCULATED?

- ✓ Distributions: 6.10%
- ✓ Appreciation
- ✓ Mortgage pay-down

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 commercial properties that include heavy and light industrial buildings.

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 discounts would apply:

- 8% discount in year 1
- 6% discount in year 2
- 4% discount in year 3
- No discounts after year 3
- Quarterly redemption limits of \$100,000. Please refer to OM for more details.

WHAT ARE THE COSTS ASSOCIATED WITH INVESTING REGISTERED FUNDS?

- ✓ A one-time fee of \$100 + GST when your investment is registered.
- ✓ An annual fixed fee of \$150/year (+GST) with Olympia Trust



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RECENT ACQUISITIONS



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.

1. Funds under Management and the \$108M Under Management. Note: The total assets for the portfolio as of December 30, 2023. 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 and may differ from the current Offering Memorandum. Please contact your investment advisor for more information.

2. 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.

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. Note: There is an Acquisition fee of 1.0% of the purchase value of the buildings we acquire and up to 1% of funds-raised fee. These fees are net of your returns. There are annual fixed fees if you are investing registered funds (no fees if investing cash). As of this writing, fees for registered funds are fixed at \$150/year (+GST). More details on these fees and other fees are found in the Offering Memorandum.

5. Targeted Annual Returns: are inclusive to the target distribution of 6.10% , equity growth through the appreciation of the value of our buildings and debt repayment.

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.

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