



## FUND DESCRIPTION

District Property Trust ("District REIT") is a private real estate investment trust focused in Southwestern Ontario that invests in diversified income-producing real estate assets. District REIT's objective is to maximize investor value by providing monthly distributions and long-term appreciation through effective management and cumulative portfolio growth.

## ACQUISITION STRATEGY

The Trust's diversified asset mix strategy focuses on select growing secondary markets in the Greater Golden Horseshoe and in Southern Ontario. This is where management has a well-developed network of developers, owners, bankers, brokers and other industry specialists. In this market, the Trust can access off-market or under performing assets and a healthy pipeline of newly-developed, purpose-built income properties, not otherwise available. The types of properties targeted for acquisition include multi-tenant, mixed-use, residential properties, captive and convenience style retail plazas, light industrial/warehouse facilities, and suburban office buildings with a range of tenants/users with varying lease expiration dates.

## INVESTMENT HIGHLIGHTS

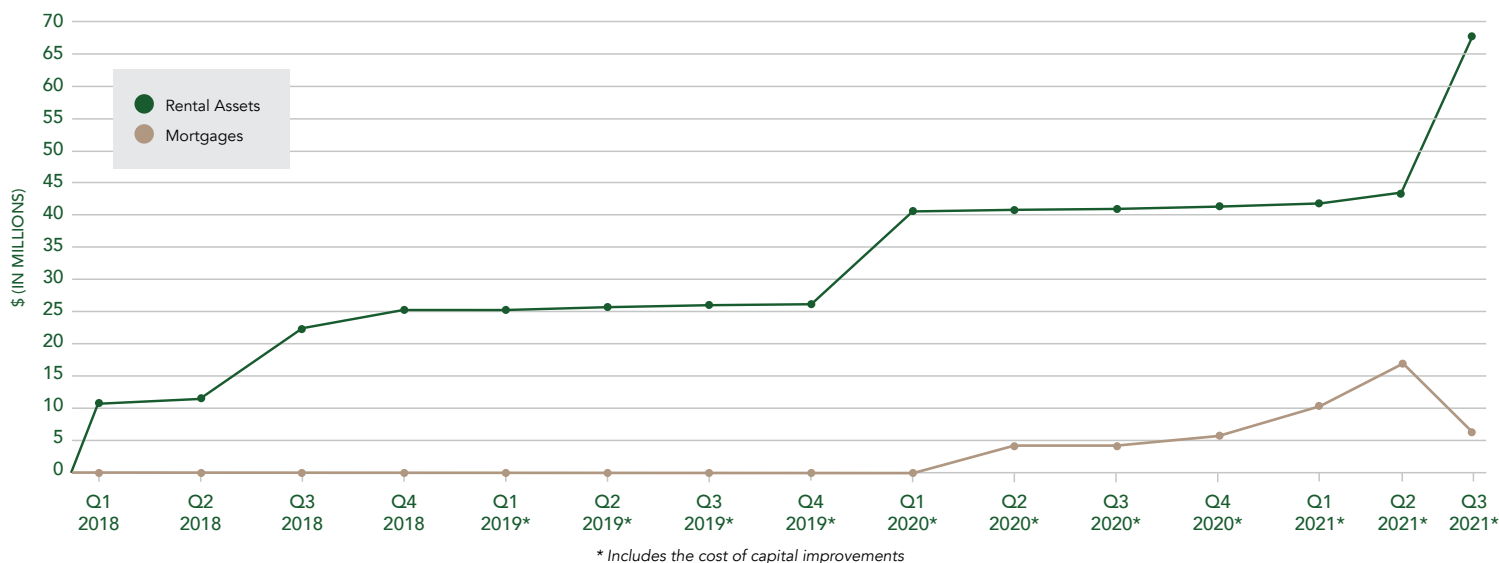
- Monthly distributions (currently 8% per annum)
- Capital growth potential
- Eligibility for RRSPs, TFSA's, RRIFs, RESP's
- Distribution reinvestment plan (DRIP) available
- Tax-advantaged structure
- 100% Canadian real estate focused
- Local and specialized management, focused on investors
- Open investment terms, liquidity options available\*

\* Subject to limitations. See Offering Memorandum for full details.

## ASSETS UNDER MANAGEMENT

As of the date of this Fund Fact Sheet, District REIT has raised in excess of \$45 Million of Class A Units and has over \$67 Million of gross assets under management.

## INVESTMENTS



## SUMMARY OF ACQUISITIONS

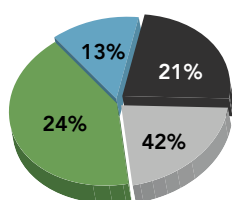
Property	Location	Purchase Date	Purchase Price	Fair Market Value	Residential	Commercial
Assumption Plaza	Brantford	16 October, 2017	\$7,210,000	\$8,400,000	-	11
McClary Apartments	London	21 February, 2018	\$3,220,000	\$4,050,000	34	-
100 Bronte-The Rose	Milton	27 July, 2018	\$11,200,000	\$13,830,000	24	7
Riddell Gardens	Woodstock	27 January, 2020	\$14,600,000	\$16,000,000	56	-
Wonderland Path	London	14 July, 2021	\$24,200,000	\$24,875,000	47	-

## DISTRIBUTIONS

Distribution Declaration Date	Distribution Paid Date	Distribution Per Unit	Annual Cash Yield*
31 Oct, 2020	15 Nov, 2020	\$0.07	8.00%
30 Nov, 2020	15 Dec, 2020	\$0.07	8.00%
31 Dec, 2020	15 Jan, 2021	\$0.07	8.00%
31 Jan, 2021	15 Feb, 2021	\$0.07	8.00%
28 Feb, 2021	15 Mar, 2021	\$0.07	8.00%
31 Mar, 2021	15 Apr, 2021	\$0.07	8.00%
30 Apr, 2021	14 May, 2021	\$0.07	8.00%
31 May, 2021	15 Jun, 2021	\$0.07	8.00%
30 Jun, 2021	15 Jul, 2021	\$0.07	8.00%
31 Jul, 2021	16 Aug, 2021	\$0.07	8.00%
31 Aug, 2021	15 Sep, 2021	\$0.07	8.00%
30 Sep, 2021	15 Oct, 2021	\$0.07	8.00%

\* Based on the unit price as of the distribution declaration date

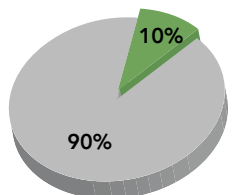
## ASSET DIVERSIFICATION



### ASSET DIVERSIFICATION

Based on Fair Market Value

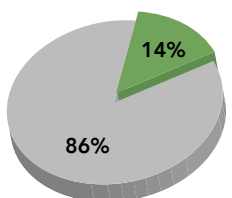
Milton	13.83M
London	28.93M
Brantford	8.40M
Woodstock	16.00M



### TENANT DIVERSIFICATION

Based on Number of Units

Residential	161 Units
Commercial	18 Units



### TENANT DIVERSIFICATION

Based on Square Footage

Residential	177,648 SF
Commercial	28,405 SF

## DISTRICT REIT ASSET MANAGEMENT TEAM

**Asset Manager:** District Asset Management Inc.

**Property Manager:** District Property Management Inc.

**Legal Advisors:** Dobbeklaw Professional Corporation

**Auditors:** KPMG LLP (Canada)

**Registered Account Provider:** Community Trust Company and Olympia Trust Company

## TERMS AND FEES

**Investment Minimum:** \$10,000

**Purchases:** Monthly

**Redemptions:** Semi-Monthly

**Valuations:** \$10,000

**Asset Management Fee:** External Management\*

**Performance Fees:** Incentive Allocations\*

\* See Offering Memorandum for full details.

## CURRENT PORTFOLIO

<b>Properties Acquired</b>	5
<b>Gross Property Value</b>	\$67 Million
<b>Residential Units</b>	161
<b>Commercial Rentable SF</b>	28,405 SF
<b>Occupancy Rate</b>	90%
<b>Weighted Average Mortgage Rate</b>	4.43%
<b>Weighted Average Debt Term to Maturity</b>	0.93 Years



## DISCLAIMERS

Unless otherwise noted, all information contained herein is given as of September 30, 2021. This summary is not intended as relating to investment, financial, legal, insurance or tax and you should not construe it or rely upon it as such. Professional advice should be obtained with respect to any investment. Past performance is not indicative of future performance. Future distributions will depend on numerous factors, including District REIT's financial performance, debt covenants and obligations, interest rates, working capital requirements and future capital requirements.

### (1) Tax-advantaged

"Tax-advantaged" structure means that due to the ability of real estate owners (including District REIT) to deduct capital cost allowance (CCA) against income, taxes can often be reduced and/or deferred; unlike an interest bearing instrument, such as a bond or mortgage, which has no such offset available. In 2018 and 2019, 100% of District REIT's distributions were treated as return of capital (Box 42 on a T3 Form) for tax purposes. In 2020, 96% of District REIT's distributions were treated as return of capital while the remaining 4% were treated as other income (Box 26 on a T3 Form) for tax purposes. There is no guarantee that this will be the case in the future.

### (2) Forward-Looking Information

Certain information contained herein constitutes forward-looking information, particularly related to targeted returns and the successful acquisition of several target properties at estimated purchase prices. Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of District REIT to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statement. For a discussion of risk factors impacting District REIT and its business, please see our Confidential Offering Memorandum dated September 30, 2021 (the "Offering Memorandum").

### (3) Investor Relations Contact

For existing investor enquiries, please contact our Investor Relations Team at [info@districtreit.ca](mailto:info@districtreit.ca) or call 1-833-308-7348.

### (4) To Purchase Units of District REIT

For more information on how to purchase Units of District REIT, please contact our Investor Relations Team at [info@districtreit.ca](mailto:info@districtreit.ca) or call 1-833-308-7348 and we will be happy to put you in touch with one of our qualified Exempt Market Dealers.

### (5) Financial Information

All balances communicated within this update have not been audited, and may be subject to change.

This document does not constitute an offer to sell or a solicitation to buy the Units of District REIT. Prospective purchasers of Units of District REIT should refer to our Offering Memorandum. A copy may be obtained directly upon request from the Exempt Market Dealer to District REIT. Units of District REIT are only available to qualifying investors under the Offering Memorandum Exemption (as provided in NI 45-106) and must be purchased through a registered Exempt Market Dealer.