

Alitis Private Real Estate Limited Partnership

The Alitis Private Real Estate Limited Partnership (RELP) is designed to offer investors unique access to institutional style private real estate investments. It is unique and designed to perform, using a Multi-Strategy, Multi-Manager, Multi-Investment approach. This approach gives investors exposure to a wide range of real estate types, geographic regions, and manager expertise. In our opinion this is one of the best ways to provide necessary liquidity, safety and sustained performance when investing in private real estate.

The investment objective of the Alitis Private Real Estate Limited Partnership is to generate a high level of capital appreciation and a moderate level of income over the long-term.

Investment Highlights

- Investment Focus: Development, Value-Add and Core Plus
- Multi-family focus of apartments, townhomes and condominiums
- Canadian focus with US and global allocations over time
- Access to institutional real estate

Targeting Higher Returns

Like traditional assets, real estate offers a wide range of investing opportunities depending on the investor's risk return profile. There are four main categories of investment strategies that are used to define the risk and return characteristics of a real estate investment. They are:

Core: considered to be the least risky because they often target stabilized, fully leased, secure investments in major core markets.

Core Plus: is similar to Core, but not quite as high quality as the property might be in the suburbs or a secondary metropolitan area, the tenants may not be quite as high quality or it may involve a property type that is not one of the four main property types. A newly-built property may also be classified as Core Plus if the leverage is in the 40 - 70% range.

Value-Add: target properties that have in-place cash flow, but seek to increase that cash flow over time by making improvements to or repositioning the property.

Opportunistic/Development: target highly distressed properties that require major renovations. They also involve the development of raw land, into residential or commercial properties.

Quick Facts - Class E

Minimum Investment	\$25,000; subsequent investments \$5,000
Target Returns ¹	8% - 12%
Distributions	As and when the General Partners determines appropriate
Early Redemption Charge	None
Redemptions	Annually on March 31 st
Minimum Hold Period	1 Year
Minimum Notice Period	1 Year
Registered Accounts	Not Eligible
Management Fees ²	1.10%
Performance Fee	20.0% above the hurdle rate
Hurdle Rate	8.0%
High Water Mark	Yes
Custodian	Qtrade Credential Securities
Auditor	KPMG



Subscriptions and Redemptions

Subscriptions will take place monthly, on the last Friday of each month. The holdings of the Alitis Private Real Estate Limited Partnership have reduced liquidity and as such, there is a minimum hold period of at least one year. Units may be redeemed on March 31st of each year. Orders to redeem must be received by Alitis on or before March 31st of the calendar year preceding the calendar year in which the investor wishes to redeem Units. The maximum amount that may be redeemed each year shall not exceed 10% of the NAV of the RELP.

Compliance

We consider the Alitis Private Real Estate Limited Partnership to be a higher risk investment, primarily due to the limited liquidity. We do not recommend its use for investment time horizons less than five years.

About Alitis Investment Counsel

Alitis' investment approach is to deliver reliable, risk-adjusted returns utilizing a very broad range of traditional and alternative asset classes. We endeavor to design our portfolios to deliver solid returns with significantly less risk than portfolios made up solely of traditional investments.

ALITIS
INVESTMENT COUNSEL

Victoria Office
106 - 1990 Fort Street
Victoria, BC V8R 6V4

Campbell River Office
101 - 909 Island Hwy
Campbell River, BC V9W 2C2

1.800.667.2554 • info@alitis.ca

1. Target returns are determined through a number of methods that are designed and intended to maintain the desired returns within the specified risk tolerance set for the fund. These methods vary. The fund manager has concluded that within the current environment displayed target returns are reasonable to expect over time, however, returns are not guaranteed. Talk with an Alitis representative to learn more about what determines the rate of return earned by the fund.

2. Fund operating expenses are in addition. Additional performance fees may be charged if certain thresholds are met.

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