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Alitis Private REIT Projects

Name: Fleetwood Rise
Location: Surrey, BC
Type: 131 Townhome Development
Status: Under Construction
Est. Completion: January 2019
Alitis Investment[1]: $750,000
Projected Development Return (Annualized)[2]: 75.3%

Name: Centennial
Location: Vernon, BC
Type: 60 Unit Apartment Development
Status: Under Construction
Est. Completion: February 2019
Alitis Investment[1]: $2,622,000
Projected Development Return (Annualized)[2]: 18.0%

Name: Meaford
Location: Victoria, BC
Type: 106 Unit Apartment Development
Status: Under Construction
Est. Completion: June 2019
Alitis Investment[1]: $5,125,100
Projected Development Return (Annualized)[2]: 29.8%

Name: East 3rd
Location: North Vancouver, BC
Type: 36 Townhome Development
Status: Under Construction
Est. Completion: July 2019
Alitis Investment[1]: $1,400,000
Projected Development Return (Annualized)[2]: 17.4%

Name: The Onyx
Location: Winnipeg, MB
Type: 282 Unit Apartment Development
Status: Under Construction
Est. Completion: February 2020
Alitis Investment[1]: $7,590,000
Projected Development Return (Annualized)[2]: 15.2%

Name: Belmont Landing
Location: Colwood, BC
Type: 48 Unit Apartment Development
Status: Under Construction
Est. Completion: March 2020
Alitis Investment[1]: $2,150,000
Projected Development Return (Annualized)[2]: 26.0%

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Name: Steveston
Location: Richmond, BC
Type: 43 Townhome Development
Status: Rezoning
Est. Completion: June 2020
Alitis Investment[1]: $1,600,000
Projected Development Return (Annualized)[2]: 12.4%

Name: West 6th Granville
Location: Vancouver, BC
Type: 36 Condominiums & 7 Townhome Development
Status: Development Permit
Est. Completion: June 2021
Alitis Investment[1]: $755,000
Projected Development Return (Annualized)[2]: 20.6%

Name: Cottonwood
Location: Coquitlam, BC
Type: 283 Condominiums & 100 Unit Rental Apartment Development
Status: Rezoning
Est. Completion: December 2023
Alitis Investment[1]: $1,500,000
Projected Development Return (Annualized)[2]: 19.6%

Name: 6075 Wilson
Location: Burnaby, BC
Type: 344 Condominiums & 10 Townhome Development
Status: Rezoning
Est. Completion: December 2023
Alitis Investment[1]: $3,000,000
Projected Development Return (Annualized)[2]: 19.0%

Name: Waterford Village
Location: Winnipeg, MB
Type: 126 Unit Apartment Development
Status: Income Producing
Completed: October 2018
Alitis Investment[1]: $5,021,100
Realized Development Return (Annualized)[2]: 26.6%
Current Yield[3]: TBD

Name: The Enclave
Location: Langford, BC
Type: 81 Unit Apartment Development
Status: Income Producing
Completed: February 2018
Alitis Investment[1]: $3,634,875
Realized Development Return (Annualized)[2]: 42.1%
Current Yield[3]: 5.6%

Name: Eleven
Location: Winnipeg, MB
Type: 56 Unit Apartment Development
Status: Income Producing
Completed: October 2017
Alitis Investment[1]: $2,264,820
Realized Development Return (Annualized)[2]: 27.3%
Current Yield[3]: 6.7%

Name: Addison Square
Location: Winnipeg, MB
Type: 139 Unit Apartment Development
Status: Income Producing
Completed: July 2017
Alitis Investment[1]: $5,472,250
Realized Development Return (Annualized)[2]: 25.7%
Current Yield[3]: 9.2%

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Name: Riverstone Heights
Location: Winnipeg, MB
Type: 85 Unit Apartment Development
Status: Sold
Completed: July 2016
Alitis Investment[1]: $3,250,000
Realized Development Return (Annualized)[2]: 21.9%

Name: Silverstone Terrace
Location: Edmonton, AB
Type: 39 Unit Apartment Development
Status: Sold
Completed: March 2016
Alitis Investment[1]: $1,560,000
Realized Development Return (Annualized)[2]: 11.6%

Name: RISE Properties Trust
Focus: to acquire and refurbish under-performing rental apartments in the greater Seattle area in order to improve their operations, cash flow and value
Annualized Rate of Return: **10%**[4]

Name: Timbercreek 4 Quadrant Global Real Estate Partners
Focus: invest in equity and debt (public and private) backed by real estate across all property types located in strong markets globally
Annualized Rate of Return: **8%**[5]

Name: Fiera GTA Opportunity Fund
Focus: primarily larger scale residential real estate developments in the Greater Toronto Area
Projected Annualized Return:
13 - 15%

Name: Timbercreek US Multi-Residential Value-Add Fund
Focus: to acquire and improve undervalued multi-unit residential assets in the southeast United States
Projected Annualized Return:
10 - 12%

Name: CMCC Capital Fund
Focus: invest in residential and commercial real estate developments in major urban centres in ON and BC
Projected Annualized Return: **15%**

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Alitis Asset Management is a division of Alitis Investment Counsel Inc.

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1. Represents the total Alitis investment in the project, not specifically the investment made by the Alitis Private REIT.

2. Development Return is calculated by multiplying Alitis' proportionate share of a project by the difference between the current fair market value of the property and the total cost of its development. The property is deemed to be completed once construction has been completed to 98% and the property is 90% leased and/or rented.

3. Current yield is defined as the net operating income less mortgage interest divided by current equity.

4. 2017 return (Class F): 16.2% USD return. The $CAD return was 9.68% and the USD depreciated 6.5% for a total return of 16.2% USD

5. 2017 return for Timbercreek 4 Quadrant Global Real Estate Partners was 8.25%.

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v.2019.01.03