

Investment Overview

The Slate Securities Real Estate Performance Trust (the “Trust”) is a value oriented real estate focused fund that provides exposure to a diversified portfolio of real estate businesses by investing in both public and private real estate securities.

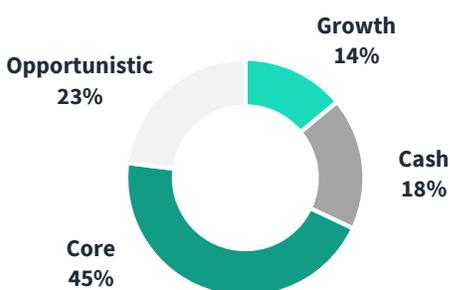
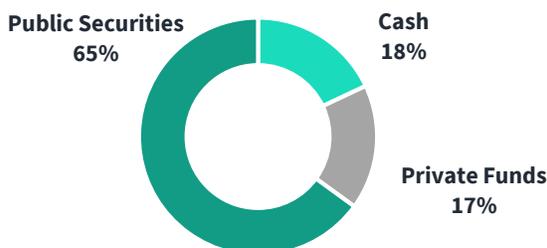
Investment Highlights

- Real Estate Specialists – Real Estate is all we invest in
- We leverage the collective Slate knowledge to make better decisions in public and private securities
- Understanding private market and public market valuation is a proven way to make money in real estate securities
- We have access to Slate Asset Management’s private funds

The objectives of the Trust include:

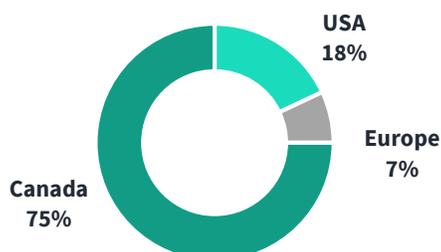
- 1) Net worth Preservation
- 2) To provide strong risk adjusted returns
- 3) Offers liquidity
- 4) Total return focused

Liquidity Allocation*



Risk Allocation*

Geographical Allocation*



* Allocation as of September 30, 2019

Trust Details

Structure	Open ended Investment Trust
Purchase Options	Monthly subscriptions in Class A, Class F & Class I
Performance Objective	Total return focused including a 2% p.a. quarterly distribution
Management Fee	1%
Performance Fee	15% of total return once investors have earned a 5% preferred investor return, with high water mark
Registered Eligibility	Eligible for RRSP, RESP, RRIF, DPSP, RDSP, TFSA
Liquidity	Quarterly with 30 days notice
Eligible Investors	Accredited investors only
Auditor	Deloitte
Prime Broker	TD Securities
Administrator	SGGG
Legal Counsel	Blakes, Cassels & Graydon
Currency	Canadian Dollars
Available via FundServ	Class A (SLS100) Class F (SLS102) Class I (SLS104)

Slate Securities Real Estate Performance Trust Returns¹

	1 Month	Year to date	Since Inception ²
Performance	2.48%	17.73%	18.40%

¹Trust Returns are net of accrued management fees and performance fees and all fund expenses on Class I units subscribed for on Inception Date. Past performance is not indicative of future performance.
²Inception Date August 31, 2018

[Click here for the September 2019 Newsletter](#)

Slate Securities L.P. – The Manager

Slate Securities L.P., an affiliate of Slate Asset Management, is a registered PM, IFM and EMD with the Ontario Securities Commission. Slate is also registered in Alberta, British Columbia, Manitoba, New Brunswick, Nova Scotia, Prince Edward Island, Québec and Saskatchewan.

Our Differentiator

We are real estate specialists - Public equity expertise with direct property intelligence

Slate Securities L.P. is an investment management platform specializing in real estate investing, across the public and private real estate markets

Why specialize in real estate?

Wealth Preservation and Investment Performance - Understanding the true underpinning value of real estate in the public and private real estate markets is vital in both protecting capital and identifying the best opportunities to realize potential returns for investors

How do we execute?

Knowledge and Deal Flow - By partnering with Slate Asset Management, an owner/operator of over \$6 billion of real estate with a proven track record, we are able to gain unique insights in real estate investing as well as having access to deal flow

Slate Asset Management

Slate is a global real estate investor and asset manager with an established track record

\$6.3BN

Assets Under Management

Over 250 acquisitions and dispositions completed since inception in 2005 totaling ~\$11.0 billion

Net **24.5%** IRR and **2.0x** MOIC on completed investments¹

\$175MM

of Slate's Equity Invested

90

Employees

In-house legal, development, leasing, construction and acquisition teams

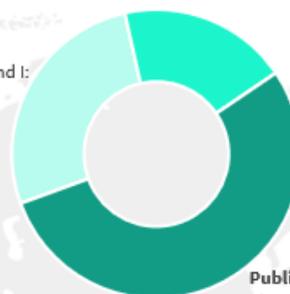
Established relationships in all facets of the commercial real estate industry across Canada, the United States and Europe



¹ This represents Slate's net realized investments since inception. Note: all figures are expressed in Canadian dollars unless otherwise specified.

Institutional Separate Accounts
Slate Advisors: C\$1.2bn

Private Equity
Canadian Real Estate Opportunity Fund I: C\$1.2 bn
Slate European Real Estate Limited Partnership I / II / III: €325 mm



Public
Slate Retail REIT: US\$1.4 bn
Slate Office REIT: C\$1.6 bn

European Investments
€325mm

U.S. Investments
US\$1.6bn

Canadian Investments
C\$3.7bn

Securities

SLATE

For More Information

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