

## 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.

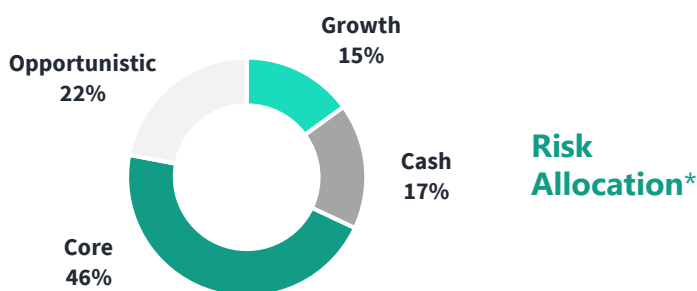
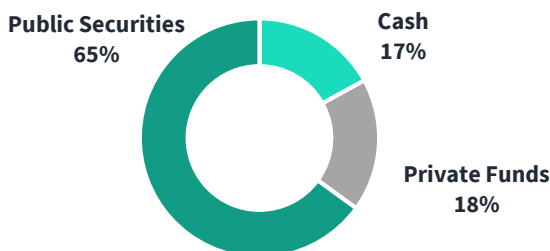
## Investment Highlights

- 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

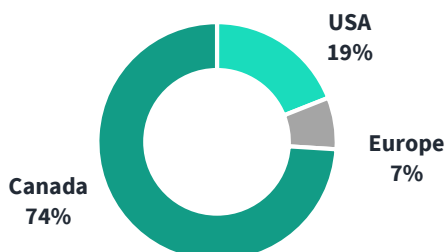
### The objectives of the Trust include:

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

## Liquidity Allocation\*



## Geographical Allocation\*



\* Allocation as of August 31, 2019

## Trust Details

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

## Slate Securities Real Estate Performance Trust Returns<sup>1</sup>

	1 Month	Year to date	Since Inception <sup>2</sup>
<b>Performance</b>	0.92%	14.90%	15.57%

<sup>1</sup>Trust 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.

<sup>2</sup>Inception Date August 31, 2018

[Click here for the August 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 **33.0%** IRR and **2.2x** MOIC on completed investments<sup>1</sup>

**\$175MM**  
of Slate's Equity Invested

**80+**  
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



**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: €319 mm

**U.S. Investments**  
US\$1.6bn

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

**European Investments**  
€0.3bn

**Canadian Investments**  
C\$3.7bn

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