



As of November 30, 2020

Fact

Sheet

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.

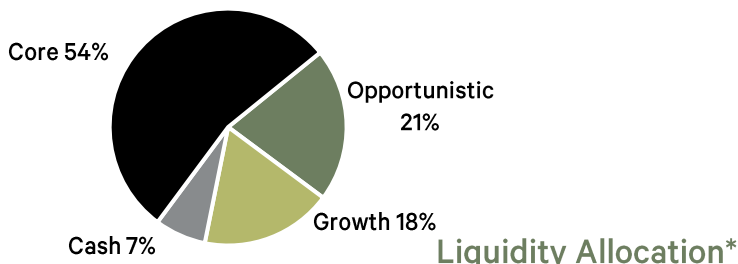
Investment Highlights

- 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

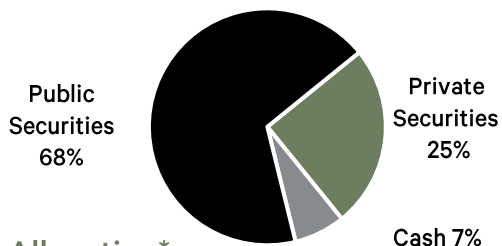
Objectives of the Trust include:

- Net worth preservation
- To provide strong risk adjusted returns
- Offers liquidity
- Total return focused

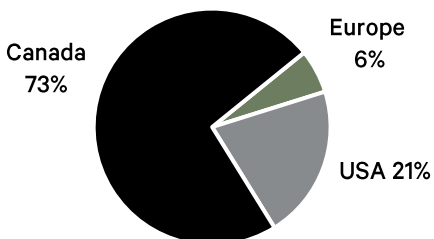
Risk Allocation*



Liquidity Allocation*



Geographical Allocation*



*Allocation as of November 30, 2020

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

Slate Securities Real Estate Performance Trust Returns¹

	1 Month	Year to date	Since Inception ²
Performance	8.12%	-8.73%	11.30%

¹Trust Returns are net of accrued management fees and performance fees and all fund expenses on Class I units subscribed for on Inception Date. Year to date performance is from January 1, 2020 to November 30, 2020. Past performance is not indicative of future performance.

²Inception Date August 31, 2018

Click here for the November 2020 Newsletter

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slatesecurities.com

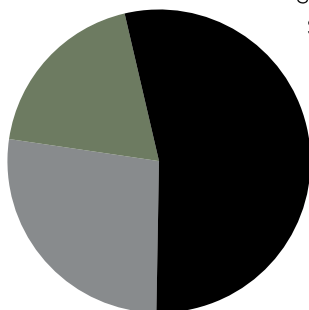
Slate Securities L.P. – The Manager

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.

Slate Asset Management is a leading alternative investment platform with an established track record.

Institutional Separate Accounts

Slate Advisors: C\$1.1B



Public

Slate Retail REIT: US\$1.3B
Slate Office REIT: C\$1.9B
Slate Securities: C\$0.2B

Private Equity

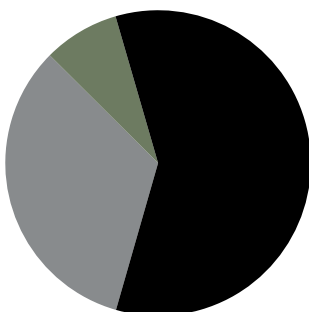
Canadian Real Estate Opportunity Fund I: C\$1.2B
Slate European Real Estate Limited Partnership I/II/III: €419M

European Investments

€0.5B

Canadian Investments

C\$3.8B



U.S. Investments

US\$1.6B

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

\$6.5B

Current assets under management

\$200M

Of Slate's equity invested

100+

Employees

\$11B

250+ acquisitions and dispositions completed since inception in 2005

24.5%

NET IRR

2.0x MOIC on completed investments¹

¹This represents net figures as per Slate's audited non-listed investment track record as at December 31, 2019.

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Securities

SLATE

For more information, please contact

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