



As of July 31, 2023

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.

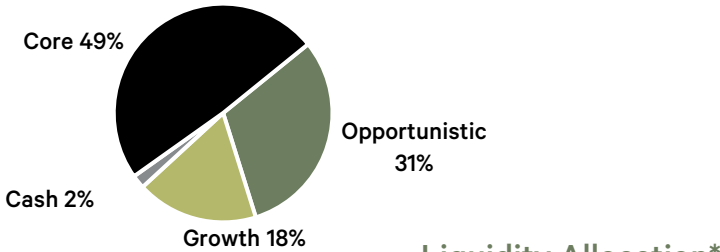
Investment Highlights

- 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

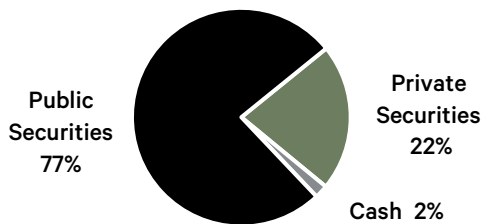
Objectives of the Trust include:

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

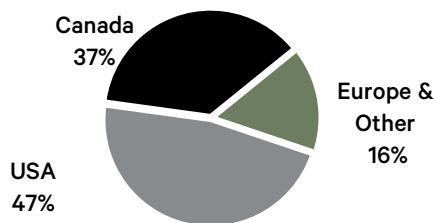
Risk Allocation*



Liquidity Allocation*



Asset Level Geographical Allocation*



*Allocation as of July 31, 2023

Trust Details

Structure	Open ended Investment Trust
Purchase Options	Monthly subscriptions via Fundserv - Class A (SLS100), Class F (SLS102) & Class I (SLS104)
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, RRIIF, DPSP, RDSP, TFSA
Liquidity	Monthly with 30 days notice
Eligible Investors	Accredited investors only
Auditor	Deloitte
Prime Broker	TD Securities
Administrator	SXXX
Legal Counsel	Blakes, Cassels & Graydon
Currency	Canadian Dollars

Slate Securities Real Estate Performance Trust Returns¹

	MTD	YTD	1 YR	3YR ²	SI ²
Performance	0.64%	2.04%	-1.74%	6.62%	5.24%

¹Trust Returns are net of accrued management fees, performance fees and all fund expenses on Class I units subscribed for on Inception Date and assume no reinvestment. Month-to-date ("MTD") is for the immediately preceding month as of the date of this document and year-to-date("YTD") performance is from January 1, 2023 to July 31, 2023. Past performance is not indicative of future performance.

²Returns are annualized and net of all fees. Inception date is August 31, 2018. ("Inception Date")

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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, Newfoundland Nova Scotia, Prince Edward Island, Québec and Saskatchewan.

Slate Securities Real Estate Performance Trust

Asset class profile (Total portfolio)	
Multi-Family Apt	17.3%
Retail	16.6%
Residential-SFR, MHC, Other	16.1%
Diversified	13.0%
Industrial	9.4%
Specialty	8.0%
Triple net	8.0%
Life Science & Technology	4.2%
Self Storage	3.8%
Cash	2.3%
Office	1.3%
	100%

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 \$11 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

\$13B Current assets under management

\$200M Of Slate's equity invested

180+ Global Employees

\$20B Acquisitions and dispositions completed since inception in 2005

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