

Established in 2006 through its predecessor entities, Avenue Living (2014) LP (the "LP") has evolved into one of Western Canada's fastest-growing private multi-family real estate consolidators and operators. The Avenue Living Real Estate Core Trust (the "Trust") was formed in 2017 to provide investors with the opportunity to participate alongside the LP in its investment mandate, which seeks to achieve returns through capital appreciation and yield by acquiring assets below replacement value and investing in capital and operational improvements.

FUND DETAILS

Fund Type	Open-end Mutual Fund Trust	Fund Inception	Oct 2017 (Class F – Nov 2017)
Registered Eligible	Yes	Highlights	11,200+ multi-family units – 17 markets
Purchases	Monthly – 4 th Thursday of each month	Unit NAV	\$10.75/Unit (DRIP – 2% NAV discount)
Fee Structure	ITD: 2.18% MER*	Redemptions	Monthly*
Minimum	\$5,000	Target Total Return	8 – 12% p.a. (10-Yr), net of fees*
Target Distribution	\$0.70/Unit p.a. (Implied Yield: 6.51% p.a.)	Exemption	Offering Memorandum & Accredited
Fund LTV	63.2% (Sep 30, 2021)	Auditor	Ernst & Young LLP
Distribution Treatment	Return of capital	* See Offering Memorandum	

RETURN HISTORY

Since Inception[†]	9.06%
1-Year	10.99%
3-Year[†]	9.63%
YTD	9.13%
2020	8.55%
2019	9.29%
2018	7.23%

Note: Annualized figures denoted by †; Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown; Figures presented as at September 30, 2021.

MANAGER SUMMARY

Asset Manager	Avenue Living Asset Management Ltd.
Manager AUM	\$3.05 billion
Fund AUM	\$2.20 billion
Fund Manager	Invico Capital Corporation
Note: AUM information presented as at September 30, 2021.	

MONTHLY RETURN SUMMARY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%	0.58%
2019	0.58%	0.58%	0.58%	0.58%	2.08%	0.57%	0.57%	0.57%	0.57%	1.07%	0.57%	0.57%
2020	2.04%	0.56%	0.56%	0.56%	0.56%	0.56%	0.56%	0.56%	0.56%	0.56%	0.56%	0.56%
2021	2.01%	0.56%	0.56%	0.56%	0.56%	0.56%	2.94%	0.54%	0.54%			

Note: Monthly Return Summary figures presented in the table above are a function of a fixed (\$) distribution per Unit; Figures are presented ex-DRIP, but inclusive of any period NAV adjustments; Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown; Figures presented as at September 30, 2021.

AVENUE LIVING

Real Estate Core Trust

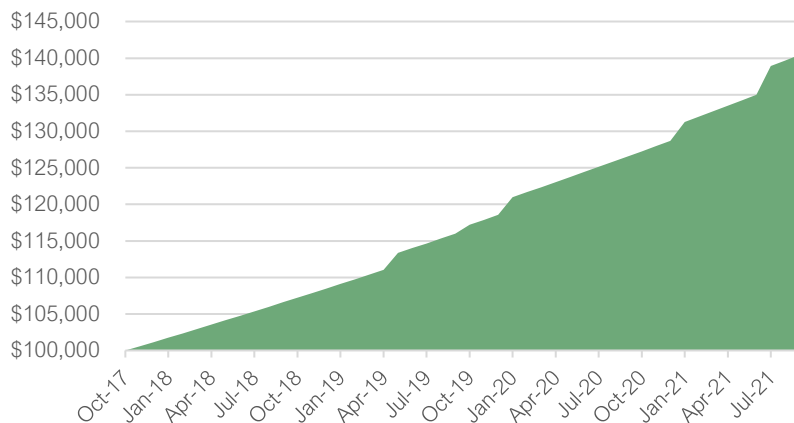
FUND FACT SHEET | CLASS F | NOVEMBER 2, 2021

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core trust

FUNDSERV CODE | ICC400F

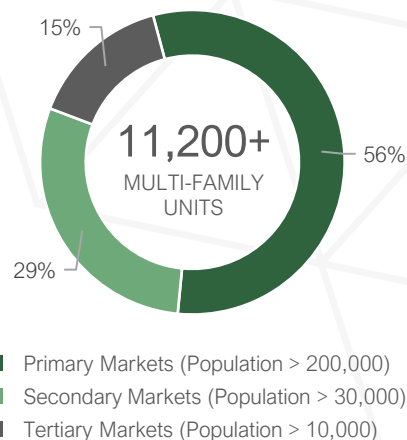
PERFORMANCE HISTORY

GROWTH OF \$100,000 SINCE CLASS F INCEPTION (DRIP)



Note: Returns based on an initial \$10.00 NAV, incl-DRIP; Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown; Market diversification is representative of multi-family units only; Figures presented as at September 30, 2021; See Offering Memorandum.

MARKET DIVERSIFICATION



A PART OF THE AVENUE LIVING GROUP OF COMPANIES

Founded on the principles of "Investing in the Everyday", the Avenue Living Group of Companies ("Avenue Living") focuses on opportunities that are often overlooked by others. Established in 2006 with an initial purchase of 24 suites in Brooks, Alberta, Avenue Living has grown to over \$3.05 billion in aggregate AUM across five private real estate investment mandates, with assets located in Canada and the United States. Avenue Living's team includes top-tier investment and asset management professionals with expertise in real estate operations and transactions, property management, research, investment origination, and capital markets, as well as a suite of subject matter experts to support Avenue Living's growing portfolio of multi-family residential, commercial, agricultural land, and self storage assets.

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