



Cascadia Green Real Estate Investment Trust (The “Trust”) is a private real estate investment trust (REIT) that provides exclusive access to a pipeline of multi-family development assets in Greater Vancouver. The Trust has partnered with an established development arm, allowing investors to benefit from favorable positions taken in developments and acquisitions of this highly competitive market.

## Trust Details

Type	Mutual Fund Trust
Status	Offering Memorandum
Redemptions	Quarterly (Limited) See OM

## Investments

Class A Min	\$2,000
Class F Min	\$50,000
Registered Plans	Eligible (RRSP, TFSA, RESP)
Target Net Annual Return	9% - 13%

## Trust Strategy

The Trust’s exclusive development partnership allows for:

- A continuous deal flow pipeline
- Value creation with equity stake in early stage development projects
- First right to acquire revenue generating assets
- Ability to diversify investment across development / construction cycle



Deal Flow Pipeline

First Right To Acquire  
The Properties

Network Of Experienced  
Professionals

## Why Invest in the REIT

- Tax Efficiency – Initial fund distributions may be treated as return of capital.
- Investment Flexibility – Eligible for non-registered funds, or registered funds with a trusted account manager.
- Preferred & Accrued Return – Prior to distributions, investors have an accruing 6% preferred return, prior to profit share with management.
- DRIP – Reinvest future distributions at a 2% discount.
- Capital Appreciation – Grow net asset value (NAV) through development and construction projects.
- Diversified Risk – Funds may be placed across multiple projects that are in different stages of the investment ecosystem; land acquisition & lift, planning & development, construction and property management.



## TARGET ASSET | AXIR

### Lonsdale Avenue, North Vancouver

- 5-storeys, 64 rental units
- Highly desirable neighbourhood
- Close to transit, access to grouse mountain and sea bus access to downtown
- Amenities nearby (restaurants, grocery stores, daycare centers)
- 41 vehicle spaces, 98 bicycle spaces



## Further Information

Investors can contact the Dealing Representative Access Capital for assistance.



## Cascadia Green REIT

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**IMPORTANT INFORMATION: This communication is for information purposes only and is not, and under no circumstances, is to be construed as an invitation to make an investment in Cascadia Green REIT.** Investing in Cascadia Green REIT Units involves risks. There is currently no secondary market through which Cascadia Green REIT Units may be sold and there can be no assurance that any such market will develop. A return on an investment in Cascadia Green REIT Units is not comparable to the return on an investment in a fixed-income security. The recovery of an initial investment is at risk and the anticipated return on such an investment is based on many performance assumptions. The market value of Cascadia Green REIT Units may decline if Cascadia Green REIT is unable to meet its cash distribution targets in the future, and that decline may be material. It is important for an investor to consider the particular risk factors that may affect the industry in which it is investing and therefore, the stability of the distributions that it receives. There can be no assurance that income tax laws and the treatment of mutual fund trusts will not be changed in a manner which adversely affects Cascadia Green REIT.

**LIMITED OPERATING HISTORY. NO GUARANTEE OF PERFORMANCE.** Investing in Cascadia Green REIT Units can involve significant risks and the value of an investment may go down as well as up. There is no guarantee of performance. An investment in Cascadia Green REIT is not intended as a complete investment program and should only be made after consultation with independent investment and tax advisors. Only investors who do not require immediate liquidity of their investment should consider a potential purchase of Units. The risks involved in this type of investment may be greater than those normally associated with other types of investments. Please refer to the Cascadia Green REIT's Offering Memorandum for a further discussion of the risks of investing in Cascadia Green REIT.