

Cascadia Green REIT | Mutual Fund Trust

Q1 2024



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 (Management Fee - 1%)
Class F Min	\$50,000 (Management Fee - 0.5%)
Registered Plans	Eligible (RRSP, TFSA, RESP)
Target Net Annual Return	11% - 14%

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



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 8% 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.



Portfolio



AXIR | 2590 Lonsdale Avenue,
North Vancouver

- 5-STOUREYS, 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



15th ST. | 835 - 843 15th street
North Vancouver

- 2 LOT ASSEMBLY
- SITE AREA: ~11,000 SF
- 400 METERS TO: SUPERMARKETS, MEDICAL CLINICS , PARKS & PLAYGROUND, SHOPPING PLAZA AND MANY RESTAURANTS
- LOCATED ON THE RAPID BUS ROUTE LINE
- ACQUIRED AT FAVORABLE PRICE / TIME

Target Assets | Development Properties



INNOVA

A multi-phase development entering the final stage, INNOVA features 168 units, blending commercial spaces with multi-family homes. Located in Lonsdale on East Third Street between St. Patrick's Avenue and St. David's Avenue.



VERTEX

A multi-phase development project situated on the corner of Marine Dr and Fell Ave in North Vancouver. Located 400 Meters from Capilano Mall, Parks, playgrounds and a large shopping Plaza, VERTEX is in an extremely desirable Location.



Selling Fee Options

Class A and Class F Units

	OPTION 1 High Load	OPTION 2 Low Load	OPTION 3 Front Load
Commissions	Up front 6.00% of subscription price	Up front 4.00% of subscription price	Negotiated with investor
Trailer	0.75% per annum	1.00% per annum	1.25% per annum
Redemption Policy	Quarterly, with notice at the end of a month, with restrictions. For early redemptions within 36 months, a short term fee of 5% may apply. See OM.		
DRIP	Future distributions can be reinvested at a 2% discount on purchased units.		

AXC FUND CODE	FUND NAME	LOAD TYPE	CURRENCY
800	Cascadia Green Real Estate Investment Trust Class A Series 1	MFE	CAD
801	Cascadia Green Real Estate Investment Trust Class A Series 2	MFE	CAD
803	Cascadia Green Real Estate Investment Trust Class F Series 1	MFE	CAD
804	Cascadia Green Real Estate Investment Trust Class F Series 2	MFE	CAD

Further Information

Please contact CEO, Vishaal Dasaor for more information.
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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.