

# VIRTUS DIVERSIFIED REAL ESTATE INVESTMENT TRUST



Fund Fact Sheet (Updated June, 2023)

## OUR PHILOSOPHY:

Virtus Diversified REIT intends to focus on acquiring quality cash flowing properties in strong secondary and tertiary markets across Canada and the United States. The goal is to build a strong and stable commercial, industrial, retail, and multi-unit residential portfolio, enhancing overall portfolio incomes by diversifying the tenant base and geographic location. The long-term goal is to maximize the unit value through future acquisitions, repositioning, and competitive financing.

## OBJECTIVE:

To provide investors with stable monthly cash distributions and long-term growth by acquiring a diverse portfolio of cash flowing properties in secondary markets across Canada and the United States.

## WHY INVEST WITH VIRTUS

**Results-Oriented** – Key management has a successful track record of acquisition, development, and management of properties with a combined 70 years of experience

**Distribution Reinvestment Plan (DRIP)** - Available with 2% discount

**Unit Pricing & Monthly Cash Flow**– Stable, methodical pricing with low volatility and low correlation with major equity markets

**Easy Investment Options** – Eligible for corporate, registered, and non-registered accounts

**Tax Treatment** - A portion of trust distributions may be treated as return of capital<sup>(2)</sup>

## INVESTMENT INFORMATION

TARGETED ANNUAL TOTAL RETURN <sup>(1)</sup>	TARGETED MONTHLY DISTRIBUTION	PRICE PER UNIT
7% to 12%	\$0.0625 per unit <small>\$0.75 per unit annual distribution</small>	\$9.98

## TRUST DETAILS

Asset Manager	<b>Virtus Capital Corporation</b>
Investment Fund Manager	<b>Acess Capital Advisors</b>
Eligible Plans	<b>RRSP, TFSA, RRIF, LIRA</b>
Asset Management Fee	<b>1% (Class F Units) &amp; 1.7% (Class A Units)</b>

Minimum Investment	<b>\$25,000</b>
DISTRIBUTION RE-INVESTMENT PLAN	<b>YES, 2% Discount</b>
Closings	<b>Monthly</b>
Distributions	<b>Monthly</b>
Fund Type	<b>Mutual Fund Trust</b>
Fund Status	<b>Offering Memorandum</b>
Redemptions	<b>Monthly</b>

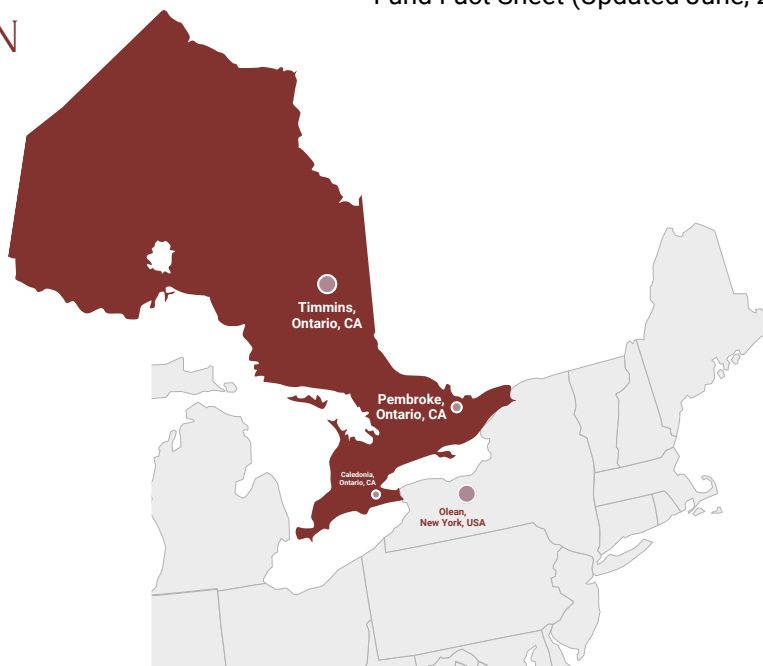
## PURCHASE OPTIONS & ADVISOR COMPENSATION

	Class A Option A	Class A Option B	Class A Option C	F Class
<b>Commission</b>	5%	3%	0-5% (negotiated with client)	n/a
<b>Trailer Fee</b> (annual rate %)	50 bps	75 bps	100 bps	n/a
<b>Deferred Sales Charges for Early Redemption</b>	If redeemed within 12 Months : 5.0% 24 Months: 4.0% 36 Months: 3.0% 48 Months: 2.0% 60 Months: 1.0% Post 60 Months: 0.0%	First 18 months: 3.5% Next 18 months: 3.0% After 36 months: 0.0%	Short-term trading fee: 3.0% (if redeemed within 6 months)	Short-term trading fee: 3.0% (if redeemed within 6 months)
<b>Fundserv Code</b>	AXC 442	AXC 443	AXC 444	AXC 440

\*Please read the full offering memorandum for further details.

## PORTFOLIO COMPOSITION

**Pembroke - 71.25% Leased**  
**Olean - 100% Leased**  
**Caledonia - 97.5% Leased**  
**Timmins - 100% Leased**



## PORTFOLIO

**4 PROPERTIES**  
**4 SECTORS**  
**4 MARKETS**

## VIRTUS Properties



Pembroke Mall, Pembroke, ON



BJ's Wholesale Club | 1899 Cinema Drive, Olean, NY



Commercial Building | 179 3rd Ave, Timmins, ON



RVILLA | 339 Argyle Street South, Caledonia, ON

## ANCHOR TENANTS



## FOOTNOTES

1. "Methodical pricing with lower volatility" means that property values are based on a methodical process involving a number of highly skilled professionals. The iterative calculation is driven by International Financial Reporting Standards (IFRS) values of the Properties. Valuation methods would follow standard valuation guidelines used in the industry and third-party appraisers would be accredited professionals. This methodical pricing means that in the absence of changes in property net operating income, which tends to move with inflation with other conditions remaining the same, or capitalization rates, valuations tend to move slowly over time compared to how stocks can move constantly and with great volatility over the course of the day (or any other investment horizon). As such, methodical pricing would tend to be associated with lower volatility.

2. "Tax-Efficient" and "Tax-advantaged" income means that because of the general ability of real estate owners (like Virtus Diversified REIT) to deduct capital cost allowances (CCA) against income, current taxes may be reduced and/or deferred; whereas with an interest bearing instrument, such as a bond, no such offset from capital cost allowances are available. There is no guarantee that this will be the case in the future.

3. The targeted yield and returns disclosed have not been independently verified. The targeted returns are estimates only and actual results may differ.

## DISCLAIMER

Accredited Investors and Eligible Investors under the Offering Memorandum Exemption. This document is for general information purposes and does not constitute a solicitation to buy or an offer to sell securities, nor shall it form the basis of an act as any inducement to enter into a contract or commitment. Any offerings of securities will be conducted using applicable provincial security offering documentation. Private Capital Market Securities are considered high risk and for qualified investors only.

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