



VIRTUS DIVERSIFIED REIT

D I V E R S I F I E D R E A L E S T A T E I N V E S T M E N T S



DISCLAIMERS

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OFFERING MEMORANDUM

VIRTUS DIVERSIFIED REIT HAS PREPARED AN OFFERING MEMORANDUM FOR DELIVERY TO PROSPECTIVE INVESTORS THAT DESCRIBES CERTAIN TERMS, CONDITIONS AND RISKS OF THE INVESTMENT AND CERTAIN RIGHTS THAT YOU MAY HAVE. YOU SHOULD REVIEW THE OFFERING MEMORANDUM WITH YOUR PROFESSIONAL ADVISER(S) BEFORE MAKING ANY INVESTMENT DECISION. THIS PRESENTATION AND THE ACCOMPANYING OFFERING MEMORANDUM ARE INTENDED FOR DELIVERY ONLY TO, AND PARTICIPATION IN THE INVESTMENT IS RESTRICTED TO, INVESTORS TO WHOM CERTAIN PROSPECTUS EXEMPTIONS APPLY, AS DESCRIBED IN THE OFFERING MEMORANDUM.

SUMMARY OF CERTAIN RISKS

INVESTING IN THE UNITS INVOLVES SIGNIFICANT RISKS. THERE IS CURRENTLY NO SECONDARY MARKET THROUGH WHICH THE UNITS MAY BE SOLD AND THERE CAN BE NO ASSURANCE THAT ANY SUCH MARKET WILL DEVELOP. A RETURN ON AN INVESTMENT IN UNITS OF VIRTUS DIVERSIFIED REIT 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. ALTHOUGH VIRTUS DIVERSIFIED REIT INTENDS TO MAKE REGULAR DISTRIBUTIONS OF ITS AVAILABLE CASH TO UNITHOLDERS, SUCH DISTRIBUTIONS MAY BE REDUCED OR SUSPENDED. THE ACTUAL AMOUNT DISTRIBUTED WILL DEPEND ON NUMEROUS FACTORS, INCLUDING VIRTUS DIVERSIFIED REIT’S FINANCIAL PERFORMANCE, DEBT COVENANTS AND OBLIGATIONS, INTEREST RATES, THE OCCUPANCY RATES OF VIRTUS DIVERSIFIED REIT’S PROPERTIES, WORKING CAPITAL REQUIREMENTS AND FUTURE CAPITAL REQUIREMENTS. IN ADDITION, THE VALUE OF THE UNITS MAY DECLINE IF VIRTUS DIVERSIFIED 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 VIRTUS.

AN INVESTMENT IN A 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. THE UNITS ARE NOT “DEPOSITS” WITHIN THE MEANING OF THE CANADIAN DEPOSIT INSURANCE CORPORATION ACT (CANADA) AND ARE NOT INSURED UNDER THE PROVISIONS OF THAT ACT OR ANY OTHER LEGISLATION. PLEASE REFER TO ITEM 10 OF THE OFFERING MEMORANDUM FOR A FURTHER DISCUSSION OF THE RISKS OF INVESTING IN VIRTUS DIVERSIFIED REIT.

CANADIAN DOLLARS

ALL FIGURES IN THIS DECK ARE IN CANADIAN DOLLARS UNLESS STATED OTHERWISE



VIRTUS DIVERSIFIED REIT

A private REIT allows investors to participate as owners in a pool of real estate assets such as large commercial and multi-unit residential buildings.

Virtus Diversified REIT invests across multiple real estate sectors and regions, and provides monthly cashflow to its unit holders.

Dedicated to identifying underutilized properties and improving management, attracting core clientele, and where needed, redeveloping stagnant assets.

Virtus Diversified REIT asset managers are experienced real estate professionals with a combined 70 years of professional management experience.



HISTORICAL EXPERIENCE

Management has a combined 70 years of experience in the ownership and management of Canadian and US retail, office, and residential real estate. These properties are not part of Virtus Diversified REIT.



Key Management has over 70 years of private real estate experience



Managing over 50 properties in Canada and the USA¹



Over 95% occupancy rate across the entire portfolio ¹



Over 2,000,000 sq. ft of leasable area



Over 200 tenants¹

¹ VISIT WWW.VIRTUSFINANCIAL.CA FOR MORE INFORMATION ON PROPERTIES THAT VIRTUS FINANCIAL OWNS OUTSIDE OF VIRTUS DIVERSIFIED REIT. SUBSCRIBERS ARE CAUTIONED AGAINST PLACING UNDUE RELIANCE ON THE PREVIOUS PERFORMANCE OF MANAGEMENT IN MAKING A DECISION TO INVEST IN THE FUND.



THE VIRTUS TEAM



AURELIO BAGLIONE

**Chief Executive Officer of Virtus Financial Group of Companies,
Director of Virtus REIT Trustee Inc.**

- Over 30 years of real estate experience, managing 1.35M+ sq. ft. of retail, office, and residential properties
- Leads Virtus Financial Group, Virtus Capital Management, and Virtus Diversified REIT, focusing on income-producing properties across North America



JOSH WILL

President, Virtus Capital Corporation, & Virtus Real Estate GP Inc.

- 20 years in executive roles at real estate investment firms
- Focuses on growing the Canadian investor network through family offices, EMD, and CRO member firms



TREVOR WOLFE

Chief Operating Officer Virtus Capital Corporation, & Virtus Real Estate GP Inc., Director of Virtus REIT Trustee Inc.

- Over 15 years of experience in team leadership, financial management, and operational improvements
- Oversees operations, staff management, and regulatory compliance for Virtus Financial Group

INDEPENDENT DIRECTORS

Stephen Kangas CAIA, CFA, CPA, CA,

Director of Virtus REIT Trustee Inc. & Virtus Real Estate GP Inc.

- 25+ years in capital markets, 10 years in corporate finance
- Senior leadership roles at Dynamic Mutual Funds, Titan Funds, AIC Group of Funds
- Experienced real estate investor with expertise in market dynamics and investment strategies

Brad Walford

Director of Virtus REIT Trustee Inc. & Virtus Real Estate GP Inc.

- Over 15 years of experience in retail investment at CBRE
- Leads Retail Investment Group, specializing in retail plaza and single tenant property acquisitions & dispositions across Ontario
- Develops and maintains a property database for targeted investment opportunities

John Pizzacalla

Director of Virtus REIT Trustee Inc. & Virtus Real Estate GP Inc.

- 25+ years in capital markets and 10 years in corporate finance
- Senior leadership roles at Dynamic Mutual Funds, Titan Funds, and AIC Group of Funds
- Experienced real estate investor with a focus on market dynamics and investment strategies





OUR LEADERSHIP TEAM IS SUPPORTED BY A ROBUST TEAM OF SEASONED PROFESSIONALS

VIRTUS CAPITAL CORPORATION

AMIT JHAVERI VP, CORPORATE FINANCE	JUSTIN STEIN VP OF SALES PRIVATE MARKETS	JAY BEDARD VP ADVISOR RELATIONS	ALEX SURRETT VP SALES CANADA EAST	ALEXANDER STEELE HEAD OF NATIONAL SALES
	COLLEEN MCKAY VP INSURANCE		TAYLOR DUWYN MARKETING & INVESTOR RELATIONS MANAGER	

PROPERTY MANAGEMENT TEAMS

SADELIA SUTHERLAND ACCOUNTING CLERK	ROOVIS THOMAS SENIOR ACCOUNTANT	SETIA ABBASI SENIOR ACCOUNTANT	SHAHNAZ AYAM PROPERTY ACCOUNTANT	FOWZIA AYAM ACCOUNTS RECEIVABLE CLERK	NELOFER AYAM ACCOUNTS PAYABLE CLERK
ALESSIA FILIPPELLI LEGAL ASSISTANT	ALEXANDER BAGLIONE PROPERTY MANAGER	AMANDA BAGLIONE PROPERTY MANAGER	JAMES GRAY PROPERTY MANAGER & VP, OPERATIONS	SHANAZ AYAM PROPERTY MANAGEMENT DEPT	



STRATEGIC PARTNERS



Legal Counsel



**Investment Fund
Manager**




**Fund
Administrator**



Auditor



CURRENT MARKET OPPORTUNITY



HOMEGTA CANADAPOLITICS WORLD OPINION LIFE

GLOBENEWSWIRE

PARTNER CONTENT

Virtus Diversified REIT Announces NAV Increase and Signals Robust Growth Outlook

TORONTO, Feb. 10, 2025 (GLOBE NEWSWIRE) — Virtus Capital Corporation, the asset manager of Virtus Diversified REIT (VREIT) is pleased to announce a significant milestone in its continued positive financial performance with a significant increase in Net Asset Value Per Unit (NAVPU).

Feb. 10, 2025 | 1 min read

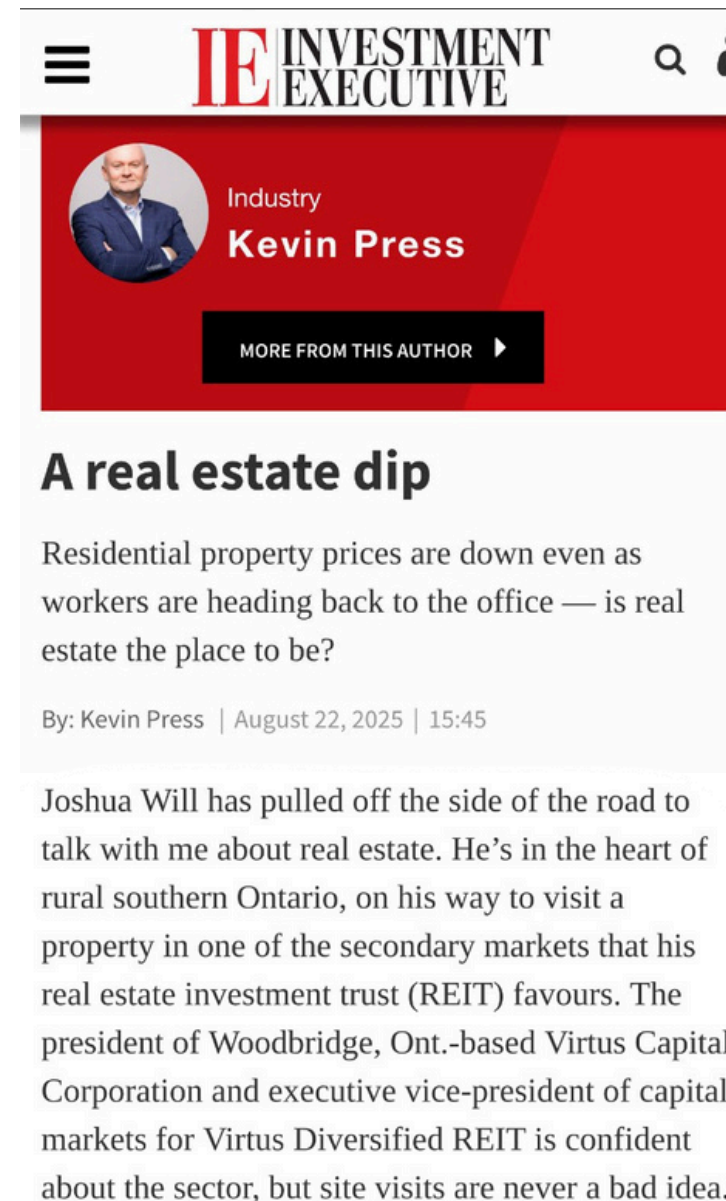
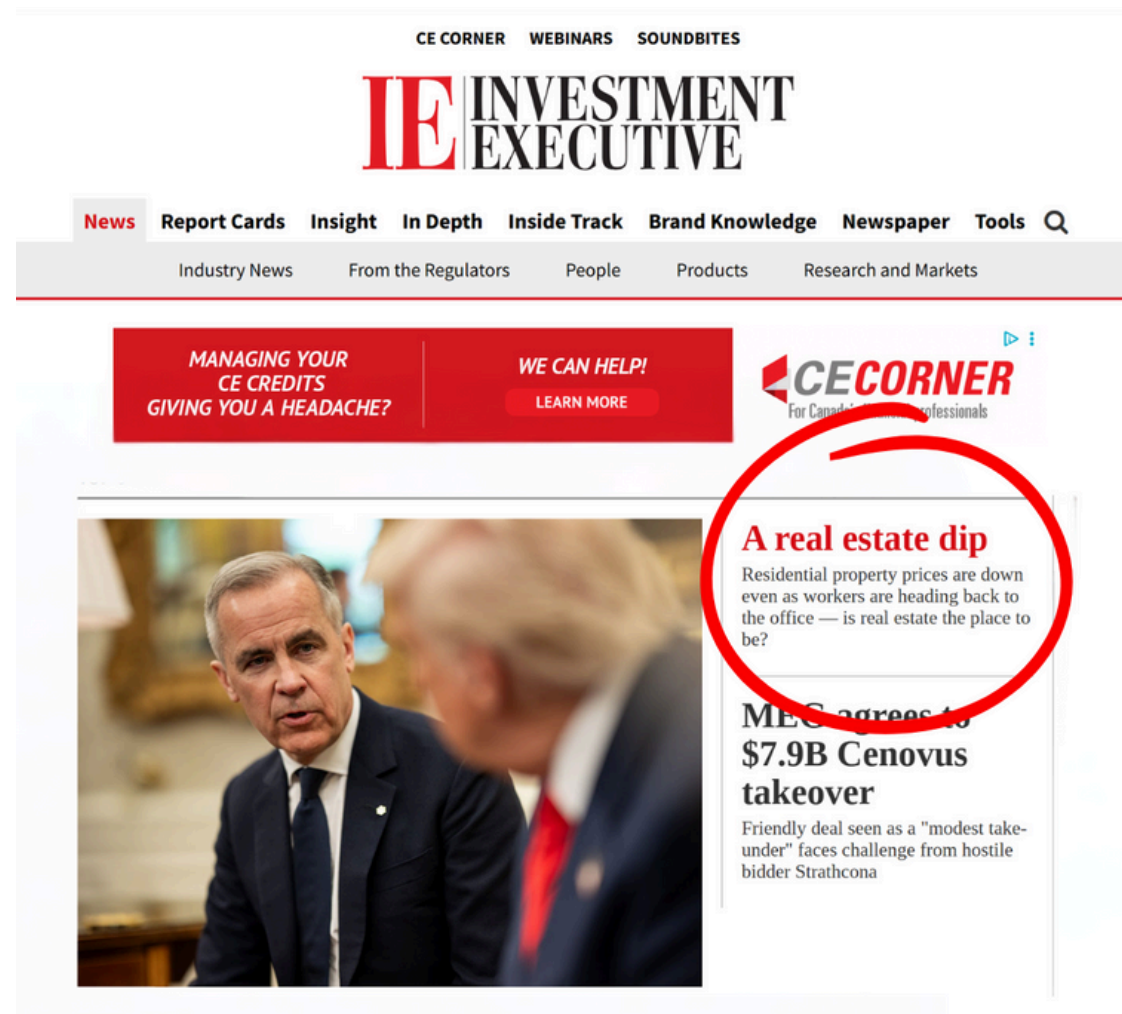
TORONTO, Feb. 10, 2025 (GLOBE NEWSWIRE) — Virtus Capital Corporation, the asset manager of Virtus Diversified REIT (VREIT) is pleased to announce a significant milestone in its continued positive financial performance with a significant increase in Net Asset Value Per Unit (NAVPU).

VREIT's NAVPU valuation rose to \$10.70 per unit, representing a 1.61 percent increase from the previous valuation. This further solidifies VREIT's strong

- Rising costs of new development are creating opportunities for existing structures
- Restructuring of larger REITs is creating buying opportunities across multiple real estate sectors
- Post-pandemic return to work may add to the demand for space over the next couple of years
- Demographic trends are allowing better job access in secondary and tertiary areas



VIRTUS IN THE NEWS



The REIT's eight properties are in Parry Sound, Sudbury, Pembroke, Olean, Timmins, Guelph and Caledonia. Measured by purchase price, more than half of the portfolio is in multi-unit residential properties. Retail accounts for a little more than a quarter of holdings. The rest is in senior living and office space.

“We’re kind of a new kid on the block,” Will said. The firm bought its first property in October 2020. “Our niche is to be the opportunistic buyer of real estate. We want to build our portfolio based solely on cash flow.”

“We’re seeing a lot of opportunity to take advantage of a dip in the market, and we can be very opportunistic by buying some of these properties” Will said.



VIRTUS IN THE NEWS



PEOPLE CANADA INDUSTRIAL INVESTMENT MULTIFAMILY OFFICE RETAIL

Virtus hires first sales head amid march to \$250m in AUM

31 Jul 2025 | 08:45 | Toronto | by Laura Hanrahan

The new post will be responsible for driving growth and expanding the REIT's investor base



Alexander Steele

What Virtus Capital Corp. has hired Alexander Steele as head of sales

Why Steele has 20-plus years of investment and capital-raising experience

What next Virtus plans to surpass \$250m in assets this year

Virtus Capital Corp. has expanded its executive team with the hire of Alexander Steele as its first national sales head, *Green Street News* can reveal.

Steele, an investment and capital-raising veteran, assumed the newly created role on July 1. He is responsible for driving the growth of Virtus Diversified REIT – which Virtus manages –



INVESTMENT CANADA OFFICE RESIDENTIAL RETAIL

Q+A: Virtus' Josh Will has his eyes set on a \$250m portfolio – and soon

17 Jul 2025 | 08:45 | Toronto | by Laura Hanrahan

The REIT, which looks outside primary markets, has several acquisitions in the pipeline



As far as Canadian real estate investment trusts go, Virtus Diversified REIT is one of the newer kids on the block.

Having formed in late 2019 and acquiring its first property in 2020, the firm debuted in one the most tumultuous markets in history. But Virtus, which focuses on secondary and tertiary markets in Canada and the U.S., made it through and steadily has added to its portfolio. In June, it [made its largest purchase](#): a \$24.4m apartment building in Sudbury, Ont.

Green Street News spoke with Virtus president Josh Will about finding the REIT's footing, executing its investment thesis and hitting a quarter-billion-dollar portfolio by yearend.

Why focus on secondary and tertiary markets? What opportunities are you seeing there?

It's a question we get often from the Bay Street financial advisors: "Why are you raising money from my investors and then deploying it in these small-cap markets like Sudbury or Parry Sound?" Well, if



FINANCIAL POST

Sign In

VIRTUS Diversified REIT Announces Strategic Sale of RVilla Caledonia Residence

GlobeNewswire by notified GlobeNewswire

Published Oct 06, 2025



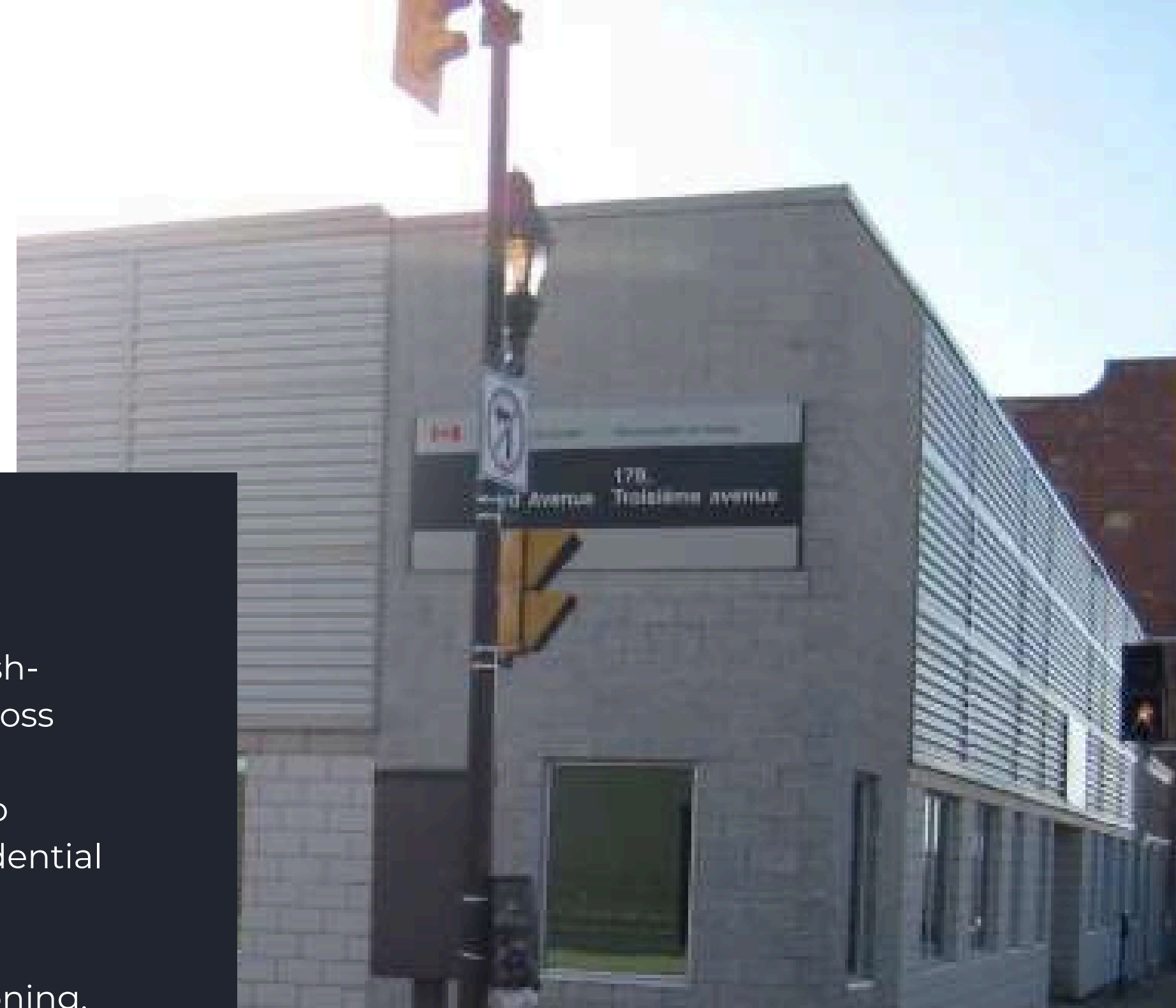
Virtus Diversified REIT (VREIT) has successfully executed the strategic sale of the RVilla Caledonia Residence for \$6,125,000.00. This move, completed in September 2025, aligns with our proactive management strategy to monetize a strong-performing asset and re-allocate capital to higher-yielding properties. We're unlocking significant value for our unitholders by knowing when to exit a position. GNW

TORONTO, Oct. 06, 2025 (GLOBE NEWSWIRE) — Virtus Capital Corporation, the asset manager of Virtus Diversified REIT (VREIT), is pleased to announce the strategic disposition of its RVilla Caledonia Residence property, a retirement home located at 339 Argyle St S, Caledonia, Ontario. The sale was finalized as of September 2025, for a purchase price of \$6,125,000.00.



HOW WE DRIVE IMPROVEMENT

- Virtus Diversified REIT intends to focus on acquiring quality, cash-flowing properties in strong secondary and tertiary markets across Canada and the United States
- Our primary objective is to develop a strong and stable portfolio comprising of commercial, industrial, retail, and multi-unit residential properties
- Our long-term goal is to maximize the unit value with ongoing management through strategic acquisitions, property repositioning, and competitive financing





1

Acquire underperforming real estate assets and enhance their value through development and/or improved management.

2

Implement strategic improvements to increase property values, thereby driving portfolio growth and value appreciation.

3

Following repositioning, Virtus manages the properties in a conservative manner to optimize long-term cash flow.

4

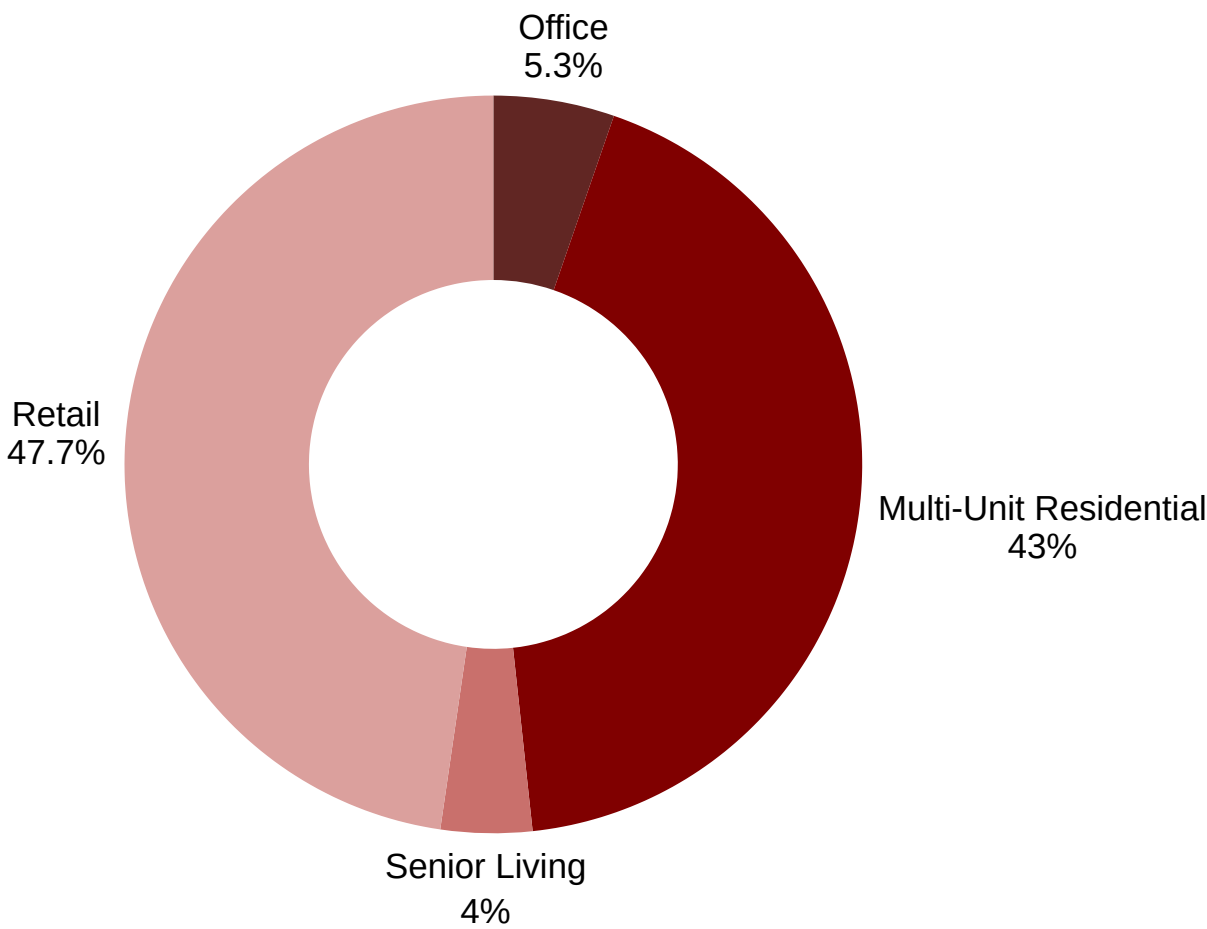
This approach ensures steady distributions for investors while fostering unit value appreciation over time.

WHAT WE DO



PORTFOLIO HIGHLIGHTS

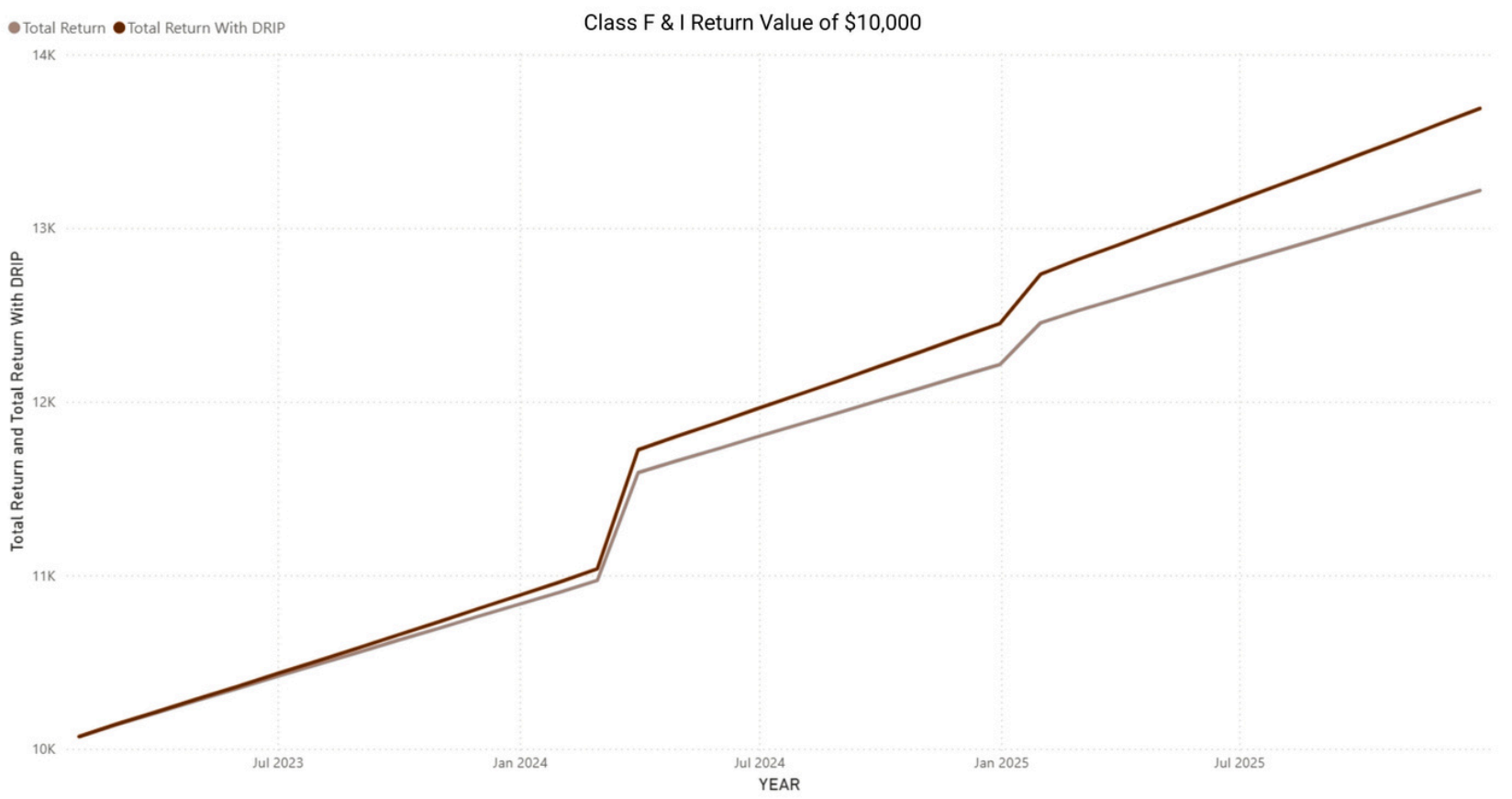
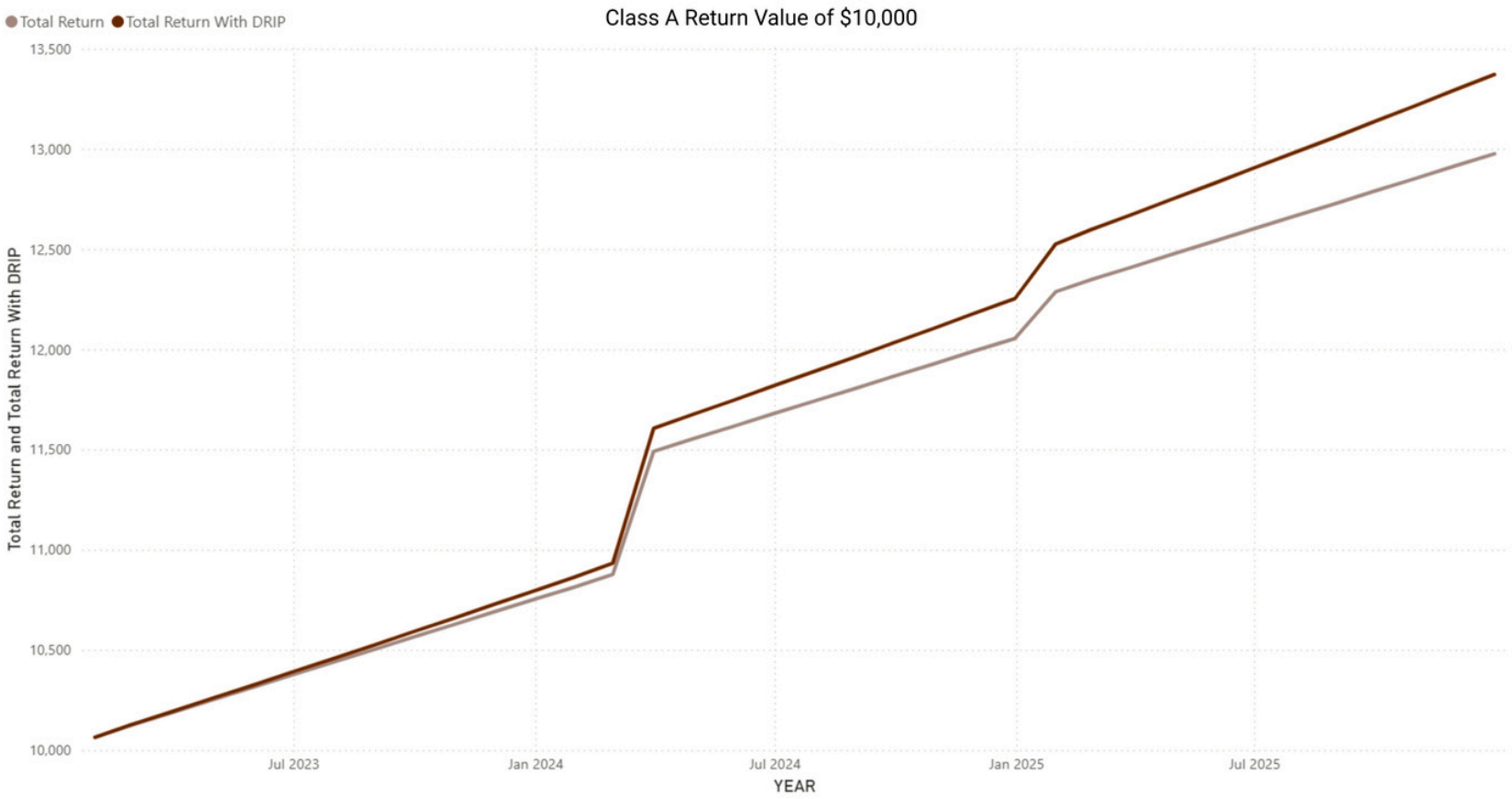
\$133.42M Valuation	4.36% Average Mortgage Rate	60.76% LTV
8.91M NOI	6.68% Cap Rate	\$81.07M Total Mortgage



Disclaimer: figures on this slide include 7 Related Party Properties to be acquired by Virtus Diversified REIT effective January 2, 2025 as referenced in the OM dated August 29, 2025. Average Mortgage Rate, LTV, NOI, Cap Rate, and Total Mortgage do not include the 323 Second Ave, Sudbury ON property as we await final mortgage figures. Subscribers should note that the above information has been prepared internally by Management and has not been reviewed for accuracy by any external third parties. Subscribers are cautioned against placing undue reliance on the past performance by Virtus Diversified REIT in deciding to invest in Virtus Diversified REIT.



VIRTUS PERFORMANCE



PERFORMANCE RESULTS	2021	2022	2023	2024
Virtus Real Estate LP Calendar Returns	14.10%	7.04%	7.52%	13.03%

REIT returns are not guaranteed, their values can change frequently, and past performance is no guarantee of future results. PAST PERFORMANCE MAY NOT BE REPEATED.
Returns calculated as calendar returns (total return from January 1 to December 31 of each year), and includes both income and capital gains or losses



CURRENT PORTFOLIO

Current Properties	Value	sq. ft.	Population Exposure	Key Tenant
Dunnville Chestnut Apartments*	\$ 7,720,000.00	46 Units	5,907	Residential Apartments
Guelph Heritage Retirement	\$ 4,560,000.00	51 Units	131,794	Individual Tenants
Parry Sound Apartments	\$ 22,280,000.00	73 Units	6,321	Residential Apartments
Flin Flon Walmart	\$ 5,100,000.00	Total SQ : 12,328	6,833	Walmart
Goderich Huron Retail*	\$ 4,650,000.00	Total SQ : 15547	8,500	A&W Restaurants, Carquest, Domino's Pizza, Anytime Fitness, Barburrito
Pembroke Retail Plaza*	\$ 4,695,000.00	Total SQ : 185,780	14,364	No Frills, The Brick, Dollarama, TSA
Pembroke West End Mall	\$ 12,625,500.00	Total SQ : 20,190	14,364	East Side Mario's, Tim Horton's, Mac's Milk, Retail Cannabis, First Choice, Residential Apartments
Sudbury Retail Plaza*	\$ 3,690,000.00	Total SQ : 32,334	166,004	MarketRhythm N' Cues, The Dynamic Room, The Trevi Bar & Grill, KOR Logistics, Computer Nook
Timmins Commercial	\$ 8,941,275.00	Total SQ : 34,767	41,788	Government of Canada
Kirkland Lake Mall*	\$ 7,680,000.00	Total SQ : 67427	7,750	Giant Tiger, Hart, Dollarama, Easyhome, Barburrito
Olean BJ's Wholesale	\$ 11,412,240.00	Total SQ : 68,160	14,520	BJ's Wholesale
Goderich Courthouse Retail*	\$ 1,370,000.00	Total SQ : 69,439	8,500	Dollar Haven, Surfs Up, Pizza Pizza
Kapuskasing Brunetville Plaza*	\$ 14,350,000.00	Total SQ : 105,109	8,057	Canadian Tire, Hart Store, Shoppers Drug Mart, Pet Valu, L.C.B.O
Sudbury Apartments	\$ 24,350,000.00	Total SQ : 254,390	166,004	Residential Apartments

*7 RELATED PARTY PROPERTIES TO BE ACQUIRED BY VIRTUS DIVERSIFIED REIT EFFECTIVE JANUARY 2, 2025 AS REFERENCED IN THE OM DATED AUGUST 29, 2025. PROPERTY VALUES, SQ. FT/UNITS AND %LEASED ARE BASED ON AVAILABLE DATA AND MAY BE SUBJECT TO UPDATES OR CORRECTIONS.



RETAIL

PEMBROKE, ON*

- Largest commercial center between North Bay & Ottawa
- Population: 14,364 (2021)
- Tourism boost from Trans-Canada Hwy & nearby adventure sites
- Occupancy:
 - 185,780 sq. ft. - 100% leased Pembroke West End Mall
 - 20,190 sq. ft. - 96% leased Pembroke Retail Plaza

FLIN FLON, MB

- Walmart Plaza, Flin Flon, MB – key northern retail hub
- Near major national retailers, serving surrounding communities
- Population: 4,940 (2021)
- Occupancy:
 - 63,439 sq. ft. - 100% leased
 - 373 parking stalls/5.88 per 1,000 sq. ft.

OLEAN, NY

- The financial and entertainment center of Cattaraugus County, NY
- Long-term tenant BJ Wholesale, has occupied the property since August 30, 1994
- The city's economy is diversified, with strengths in mining, education, healthcare, and retail sectors
- Population: 76,117 (2021)
- Occupancy:
 - 68,160 sq. ft. - 100% leased

*7 Related Party Properties to be acquired by Virtus Diversified REIT effective January 2, 2025 as referenced in the OM dated August 29, 2025.



RETAIL

SUDBURY, ON*

- The largest city in Northern Ontario by population and serves as a major retail and economic center for the region
- The city's economy is diversified, with strengths in mining, education, healthcare, and retail sectors
- Population: 166,004 (2021)
- Occupancy:
 - 32,334 sq. ft. - 100% leased

KIRKLAND LAKE, ON*

- Known historically for its gold mining industry
- The local economy is primarily driven by mining, complemented by retail and service industries
- Population: 7,750 (2021)
- Occupancy:
 - 67,427 sq. ft. - 100% leased

ALLISTON, ON*

- Has experienced significant population growth in recent years
- Key industries including manufacturing (Honda Canada), agriculture, and retail
- The property is strategically located near major highways, providing easy access to logistics and transportation
- Population: approx. 43,948 (2021)
- Occupancy:
 - 44,460 sq. ft.- 100% leased

*7 Related Party Properties to be acquired by Virtus Diversified REIT effective January 2, 2025 as referenced in the OM dated August 29, 2025.



RETAIL

GODERICH, ON*

- "Prettiest Town in Canada" on Lake Huron
- Population: ~8,500 (2021)
- Regional hub for commerce & tourism, historic downtown & waterfront
- Occupancy:
 - 15,547 sq. ft. - 100% leased Goderich Huron Retail
 - 69,439 sq. ft. - 100% leased Goderich Courthouse Retail

KAPUSKASING, ON*

- Serves as a regional hub, providing essential retail and services to surrounding communities.
- A central shopping destination since its establishment in the 1960s
- Population: 8,057 (2021)
- Occupancy:
 - 105,109 sq. ft. - 96.7% leased

*7 Related Party Properties to be acquired by Virtus Diversified REIT effective January 2, 2025 as referenced in the OM dated August 29, 2025.



SENIOR LIVING

GUELPH, ON

- Consistently rated as one of Canada's best places to live
- One of the strongest economic regions in Canada, ideal destination for companies to access major markets and customers
- Low crime rates and noted as having one of the lowest unemployment rates in the country
- Population: 143,740 (2021)
- Occupancy:
 - 51 units - 91.46% leased

OFFICE

TIMMINS, ON

- Currently leased by Crown Corp. (Canada Pension Plan) committed to remain in place until Jan 31, 2030
- The property is strategically located 2 blocks from Hwy 101 (King's Highway) – the main thoroughfare through Timmins ¹
- Close to municipal transit for employee access
- Population: 41,145 (2021)
- Occupancy:
 - 32,334 sq. ft. - 100% leased



MULTI-UNIT RESIDENTIAL

PARRY SOUND, ON

- Part of the UNESCO Georgian Bay Biosphere Reserve and among 30,000 islands
- Brand new multi-unit residential building next to Parry Sound Mall
- Plentiful shoreline hiking trails and the world's deepest natural freshwater port
- Population: 9,674 (2021)
- Occupancy:
 - 73 units - 97.26% leased
 -

DUNNVILLE, ON*

- Located along the Grand River in Haldimand County
- The local economy is diverse, with key sectors including agriculture, manufacturing, and retail. The town's proximity to Lake Erie also supports a modest tourism industry
- Dunnville is accessible via Highway 3 and is approximately 50 kilometers south of Hamilton, providing connectivity to larger urban centers
- Population: 143,740 (2021)
- Occupancy:
 - 46 units - 100% leased

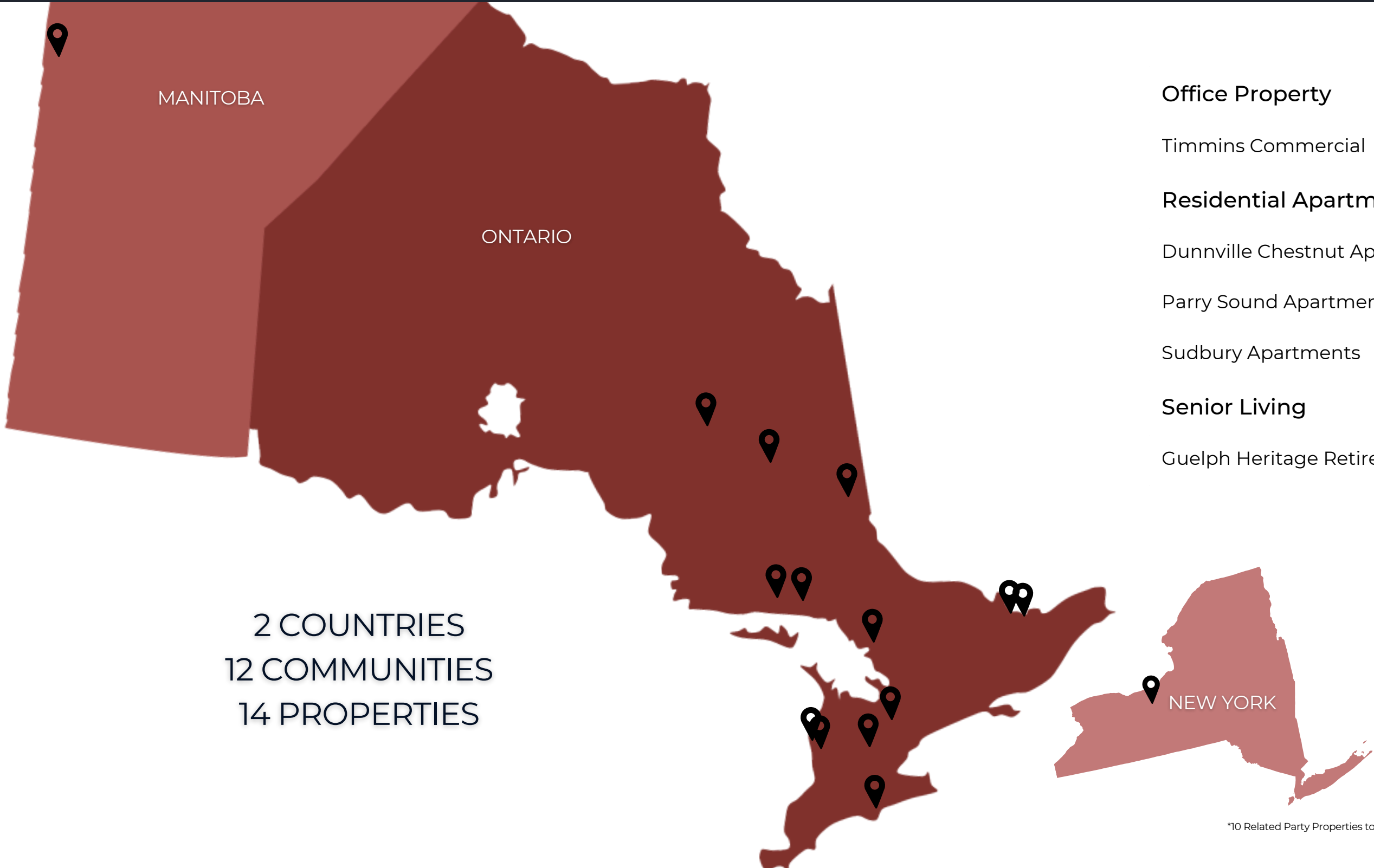
SUDBURY, ON

- The largest city in Northern Ontario by population and serves as a major retail and economic center for the region
- The city's economy is diversified, with strengths in mining, education, healthcare, and retail sectors
- Population: 166,004 (2021)
- Occupancy:
 - 254,390 sq. ft.- 92.1% leased

*7 Related Party Properties to be acquired by Virtus Diversified REIT effective January 2, 2025 as referenced in the OM dated August 29, 2025.



CURRENT PORTFOLIO



Office Property

Timmins Commercial

Residential Apartments

Dunnville Chestnut Apartments*

Parry Sound Apartments

Sudbury Apartments

Senior Living

Guelph Heritage Retirement

Retail

Flin Flon Walmart

Goderich Courthouse Retail*

Goderich Huron Retail*

Kapuskasing Brunetville Plaza*

Kirkland Lake Mall*

Pembroke Retail Plaza*

Pembroke West End Mall

Sudbury Retail Plaza*

Olean Grocery, NY

*10 Related Party Properties to be acquired by Virtus Diversified REIT effective January 2, 2025 as referenced in the OM dated August 29, 2025.
Disclaimer: Figures in this document may be dated. Please refer to the OM



WHY CHOOSE VIRTUS REIT?

- Strong Tenants in Sound Secondary and Tertiary Markets: TD Bank, Federal Government, Loblaws, Dollarama, and more
- Asset Class Diversification: Multi-Unit Residential, Retail, Office, and Senior Living
- Conservative: Asset selection and due diligence have followed strict guidelines since the 1980s
- Management Alignment: 12.33% of REIT units are owned personally by management
- Management Pedigree: over 1.35M Sq ft of real estate in parent portfolio, involved in real estate investing since the 1980s





SUMMARY OF KEY TERMS

1. VIRTUS DIVERSIFIED REIT WILL UNDERTAKE A PROJECTED FINANCIAL ANALYSIS OF EACH PROPERTY TO BE ACQUIRED BY VIRTUS DIVERSIFIED REIT TO DETERMINE IF THE TARGETED ANNUAL TOTAL RETURN CAN BE REASONABLY ANTICIPATED FROM THE SUCCESSFUL ACQUISITION, OPERATION AND DISPOSITION OF A PROPERTY BY VIRTUS DIVERSIFIED REIT. EACH OF THE RISKS DESCRIBED ABOVE UNDER THE HEADING "TARGETED ANNUAL TOTAL RETURN" ARE FACTORS WHICH ARE OUT OF THE CONTROL OF VIRTUS DIVERSIFIED REIT THAT COULD HAVE AN ADVERSE EFFECT UPON THE OPERATION AND DISPOSITION OF A PROPERTY BY VIRTUS DIVERSIFIED REIT RESULTING IN AN ANNUALIZED RETURN ON INVESTMENT BY VIRTUS DIVERSIFIED REIT IN A PROPERTY BEING LESS THAN THE TARGETED ANNUAL TOTAL RETURN OR RESULTING IN A LOSS OF SOME OR ALL OF THE INVESTMENT MADE BY VIRTUS DIVERSIFIED REIT IN A PROPERTY. SUBSCRIBERS SHOULD NOT PLACE UNDUE RELIANCE ON THE TARGETED ANNUAL TOTAL RETURN WHEN SUBSCRIBING FOR UNITS UNDER THIS OFFERING.

2. REFER TO THE OFFERING MEMORANDUM FOR DETAILS.

Targeted Total Annual Return

Target annual total return between 9.00% - 12.00%.

Unit Pricing

Stable, methodical pricing with low volatility and low correlation to major equity markets.²

Monthly Cash Flow

Investors can earn regular income from the rental income produced by the properties, or they can choose to re-invest the distributions with a 2% discount of the subscription price.¹

Growth

Long-term capital growth potential.

Eligibility

Available to accredited and eligible investors.

Eligible Accounts

Eligible for registered and non-registered accounts (RRSP, TFSA).

Tax Treatment

A portion of Virtus Diversified REIT distributions may be treated as a return of capital.





TRUST DETAILS

Fund Class	A, F, and I
Asset Manager	Virtus Capital Corporation
Investment Fund Manager	Axcess Capital Advisors
Eligible Plans	RRSP, TFSA, RRIF, LIRA

Minimum Investment	\$5,000
Distribution Re-Investment Plan	YES, with a 2% discount of the subscription price of the trust units
Closings	Monthly
Distributions	Monthly
Asset Management Fee	1.5%

PLEASE READ OFFERING MEMORANDUM FOR FURTHER DETAILS.





PURCHASE OPTIONS

CLASS F

PURCHASE OPTIONS & ADVISOR COMPENSATION	
Fund Class	Class F
Commission	n/a
Trailer Fee (annual rate %)	n/a
Early Redemption Fee	Short-term trading fee: 3.0% (if redeemed within 6 months)
Fundserv Code	AXC 440

PLEASE READ OFFERING MEMORANDUM FOR FURTHER DETAILS.





PURCHASE OPTIONS

CLASS A

PURCHASE OPTIONS & ADVISOR COMPENSATION		
Fund Class	Class A Option B	Class A Option C
Commission	3%	0-5% (negotiated with client)
Trailer Fee (annual rate %)	75 bps	100 bps
Early Redemption Fee	First 18 months: 3.5% Next 18 months: 3.0% After 36 months: 0.0%	Short-term trading fee: 3% (if redeemed within 6 months)
Fundserv Code	AXC 443	AXC 444

PLEASE READ OFFERING MEMORANDUM FOR FURTHER DETAILS.



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THANK YOU
V I R T U S D I V E R S I F I E D R E I T