



REVESCO PROPERTIES TRUST

Investor Report
Year End 2021



REVESCO
PROPERTIES TRUST

REAL ESTATE INVESTMENT TRUST

2731 17th Street, Suite 300 | Denver, CO 80211 | (303) 551 7750
321 Water Street, Suite 503 | Vancouver, BC V6B 1B8

Objectives & Highlights

Revesco Properties Trust (“RPT”) is an open ended U.S. dollar denominated private real estate fund that was established predominantly to acquire ownership in open-air shopping centers and mixed-use properties in strong and growing trade areas with dynamic and diversified economies throughout the United States. Targeted returns for RPT are 10 – 14% with 6% annual distributions made quarterly. In addition to the annual distribution, targeted returns will be comprised of accretive leasing activities, higher occupancy levels and asset appreciation.

Objectives

- To build a diversified income producing real estate portfolio of open air retail shopping centers and mixed-use assets
- To deliver consistent, attractive quarterly distributions and long term capital appreciation of real estate assets
- To acquire assets at valuations below replacement cost
- To enhance financial performance by selective participation in debt and development opportunities

Q4 2021 Highlights

- As of December 31, 2021, the net asset value (“NAV”) of RPT units were \$9.97 per Class A Unit and \$9.66 per Class F Unit.
- The above NAV prices were after taking into account the distribution of \$0.15 per Unit paid for the quarter ended December 31, 2021.
- Delivered an overall occupancy of 99%.
- Collected 100% of rents owed from assets owned.
- Acquired Aspen Place at the Sawmill (a 99,566 square foot open air retail shopping center) for \$29.5 Million in December 2021.

Fund Details

Fund Details:	U.S. Dollar denominated; open ended mutual fund trust
Unit Classes:	Class A - Fundserv code: RBS 1900 Class F - Fundserv code: RBS 1902
Minimum Subscription:	\$25,000
Proposed Closing Date(s):	Continuous offering. Closings will occur quarterly, or more frequently at Revesco's sole discretion
Targeted Distribution:	6% per annum
Target Total Return:	10-14% Average Annual Return
Investment Guidelines:	For new acquisitions, Revesco intends to initially target retail shopping centers, mixed-use, distressed debt and development opportunities with purchase prices of between US \$10 and \$50 million. Revesco intends to adopt an initial leverage strategy between 50% and 70% of total purchase price financed by loans with fixed interest rates and terms of five years or longer
Redemption Strategy:	The Trust will redeem up to 0.5% of outstanding shares per quarter, and 2% per annum at the then net asset value. Requests will be redeemed on a first-in, first-out basis. Investors who choose to redeem during the first 48 months after acquiring their units will be subject an early redemption penalty
Acquisition Fee:	1.0% of gross purchase price
Disposition Fee:	1.0% of gross sales price
Annual Asset Management Fee:	0.50% of the gross purchase price per annum
Carried Interest:	25% of excess returns above a 7% compounding hurdle rate

Management Update

Revesco Properties Trust Investors:

As we start to see signs of spring, we have completed our first year end audit and Net Asset Valuation (“NAV”) for Revesco Properties Trust. From a standstill in May of 2021, we finished the year having raised \$33M of equity including the 10% co-invest made by the Revesco team in Revesco Properties Trust (“RPT”). Assets under management at year end totaled \$69.1M.

We continue to see great investment opportunities thanks to the reemergence of the broader US economy from COVID restrictions. RPT continues to execute on its investment thesis: buying good real estate in strong and growing US markets. As US consumer spending in these markets continues to gain momentum, we continue to see solid levels of leasing activity and rental growth.

Our investor update provided in early September outlined the assets purchased by RPT – we have updated this to include Aspen Place Shopping Center in Flagstaff, AZ which RPT acquired in December of 2021. For reference, we have included the summaries of the individual investments at the end of this report.

All investments are performing as expected, including generating free cash flow, and we continue to execute on the individual asset plans for each asset. At year end, our weighted average lease term is 5.37 years and portfolio occupancy is 99%. We continue to monitor each asset for opportunities to add value through leasing, development or financing activities.

With the RPT investments generating free cash flow, our 2021 Net Asset Value (“NAV”) for Class ‘A’ shares is \$9.97 and for Class ‘F’ shares is \$9.66. We are pleased with these year end NAV’s given the legal and accounting startup expenses incurred by RPT in the first seven months of existence. We made our first quarterly distribution of \$0.15/unit for the quarter ending December 31st. This is consistent with our targeted 6% annual distribution, or \$0.60/unit. As a reminder, distributions will occur at the end of the month following quarter end.

There are no major milestones to report for Q1 2022; distributions have been made as stipulated in the subscription agreement. Please stay apprised for a Q2 2022 Investor Report coming soon.

We want to thank you for your trust and continued support. We know you have many investment options and are thankful you have chosen RPT for a portion of your portfolio. We wish you all the best this spring and look forward to providing you with our next update.

Sincerely,



Christopher A. Wood
Trustee

Portfolio Summary

Name	Address	Asset Type	Size	Purchase Price	Purchase Date
5 West Commercial	5 W Mendenhall St. Bozeman, MT	Mixed-Use Condo Retail	37,668 SF	\$13.5 Million	July 2021
Harmony School Shops	2120-2226 E Harmony Rd. Fort Collins, CO	Multi-Tenant Retail	85,354 SF	\$19.2 Million	July 2021
Parker Loan	Broncos Pkwy & S Parker Rd. Parker, CO	Land Loan	92 Acres	\$6 Million	July 2021
Aspen Place at the Sawmill	319 Regent St. Flagstaff, AZ	Multi-Tenant Retail	99,566 SF	\$29.5 Million	December 2021
Debenture Investment	4 Sites in Denver, CO	Convertible Debenture for Mixed-Use Development	308 Units	\$1 Million	December 2021

Property Highlight

ASPEN PLACE AT SAWMILL • FLAGSTAFF, AZ

In early December, RPT closed a transaction on an open air shopping center called Aspen Place at Sawmill located in Flagstaff, Arizona for \$29.5 Million. This 99,566 square foot retail center is anchored by REI, Lululemon, Eddie Bauer, Orange Theory Fitness, Barre 3 and several food and beverage operators. Adjacent to the center is Whole Foods, a strong “shadow anchor” to the property. As part of the agreement to acquire the property, we assumed in-place debt, which has a loan to purchase price of approximately 63% and carries a fixed interest rate of 4.15%.

