



REVESCO PROPERTIES TRUST

Investor Report
Q4 2022



REVESCO
PROPERTIES TRUST

REAL ESTATE INVESTMENT TRUST

2731 17th Street, Suite 300 | Denver, CO 80211 | (303) 551 7750
1090 W Georgia Street, Suite 1310 | Vancouver, BC V6E 3V7

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. RPT is targeting annual returns of 10 – 14%, of which 6% will be distributed to unitholders, on a quarterly basis. In addition to free cash flow generated by investments, we will look to achieve targeted returns through accretive leasing activities, higher occupancy levels, mortgage pay-down, 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 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

2022 Highlights

- As of December 31, 2022, the net asset value (“NAV”) of RPT units were \$10.10 per Class A Unit and \$9.93 per Class F Unit
- The above NAV prices were calculated after considering the distribution of \$0.15 per Unit paid for the quarter ended December 31, 2022
- Delivered an overall occupancy of 98%
- Collected 100% of rents and interest owed from assets
- Acquired Preston Place in Louisville, KY (134,000 square foot open-air retail shopping center) for \$14.9M in July 2022
- Acquired Park Lee Center in Phoenix, AZ (75,559 square foot open-air retail shopping center) for \$11.6M in July 2022

Management Update

Revesco Properties Trust Investors:

As we move into 2023, we are in the process of wrapping up our second year-end including obtaining third party appraisals on all our properties and the financial audit of Revesco Properties Trust ("RPT"). From a standstill in May of 2021, we closed out 2022 having Assets Under Management ("AUM") of just under \$100M USD representing \$45M+ USD of equity including the 10% co-invest made by the Revesco team.

RPT continues to execute on its investment thesis: buying good real estate in strong and growing U.S. markets. Even with the rise in interest rates by the Federal Reserve in the last three quarters of 2022 and the consistent media forecasting of a potential recession, RPT continues to see solid investment opportunities as the market adjusts to new pricing realities. Open-air retail centers continue to perform well as the US consumer spends its disposable income on daily needs and discretionary goods and services.

Later in this report you will find an updated portfolio summary highlighting the acquisitions RPT made in 2022: Preston Place in Louisville, Kentucky and Park Lee Center in Phoenix, AZ. 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 ("WALT") is 5.0 years, the portfolio occupancy is 98%, and RPT does not have a mortgage maturity until 2027. 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 2022 Net Asset Value ("NAV") for Class A units is \$10.10 and Class F units is \$9.93 which have increased by 8.02% and 9.80% YOY, respectively. We are pleased with these NAV's given the legal and accounting startup expenses incurred by RPT in 2022. Moving into 2023, RPT is offering two new unit classes: Class B and Class C units which are now available.

Our distribution for the quarter ending December 31st was made at \$0.15 / unit. This is consistent with our initially targeted 6% annual distribution, or \$0.60 /unit. As a reminder, distributions will occur near the end of the month following quarter end.

There are no major announcements to report as we move into Q1 2023, however several new targeted acquisitions are currently being pursued.

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.

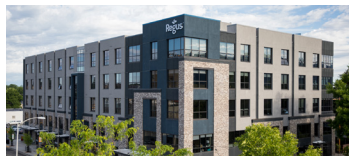
Sincerely,



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	\$13.5M	July 2021
Harmony School Shops	2120-2226 E Harmony Rd. Fort Collins, CO	Multi-Tenant Retail	85,354 SF	\$19.2M	July 2021
Aspen Place at the Sawmill	319 Regent St. Flagstaff, AZ	Multi-Tenant Retail	99,566 SF	\$29.5M	December 2021
Preston Place	3426-3430 Preston Hwy Louisville, KY	Multi-Tenant Retail	134,019 SF	\$14.8M	July 2022
Park Lee Center	1615-1635 Camelback Rd. Phoenix, AZ	Multi-Tenant Retail	75,559 SF	\$11.6M	July 2022
Financial Assets					
Parker Loan	Broncos Pkwy & S Parker Rd. Parker, CO	Land Loan	92 Acres	\$6M	July 2021
Debenture Investment	4 Sites in Denver, CO	Convertible Debenture for Mixed-Use Development	308 Units	\$1M	December 2021
TOTALS			432,166 SF	\$95.6M	



5 West Commercial



Harmony School Shops



Aspen Place at the Sawmill



Preston Place



Park Lee Center



Debenture Investment

Property Highlight

PARK LEE CENTER • PHOENIX, AZ

Revesco Properties Trust (“RPT”) acquired Park Lee Center in Phoenix, Arizona in July 2022. The open-air retail shopping center was purchased for \$11.6M. Located on Camelback Road, a main thoroughway, the center is strategically located adjacent to a light rail stop in an upcoming neighborhood between Central Avenue and Grand Canyon University. Goodwill and Planet Fitness anchor the center.

The center was purchased below land value and replacement cost. The land is zoned for mixed-use medium density development, which we believe makes redevelopment of the project a potential disposition strategy over the next 10 years. RPT was attracted to Phoenix for its diverse and growing employment and population base, pro-business environment and a desirable place to reside. Park Lee Center checks all the boxes for RPT; desirable market with strong fundamentals, low basis property, with stable but growing cash flow potential and multiple disposition strategies.



Property Highlight

PRESTON PLACE • LOUISVILLE, KY

Revesco Properties Trust (“RPT”) acquired Preston Place at the beginning of July 2022. Preston Place is an open-air retail shopping center in Louisville, Kentucky. Anchor tenants include: national and regional tenants Floor and Decor, Value City Furniture, and Scooter’s Coffee. Preston Place was purchased for \$14.8M, reflecting a 7.34% capitalization rate.

Louisville is a growing city of over a million people and is home to The Kentucky Derby, UPS, Humana, and two Ford plants. RPT was attracted to this market for its growth and affordability.

