REVESCO
PROPERTIES TRUST

Series A & F — Fact Sheet

Quarterly summary as of June 30, 2026

WHO WE ARE

Revesco Properties Trust focuses on acquiring open-air, needs-based shopping centres and mixed-use properties in growing U.S. markets. Backed by a team with extensive industry experience and deep relationships, Revesco has consistently delivered results over 14 years. The principals personally co-invest 10% of all equity placed by investors, aligning interests with those of unitholders. Investors gain tax-efficient exposure to U.S. retail real estate alongside a qualified sponsor.

PORTFOLIO STATISTICS

Metric	Value
Assets Under Management (AUM)	**$173M**
Square Footage	**670,000 sq ft**
Occupancy Rate	**85%**
Loan-to-Value (LTV)*	**57%**
Net Operating Income (NOI)	**$2.8M**
Weighted Average Lease Term (WALT)	**3.3 Years**

*LTV includes financial investments

SPONSOR TRACK RECORD

Metric	Value
Years of Experience	**14 Years**
Total Retail Real Estate Transactions	**$440M+**
Weighted Average Annualized Return (sold properties)	**19.5%**
Average Hold Period	**51 Months**

Weighted average annualized return includes retail income-producing properties. Annualized pre-tax returns calculated as: [Total pre-tax return (%) / (investment period in days / 365)]. Past performance is not indicative of future returns.

PERFORMANCE RETURNS (NET OF FEES)

Series	2023 Return	2024 Return	2025 Return	Since Inception	Inception Date
Series A	**3.7%**	**8.4%**	**7.4%**	**32.02%**	**December 2021**
Series F	**5.1%**	**9.4%**	**8.6%**	**34.53%**	**December 2021**

RETURN PROFILE

Return Component	Detail
Target Annual Return	12% – 15% per annum
Preferred Distribution (per annum)	$0.40 – $0.60, paid quarterly
Targeted Distribution Yield	4.75% – 6.00% per annum
Sponsor Co-Investment	10% of equity raised (min. $5M)
Carried Interest	25% of excess returns above 7% compounding hurdle (post high-water mark)

FUND FACTS

Structure	U.S. Dollar-denominated, open-ended mutual fund trust
Unit Classes	Series A (trailer) - Fundserv code: RBS 1900 / Series F - Fundserv code: RBS 1902
Minimum Subscription	USD $10,000 Series A & F
Proposed Closings	Continuous offering. Closings will occur monthly, or at Revesco’s sole discretion
Investments	CA $10M – $50M retail centres, mixed-use, distressed debt
Leverage Strategy	50% – 70% LTV; fixed-rate loans, 5+ year terms
Acquisition Fee	1.0% of gross purchase price
Disposition Fee	1.0% of gross sales price
Annual Asset Management Fee	0.50% of gross purchase price per annum
Currency	Investments available in Canadian and U.S. dollars

OPEN-AIR RETAIL MARKET CONTEXT (Q2 2026)

Indicator	Data	Source
National Shopping Centre Asking Rents	$25.65 / sq ft (+2.2% YoY)	Cushman & Wakefield
Open-Air Mall Foot Traffic Growth	+4.7%	Placer.ai
Service-Based Tenants (% of leased space)	50%+	CoStar

WHY REVESCO

- Tax-efficient exposure to U.S. real estate investments
- Qualified and experienced sponsor with 14-year track record
- Prioritises steady income stream with planned quarterly distributions
- Real estate ownership without the responsibilities of direct management
- Sponsor co-invests alongside unitholders — interests fully aligned
- Investments accessible in both Canadian and U.S. dollars

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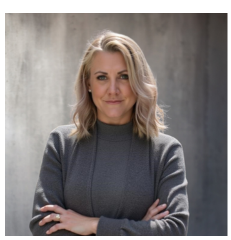

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