

WHO WE ARE

Revesco Properties Trust's core focus lies in acquiring open-air, needs-based shopping centers and mixed-use properties situated across growing and vibrant U.S. markets. Backed by a team boasting extensive industry experience and invaluable relationships, the team at Revesco has consistently delivered successful results over the past 12 years. What sets us apart? At Revesco Properties Trust, we don't just talk about commitment; we demonstrate it. As evidence of our belief in our investment thesis, the principals of Revesco personally invest 10%¹ of any equity placed by investors, ensuring that our interests are aligned with yours. Investors in RPT gain access to an opportunity designed to offer tax advantages while investing in U.S. retail real estate assets in growing markets, alongside a qualified sponsor.

¹Sponsor will invest 10% of all equity invested up to a minimum of \$5M and will review additional capital contributions above \$5M

RETURN PROFILE



12% - 15%

Targeted Annual Return



6%²

Targeted Per Annum Distribution³,
\$0.60 per unit, paid quarterly



10%

Sponsor co-invest⁴

²Preferred distribution percentage is based on fees applicable to individual series

³Paid quarterly

⁴Sponsor will invest 10% of all equity invested up to \$5M and will review additional capital contributions above \$5M

AUM

\$150 M



WALT

3.8 Years



SQFT

607K



OCCUPANCY

94%



LTV

59%*



Q4 NOI

\$2.3 M



*As of December 31, 2024

*LTV includes financial investments

SPONSOR TRACK RECORD



13 years



51 month average hold period



19.5% weighted avg annualized return⁵

\$440M+ in Retail Real Estate Transactions

⁵Weighted average annualized return includes retail income producing properties, and are calculated as follows:

Weighted average is based on equity invested in each of the properties

Annualized pre-tax returns for each sold property = [(Total pre-tax return expressed as a %) / ((investment period expressed as number of days)/365)].

Past performance is not indicative of future returns.

FUND FACTS

Details:

U.S. Dollar denominated; open ended mutual fund trust

Unit Class:

Series A (trailer series) - Fundserv code: RBS 1900

Series F - Fundserv code: RBS 1902

Minimum Subscription:

USD \$10,000

Proposed Closing Date(s):

Continuous offering. Closings will occur quarterly, or more frequently at Revesco's sole discretion.

Targeted Distribution:

\$0.60 per unit, paid quarterly

Target Total Return:

12-15% Average Annual Return

Investment Guidelines:

Revesco plans to focus on acquiring retail shopping centers, mixed-use properties, distressed debt, and development opportunities priced between \$10 and \$50 million. The aim is to implement an initial leverage strategy, financing between 50% and 70% of the total purchase price through fixed-rate loans with terms lasting five years or more.

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 only after surpassing the high water mark.

⁶Calculated at the U.S. LP

WHY REVESCO



Tax efficient exposure to U.S. real estate investments



Qualified & experienced sponsor

Prioritizes a steady income stream with planned quarterly distributions.



Real estate ownership without responsibility of management



Sponsor's funds stand side by side with those of the investor



4.1%

Q4 National Retail Vacancy
Colliers Q4 2024

\$33.96/SF In-Place Asking Rents for Shopping Centers are up 0.28% from Q3
Colliers Q4 2024

89%

of the total annual net absorption, indicating that the retail market is in a strong position as it heads into 2025.
Cushman & Wakefield Q4 2024

RETURNS (NET OF FEES)

2024 RETURN

9.4%

SINCE INCEPTION

September 30, 2021

23.8%

Revesco Properties Trust Series F (USD)

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