

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 14 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

RETURN PROFILE



12% - 15%

Targeted Annual Return



\$0.40-0.60²

Per Annum Preferred Distribution³



10%

Sponsor co-invest⁴

²Preferred distribution percentage is based on fees applicable to individual series. Distributions are not guaranteed.

³Paid quarterly

⁴Sponsor will invest 10% of all equity invested up to a minimum of \$5M

AUM
\$173M



WALT
3.2 Years



SQFT
670K



OCCUPANCY
84%



LTV
57%*



NOI
\$2.6M



As of March 31, 2026

*LTV includes financial investments

SPONSOR TRACK RECORD



14 years



51 month average hold period

\$440M+ in Retail Real Estate Transactions

19.5% weighted avg annualized return⁵

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) - Fundserv code: RBS 1900
Series F - Fundserv code: RBS 1902

Minimum Subscription:

USD \$10,000 Series A & F

Proposed Closing Date(s):

Continuous offering. Closings will occur monthly, or 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



Investments can be made in both Canadian and U.S. dollars



\$25.48/SF

National Shopping Center Asking Rents Up 2.3% Year-Over-Year
Cushman & Wakefield Q1 2026



Open-Air Shopping Center Foot Traffic Growth
Placer.ai Q1 2026 Mall Index

50%+

of Service-Based Tenants
Account for Leased Retail Space
Colliers Q1 2026

2025 RETURNS (NET OF FEES)

SERIES A
7.45%

**SINCE
INCEPTION**

December 2021

32.59%

SERIES F
8.64%

**SINCE
INCEPTION**

December 2021

35.49%

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