

Alliance Real Estate Investment Trust

FUND FACT SHEET | CLASS A | December 1, 2025



Alliance REIT is an open-ended fund established in 2016 to provide investors with exposure to premium, residential real estate in vibrant and up-and-coming Toronto neighborhoods. Alliance develops and converts underutilized properties located in desirable Toronto neighborhoods to their best use by building premium elevated hard loft rental properties in boutique turn of century buildings. Alliance's focus on dynamic and gentrifying urban neighborhoods attracts discerning residents and above market rents. Alliance's portfolio of valuable land assets in the Toronto core continues to benefit from gentrification, zoning intensification and value growth of the Toronto real estate market and has outperformed the broader market.

FUND DETAILS

Fund Type	Real Estate Investment Trust (REIT)	Fund Inception	Apr 2016 (Class A - Apr 2016)
Registered Eligible	RRSP & TFSA	Fee Structure	2% of Equity
Purchases	Min. C\$20,000	Unit NAV	\$10.6092/Unit (DRIP - 2% Unit NAV discount)
Target Total Return	9 - 13% per annum net of fees	Exemption	Offering Memorandum, Eligible & Accredited
Target Distribution	C\$0.47/Unit per annum (Implied yield: 4.5% per annum)	Auditor	BDO Canada LLP
Redemptions	Monthly, subject to notice & settlement period		

This presentation is only a summary; See Offering Memorandum Dated March 1, 2025.

RETURN HISTORY

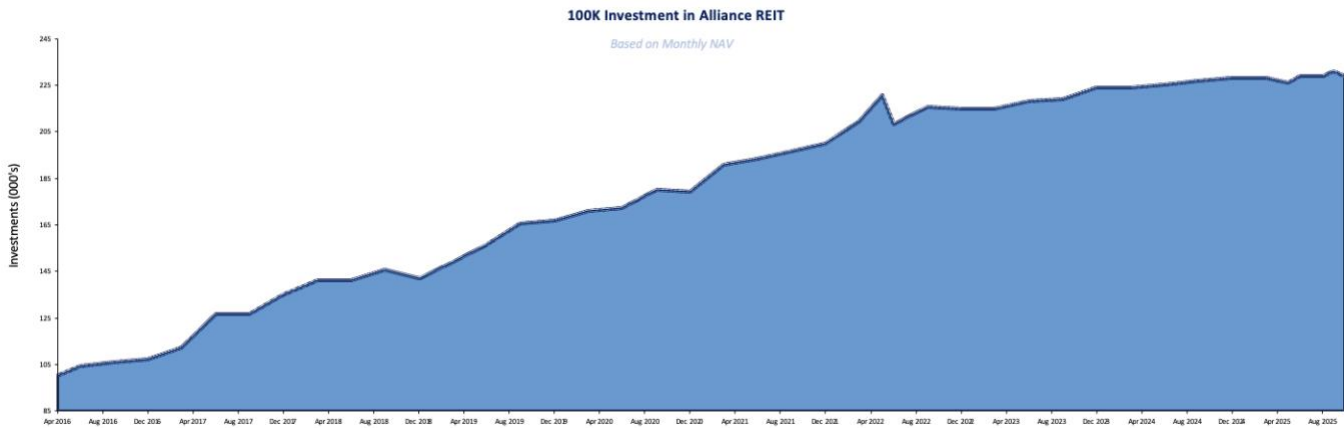
Since Inception	129.08%
Since Inception [†]	9.03%
1-Year	0.69%
3-Year [†]	1.98%
5-Year [†]	4.59%

MANAGER SUMMARY

Asset Manager	Alliance REIT Management Corp.
Alliance AUM	C\$62.6 million
Fund LTV	49.7% (Nov 1, 2025)

Note: Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown; (†) Denotes annualized figures; Figures presented as of December 1st, 2025, unless noted otherwise.

PERFORMANCE HISTORY



Alliance REIT has generated annualized returns of 9.03% since inception (cumulative return of 129.08%) and has outperformed the Toronto Home Price Index, S&P/TSX Composite and the S&P Capped REIT Index/TSX.

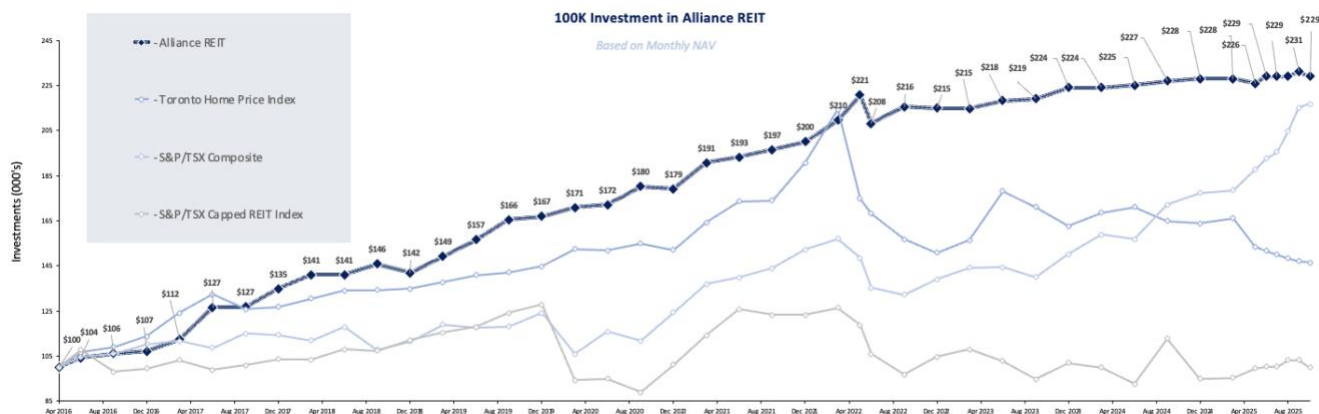
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FUNDSEV CODE | BEL 901



Note: Commissions, trailing commissions, management fees and expenses all may be associated with alternative investments. Please read the offering documents before investing. Alternative investments are not guaranteed, their values change frequently, and past performance may not be repeated

ALLIANCE REAL ESTATE INVESTMENT TRUST

The purpose of this strategy is to diversify a core equity and fixed-income portfolio through ownership of residential rental units, offering long-term returns with low correlation to traditional asset classes. By investing in valuable land assets in Toronto's core, the portfolio is positioned to benefit from ongoing urban intensification and above-market value growth. Key advantages include unique and convenient access to a portfolio of income-producing properties and sizable land assets in desirable and gentrifying neighborhoods, a disciplined and strategic approach to acquisition, conversion and management, and a proven track record of strong performance since inception.

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