



# Forum Real Estate Income and Impact Fund (REIF)

## Risk indicator



## Key facts

First close	December 1st, 2021
First close amount	\$125M
Sponsor equity investment	\$50M
Min. Investment	\$25,000
Subsequent Investment	\$5,000
RRSP Eligible	Yes
Fund type	Offering Memorandum
Manager AUM	\$1.6B
Fund Administrator	SGGG Fund Services Inc.
Auditor	Grant Thornton LLP

## Fund codes

Series F	BEL 802
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## Fees and charges

Annual Mgmt. fee	1.25%
Yr. 1 fee for 1 <sup>st</sup> close investors	25bps
Performance fee	15%
Hurdle Rate	7% with high-water mark catch-up
Early redemption fees	90% of NAV Year 1
	92.5% of NAV Year 2
	95% of NAV Year 3
	97.5% of NAV Year 4
	100% of NAV Year 5 onward

NAV Strike	Monthly
Liquidity	30 days notice
	30 day settlement

Portfolio Manager	Forum Asset Management Inc
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## Goals

REIF aims to provide regular current income and capital appreciation by investing primarily in public and private real estate and select private debt investments.

## Investment Strategy

REIF invests principally in purpose built residential real estate and student housing as well as debt backed by real estate. The fund seeks to target supply constrained markets in Canada to ensure diversity and resiliency of income. The fund will also strive to deliver a sector-leading impact and ESG-driven portfolio that will enhance yields and future-proof the portfolio.

Capitalization and Liquidity Strategy	
Yield	4.5% Return of Capital
Target Total Return	8%-12%
Debt	<55%
	CMHC insured
Liquidity	Up to 10% Public securities
	\$10M Credit facility from Forum
	Portion allocated to more liquid assets
	Credit facility from major bank

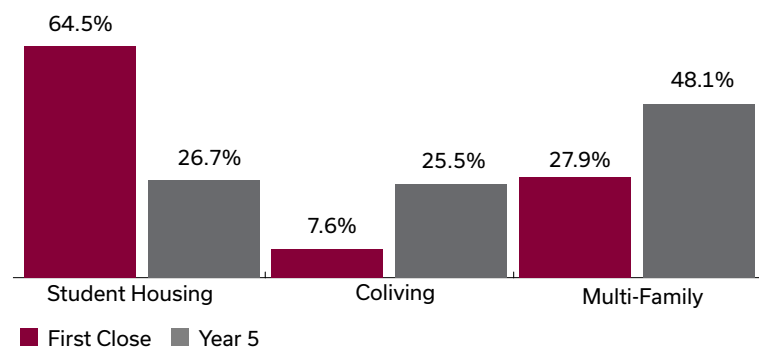
## Investment Themes

**Multi Family Apartments** - Strong demographic demand is being fueled by continued population growth, a severe shortage of new housing supply and reduced housing affordability. The 20 year average vacancy rate remains below 3%.<sup>(1)</sup>

**Student Housing** - Canada's growing domestic and international student population along with changing preferences has created a significant gap of desirable current inventory. Annual mark to market of rents and a fragmented ownership landscape present opportunities for significant value growth.

**Co-living Housing** - Provides turn-key convenience and cost-effective housing at 15%-30% discount to the cost of traditional rentals. Higher occupancy turnover produces an increased inflation hedge relative to traditional multifamily income streams.

## Investment Themes Allocation



The yield and target total return is inclusive of targeted increases in the net asset value of Series F Units. The targeted distribution rate and total return received by a unit holder will differ based on the series of trust units in which a unit holder invests and the distribution reinvestment plan strategy that such unit holder elects to pursue. The expectation of the yield and target total return is based on various assumptions and subject to certain risks, including those risk factors identified in the confidential offering memorandum of REIF (Confidential Offering Memorandum)

<sup>(1)</sup> Statistics Canada, CMHC - Apartment structures of 6 units and over

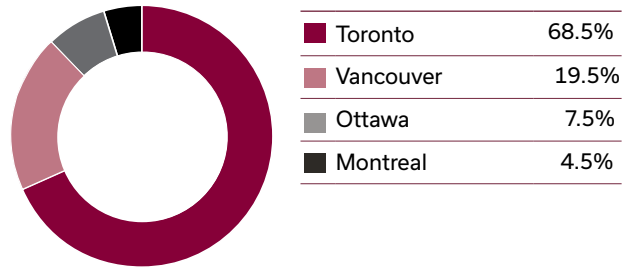
## Portfolio manager profile

Forum Equity Partners mission is to deliver Extraordinary Outcomes™ to their stakeholders. Forum has a 25-year history in real estate development, acquisition, and asset management within North America. Forum has \$1.6 billion enterprise value of assets under management.

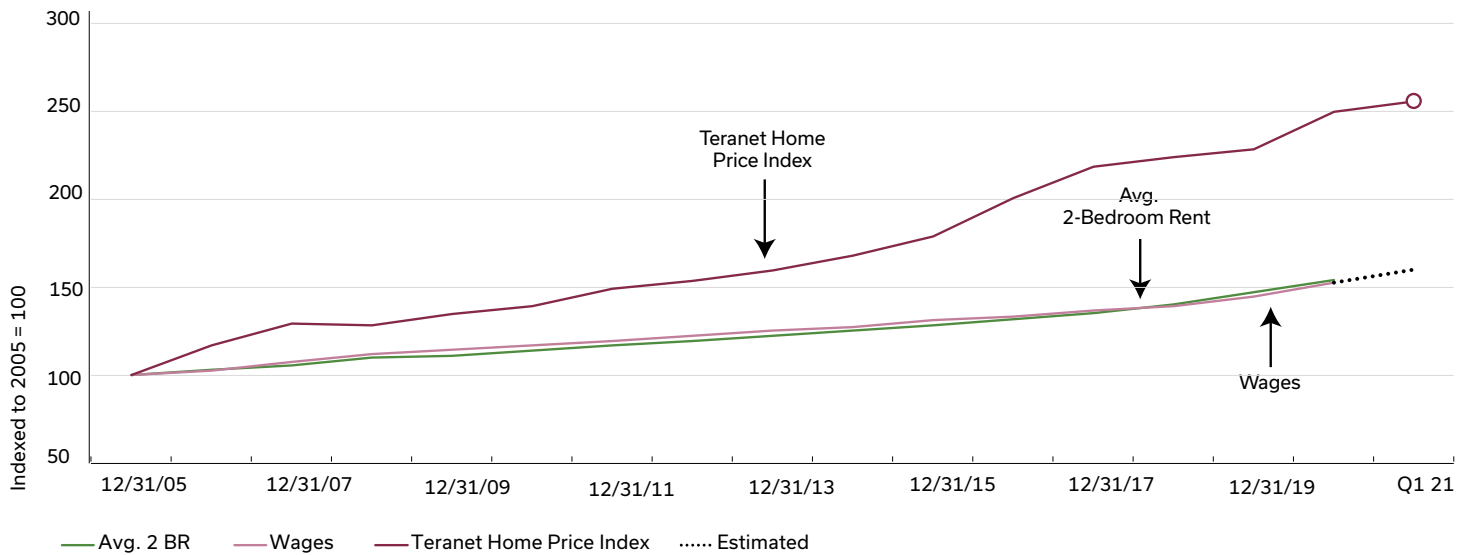
Forum is a dynamic, entrepreneurial team focused on creating value and positive impact. Forum's core experience includes real estate within multi-residential and student housing. The team is also industry leading in urban infrastructure including green technology, renewable energy, and building automation. Through its synergistic platforms, Forum plans to deliver growth through innovation and execution to continue its top-tier performance.

## Geographic breakdown

At first close

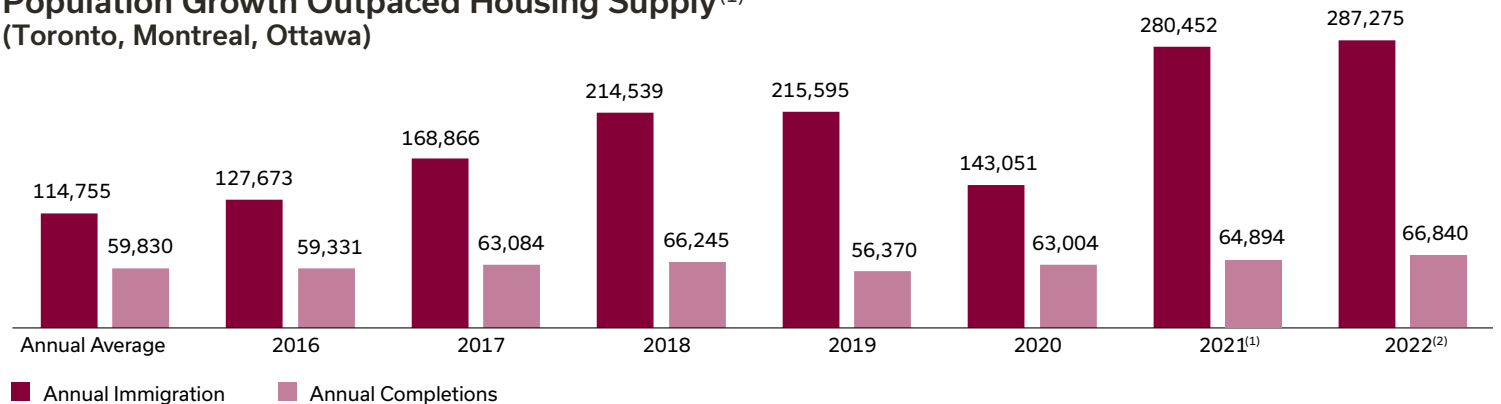


## Rising Gap between Home Ownership and Renting<sup>(1)</sup>



<sup>(1)</sup> Statistics Canada, CMHC, Teranet, Conference Board of Canada

## Population Growth Outpaced Housing Supply<sup>(1)</sup> (Toronto, Montreal, Ottawa)



Source: <sup>(1)</sup> Statistics Canada, CMHC – Toronto, Ottawa and Montreal. <sup>(2)</sup> 2020 Annual Report to Parliament on Immigration. Data for Toronto, Ottawa, and Montreal is extrapolated based on 2019 total immigration figure. Forum projection of annual completions.

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