

FUND FACT SHEET 2026

CLASS F (LP UNITS) | AUGUST 2026



Class F

FundSERV Codes BEL3255

*Targeted Return 8% Targeted Net Distribution Per Annum
12% - 15% Targeted Total Net Annual Return

Distribution Frequency Monthly

Price Per Unit NAV

Minimum Investment \$10,000

Drip Yes (2% Discount Per Each Unit At The Current Market Price)

Registered Plans Non-Eligible

Carried Interest 80% (Investors) / 20% (Management)
(Hurdle Rate Of 8%)

MER 0.99% [As Of June 30, 2026]

Selling Commissions No Commissions
No Trailer Fees

Redemption Schedule 6 Months 3% Short Term Trading Fee Added To Redemption
Thereafter 100%

‡Redemption Rights Cash Redemption Limit: The Greater Of \$25,000 Per
Quarter OR 0.75% Of AUM Per Quarter
Redemption Notes: Issued In Lieu Of Cash If Redemption
Requests Exceed The Cash Redemption Limit

INVESTMENT STRATEGY

Pier 4 targets undermanaged and under-performing assets in regions which present strong market fundamentals. Pier 4 pursues buildings off-market as management is inclined to purchase under-valued properties in order to generate value at inception. As a company, Pier 4 is committed to the "Triple R" approach:

1 Realize

Undervalued properties with strong return potential
Assess growth potential
Avoid market competition with off market acquisitions

2 Revitalize

Increase revenue streams
Cost-conscious renovations
Reduce operational expenses

3 Return

Short term monthly distributions
Long term returns through:

- Net asset value growth
- Special distributions

Special Distributions

Upon a refinance or sale of property, Pier 4 pledges to distribute at minimum 30% of excess profits to investors.

Portfolio Diversification

Allows for real estate ownership and the ability to invest in the multi-family industry without the management responsibility.

Targeted Monthly Distributions

Distributions are available to be paid on a monthly basis.

Long Term Growth

The ability to earn equity through the pay down of the principal mortgage as well as through the overall appreciation of the property.



****45** Properties ****14** Communities **3** Provinces

*Rate of return may be affected by fees, please refer to the Offering Memorandum. DRIP is elected by the unit holder (item 5.6 of the OM and the subscription agreement generally).

‡Redemptions must be submitted on or before the 15th of the month to be included in the current month's redemption cycle. Redemptions after such time will be paid out in the next monthly redemption cycle. Please see the Offering Memorandum for more details.

**As of the date of this presentation, the figures on this slide include all properties that are under management as well as properties under contract. Management believes that the properties under contract are expected to close in Q3 2026. Subject to unforeseen circumstances outside of Management's control, we cannot stipulate that the said properties will close, or close during that anticipated close date.

PIER 4 REIT: CLASS F (LP UNITS)

[As Of June 30, 2026]



INVESTMENT OBJECTIVES

Pier 4 Real Estate Investment Trust ("Pier 4") seeks to provide investors with monthly distributions and long-term growth through a diversified portfolio of multi-family apartment buildings located across Canada.

Who Invests

- An investor seeking monthly income
- An investor looking to diversify their investment portfolio and obtain direct exposure in real estate
- An investor looking for potentially reduced volatility during the investment period
- An investor searching for an experienced management team with strong corporate governance
- An investor pursuing returns through value creation strategies
- An investor seeking real estate ownership without the responsibility of management

Pier 4 Advantages

- Over 100 years of combined company experience in real estate and asset management
- Over 100 years of combined company experience in general contracting and property revitalization
- Assets are geographically diversified
- Investment into income-producing apartment buildings
- Elect for monthly distributions in cash or Distribution Reinvestment (DRIP)

FUND SUMMARY

[As of June 30, 2026]



Unit Price

NAV



Occupancy Rate

95.74%



Targeted
Distributions

8.00%



Avg. Appraised
Cap Rate

4.55%



Loan To Value

68.99%

† All information contained herein, while obtained from sources which are believed to be reliable, is not guaranteed as to its accuracy or completeness. It is important for an investor to consider the particular risk factors that may affect the industry in which they are investing and therefore the stability of the distributions that they receive. The risks involved in this investment may differ from other types of investments. Please refer to the Offering Memorandum dated May 1, 2026 for a further discussion of the risks of investing in the Trust. Returns do not include reinvestment in the calculation. Please note that the Inception Date reflects from June 2020.

Past Performance: Performance quoted represents past performance and does not guarantee future results. Investing can involve significant risks, and the value of the investments may go up or down resulting in inconsistent results year over year. For more information, please review the Offering Memorandum dated May 1, 2026.

Disclaimer: This is not a formal offering document. This document is incorporated into Pier 4's Offering Document dated May 1, 2026. Please refer to the Offering Memorandum, available on www.sedarplus.ca, for further information and disclosure on investment opportunities. Prospective purchasers of this investment opportunity will be provided with a formal Offering Memorandum and will need to be qualified for investment prior to making any investment. No person has been authorised to give any information or to make any representation not contained in the formal Offering Memorandum. No securities regulatory authority or regulator has assessed the merits of these securities or reviewed this Offering Memorandum. Any representation to the contrary is an offence. This is a risky investment. For more information, please refer to Item 10 – Risk Factors within the Offering Memorandum for further details. Please refer to the below and the Offering Memorandum for our advisory on forward-looking statements. Certain statements contained herein as they relate to Pier 4 Real Estate Investment Trust ("Pier 4", "Pier 4 REIT" or "the REIT") and related parties and their respective views or predictions about the possible future events or conditions and their business operations and strategy, are "forward-looking statements" within the meaning of that phrase under applicable Canadian securities laws. Any statements that express or involve discussions with respect to predictions, expectations, beliefs, plans, projections, objectives, assumptions or future events or performance are forward-looking statements. Forward-looking statements are often, but not always, identified by the use of words such as "may", "will", "should", "expect", "plan", "anticipate", "believe", "estimate", "predict", "potential", "targeting", "target", "intend", "could", "might", "continue", or the negative of these terms or other comparable terminology. These statements are only predictions. Undue reliance should not be placed on these forward-looking statements as there can be no assurance that the plans, intentions or expectations upon which they are based will occur. By its nature, forward-looking statements involve numerous assumptions, known and unknown risks and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts, projections and other forward-looking statements will not occur and may cause actual results or events to differ materially from those anticipated in such forward-looking statements.

The forward-looking statements contained in this document are expressly qualified by this cautionary statement and given as of the date hereof. Except as otherwise required by law, Pier 4 does not intend to and assumes no obligation to update or revise these or other forward-looking statements it may provide, whether as a result of new information, plans or events or otherwise. Readers are cautioned not to place undue reliance on these forward-looking statements as there can be no assurance that the condition, events, plans and assumptions on which they were based will occur. ALL REFERENCE SHOULD BE MADE TO THE OFFERING MEMORANDUM DATED May 1, 2026.

For further information, please contact Pier 4 representative at



sales@pier4.ca