



CASCADIA
GREEN

— R E I T —



CASCADIA
GREEN
REIT

DISCLAIMERS

FORWARD-LOOKING STATEMENTS

Certain statements contained in the Presentation Materials constitute forward-looking statements. The use of any of the words “anticipate,” “believe,” “continue,” “could,” “estimate,” “expect,” “intend,” “may,” “will,” “plans,” “project,” “should,” “target” and similar expressions are intended to identify forward-looking statements. Such statements represent the Trust’s internal projections, estimates or beliefs concerning, among other things, an outlook on revenues or other expectations, beliefs, plans, objectives, assumptions, intentions or statements about future events or performance. These statements involve known and unknown risks, uncertainties and other factors that may cause actual results or events to differ materially from those anticipated in such forward-looking statements. The Trust believes the expectations reflected in those forward-looking statements are reasonable but no assurance can be given that these expectations will prove to be correct and such forward-looking statements included in, or incorporated by reference into, the Presentation should not be unduly relied upon. These statements speak only as of the date of the Presentation.

Forward-looking statements included in this presentation include, but are not limited to, statements with respect to:

- the nature of the Trust’s business development plans and estimated timing thereof;
- the Trust’s business strategy and plans;
- the Trust’s use of proceeds from the sale of securities;
- the anticipated payment of distributions;
- the ability to redeem the Units of the Trust from time to time in accordance with the Trust’s Declaration of Trust (the “Trust Declaration”);
- the Trust’s intentions and expectations regarding the growth of its directly and indirectly owned, portfolio of real property;
- target distribution amounts; and
- anticipated rates of interest, fees, expenses and other terms and conditions with respect to the Trust’s direct and indirect investments in real properties.

Some of the risks and other factors which could cause results to differ materially from those expressed in the forward-looking statements contained in the Presentation include, but are not limited to: general economic, political, market and business factors and conditions; the ability of the Trust to raise capital, interest rates fluctuations; statutory and regulatory developments; ability of the Trust to obtain financing; increased competition; loss of key employees; additional funding requirements; catastrophic events; and other factors, including acts of war, terrorism, natural disasters or pandemics or epidemics, such as COVID-19, and the severity and duration thereof.

Readers are cautioned that the foregoing lists of factors are not exhaustive. These forward-looking statements are made as of the date of the Presentation and the Trust disclaims any intent or obligation to update publicly any forward-looking statements, whether as a result of new information, future events or results or otherwise, other than as required by applicable securities laws.

The information in the Presentation is intended for use only by persons resident in jurisdictions where such use is lawful. Nothing in the Presentation constitutes, and under no circumstances is to be construed as, an offer or solicitation to purchase securities of, or advertisement for, securities of the Trust. The securities of the Trust have not been registered under the United States Securities Act of 1933, as amended or any state securities laws.

Leadership Team

Directors of the Trustee



Farzad Mazarei
Chairman



Vishaal Dasoar
Chief Executive Officer



Jon Pezzente
Director Of Acquisitions

Advisory Board



Graeme Sewell
Advisory Board Member



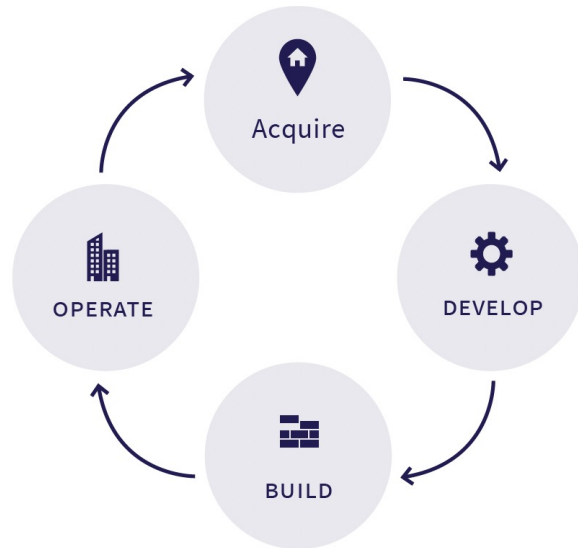
Mike Schilling
Advisory Board Member



Tim Murphy
Advisory Board Member

Differentiating Factor

INVESTMENT ECOSYSTEM



Deal Flow Pipeline

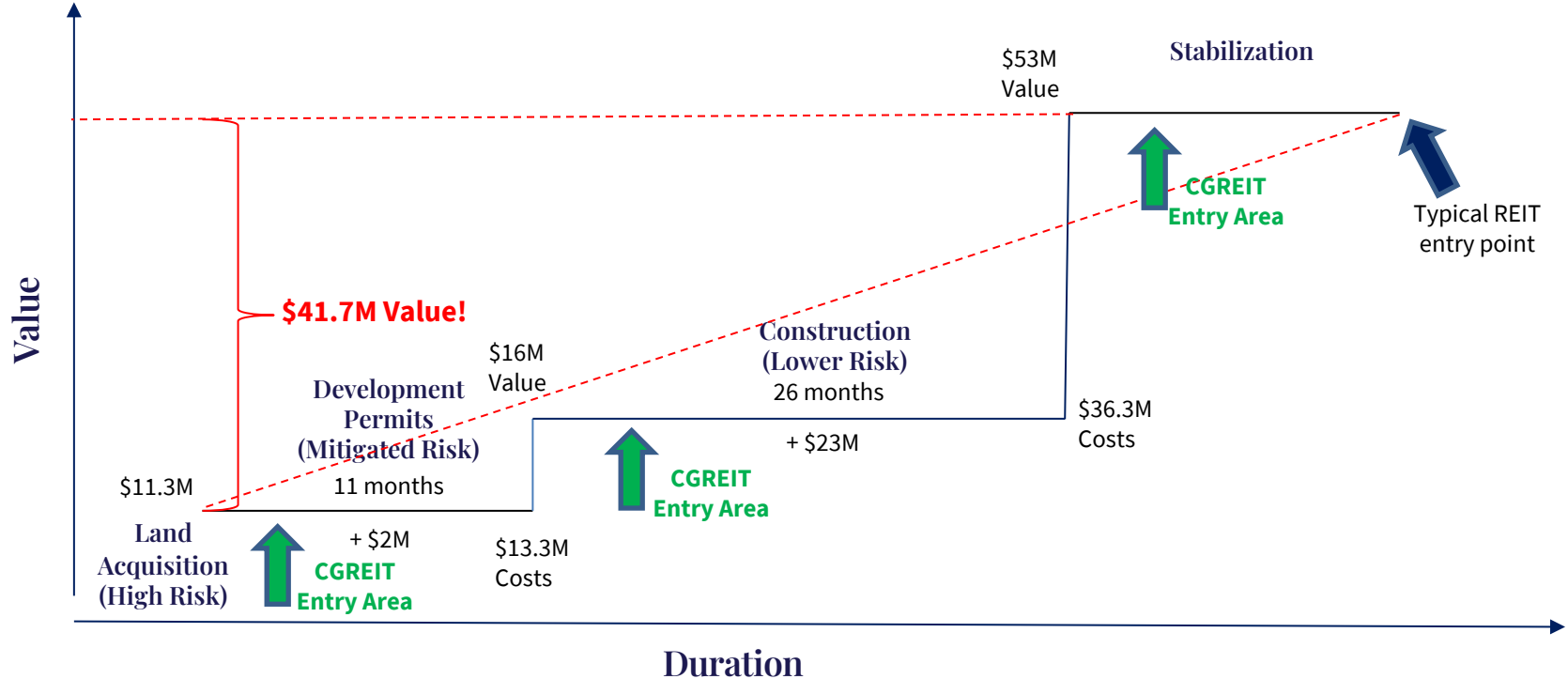
**First Right To Acquire
Properties (Access)**

**Full Circle Development
Ecosystem**

Why Cascadia?

Value Generating Process

Actual Example of Cascadia Green Development Project



Target Asset – AXIR



2590 Lonsdale Avenue, North Vancouver

- 64 Rental Units (Studio to Three Bedroom)
- Views of the Pacific Ocean, Downtown Vancouver, Lions Gate Bridge, Mountains
- 10 Minutes to Lonsdale Quay, Grouse Mountain, or Lions Gate Bridge.
- Across the street from the new Harry Jerome Recreation Centre underway.
- Daycare, School, Grocery and Restaurants nearby.

Current State

- Target Occupancy – July 2023
- Target Full Lease Up – Fall 2023
- REIT has equity stake of Axir LP

Financing

- CMHC MLI Select – In Progress
- 50 Year Amortization
- Expecting 75% LTV

The Deal

- Purchase Price – Off market acquisition with favorable terms to market
- Projected Annual NOI - \$1.7M
- Target Capital Raise - \$10M

Returns

- Projected Return on Closing – 20%
- Projected Return Post-Stabilization - 50% (based on 3.5% cap rate)
- 5-year projections

Returns with Tax Advantages



8% Preferred Return



11%-14% Targeted Annual Net Return

- **RRSP / TFSA eligible**
- **Return of Capital**
- **Accrued Return**
- **DRIP**

Unit Classes



CASCADIA
GREEN
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**Class A
Units**

Minimum Investment of \$2,000
1.0% Asset Management Fee



CASCADIA
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**Class F
Units**

Minimum Investment of \$50,000
0.5% Asset Management Fee

Investment Streams



Wealth / Asset Managers



Registered Accounts with Olympia



Direct Investment

Partnerships



Operations



CHARTERED PROFESSIONAL
ACCOUNTANTS

EMDs



Institutional



Property

