



Fund Facts

July 2017

This Document contains key information about Viocity Real Estate Investment Trust (Viocity REIT). You can find more detailed information in the funds Offering Memorandum and Trust Declaration. Ask your representative for a copy, visit www.viocity.com or contact Viocity at 1-855-659-5959 or information@viocity.com

Before you invest in any fund you should always consider the suitability for your investment needs, how it will work with your other investments and your risk tolerance.

Quick Facts:

| | |
|------------------------------|---|
| Fund Code: | Viocity Class "A" Units |
| Date Started: | January 3rd, 2017 |
| Total Value on July 1, 2017: | \$369,632 |
| Management Expense Ratio: | Unknown – NEW |
| Auditors: | DMCL |
| Legal Advisors: | Knight LLP |
| Distributions: | Monthly – Distributions are reinvested unless you choose to take some or all in cash. |
| Minimum Investment: | \$5,000.00 Initial / \$100.00 Additional |

What Does the Fund Invest In?

The funds objective is to provide a superior income, that is to a reasonable extent tax deferred along with capital growth for investors. It will invest primarily in accretive revenue producing real estate including apartment buildings, mixed commercial, and industrial properties. With a focus on Canadian TIER II size cities with a population of ~50,000-500,000 and diverse economies. The fund will also invest in some revenue producing well secured mortgages. To a smaller degree the fund may also invest in development projects such as new construction apartments and townhouses.

| | |
|---|-----------|
| Value of mortgages held: | \$375,000 |
| Average interest rate of mortgages: | 10.0% |
| Average term remaining on mortgages: | 57 months |
| Average Loan to Value (LTV) ratio of mortgages: | 72.2% |

How Risky is it?

The value of the fund can go up as well as down. As with other types of investments, you could lose all of the money you invest.

In general our fund is privately traded and as such is not subject to the extreme volatility that can occur in the stock market based on sentiments and global news. The value of the fund is based purely on the Net Asset Value (NAV) of it's holdings. Canadian Real Estate prices do fluctuate which can send the value of the units both higher and lower.

Risk Rating:

Viocity has rated the volatility of this fund as medium. This rating is based on the planned investment strategy in place and goals of the funds Trustees. It does not tell you how volatile the fund will be in the future. The rating can change over time. A fund with medium risk rating can still lose money.



| | | | | |
|-----|---------------|--------|----------------|------|
| Low | Low to Medium | Medium | Medium to High | High |
|-----|---------------|--------|----------------|------|

No Guarantees:

Like most funds, this fund does not have any guarantees. You may not get back the money you invest.

How has the Fund Performed?

This section tells you how the fund has performed over the past 5 years. Returns are after expenses have been deducted. These expenses reduce the funds returns.

| | | |
|--------------------------|---------------------------|--------------|
| Year-by-year returns: | Currently None – NEW FUND | |
| Best and worst 3 months: | Best - 7.0% | Worst - 7.0% |
| Average Return: | Currently 7.0% | |

Who is the Fund for?

- You want the monthly income Real Estate provides along with the Capital gains potential
- You're investing for the Medium to Long term
- You can tolerate Medium risk level
- You won't need immediate access to the funds you have invested

A Word About Tax:

In general, you'll have to pay tax on any money you make on an investment. How much you pay depends on the tax laws where you live and whether or not you hold the fund in a registered plan such as a Registered Retirement Savings Plan (RRSP), Registered Education Savings Plan (RESP) or a Tax Free Savings Account (TFSA).

Keep in mind that if you hold your fund in a non-registered account, generally, fund distributions are included in your taxable income, whether you get them in cash or have them reinvested. As a Real Estate Investment Trust (REIT) often distributions are in a tax advantaged state including return of capital or capital gains, however some percentage of the distributions may still be taxable as interest income. It is best to consult a tax expert or accountant to validate how it may impact your specific situation.

How Much Does it Cost?

The following tables show the fees and expenses you could pay to buy, own, and sell class "A" units of the fund. The fees and expenses – including any commissions – can vary among different funds. Higher commissions can influence representatives to recommend one investment over another. Ask about other funds and investments that may be suitable for you at a lower cost.

Sales Charges

| Sales Charge Option | What You Pay | | How It Works |
|------------------------|------------------------|---|--|
| | In Percentage (%) | In Dollars (\$) | |
| Front End Sales Charge | 2% to 5% of the amount | \$20 to \$50 on every \$1000.00 you buy | <ul style="list-style-type: none"> You and your representative decide on the rate. The front end sales charge is deducted from the amount you buy. It goes to your representatives firm as a commission. There are NO Charges on distributions that are reinvested. |

Fund Expenses

You do not pay these expenses directly. They affect you because they reduce the funds return. As of July 1st, 2017, the funds expenses are not yet determined as it is a NEW FUND. This equals to \$N/A for every \$1,000.00 invested.

| | Annual rate (as a % of the fund's value) |
|---|---|
| Management Expense Ratio (MER) This is the total of the funds management fee (which includes the trailing commission) and operating expenses. | N/A% - NEW FUND |
| Trading Expense Ratio (TER) These are the funds trading costs | 0.00% |
| Fund Expenses | N/A% - NEW FUND |

More about trailing commissions:

The trailing commission is an ongoing commission. It is paid for as long as you own the fund. It is for the services and advice that your representative and the firm provide to you.

Viocity has no intention on paying any trailing commissions to any representative.

Other Fees

You may have to pay other fees when you buy, hold, sell or switch securities of the fund.

| Fee | What You Pay |
|--|--|
| Selling Fees | \$0 Viocity does not charge for unit redemptions |
| Switch Fees | N/A - Currently no other Viocity Funds exist |
| Dishonored Check or insufficient funds | \$50 for each bank transaction |

What if I Change my Mind?

Under securities laws in some provinces and territories, you have the right to:

- withdraw from an agreement to buy fund units within two (2) business days after you receive the Offering Memorandum or Fund facts document, or
- cancel your purchase within 48 hours after you receive confirmation of the purchase.

In some provinces and territories, you also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the Offering Memorandum, Trust Agreement, Fund Facts document or financial statements contain a misrepresentation. You must act within the time limit set by the securities law in your province or territory. For more information, see the securities law of your province or territory or speak with a lawyer.

Conflicts of Interest:

Viocity REIT is a connected issuer, and may be considered a related issuer, of Viocity Management Inc. (the "Exempt Market Dealer"), an exempt market dealer in certain jurisdictions, in connection with Viocity REIT's distribution of securities, which may result in potential conflicts of interest. Viocity REIT is a connected issuer of the Exempt Market Dealer due to various factors, including the fact that Derek Fairbrother, Trustee of Viocity REIT, is the President and owns all the shares of the Exempt Market Dealer. In addition, Viocity REIT has retained the services of Derek Fairbrother to provide asset and mortgage management services internally to Viocity REIT.

Viocity REIT may be subject to various conflicts of interest because of the fact that the Trustees and senior officers of Viocity REIT are engaged in a wide range of real estate and other business activities. Viocity REIT may become involved in transactions which conflict with the interests of the foregoing. The Viocity REIT Declaration of Trust contains "conflict of interest" provisions requiring Trustees to disclose material interests in Material Contracts and transactions and to refrain from voting thereon.

For More Information:

Contact Viocity or your representative for a copy of the Offering Memorandum and other disclosure documents. These documents and this Fund Facts document make up the funds legal documents.



Viocity Group of Companies (Viocity REIT & Viocity Management Inc.)

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To learn more about investing in mutual funds, see the brochure Understanding Mutual Funds, which is available on the website of the Canadian Securities Administrators at www.securities-administrators.ca

Disclaimer

This document is not an offer to sell or solicit for buyers, and under no circumstances should be construed as an invitation to make an investment in Viocity REIT. Investing in Viocity REIT is open only to qualified buyers and can only be done via the Offering Memorandum and other necessary legal documents. Investing in Viocity REIT involves Risk. Viocity REIT currently does not trade and may not be sold in any secondary markets, nor is a secondary market likely to develop. Viocity REIT is a private open-ended mixed REIT - Mutual Fund Trust. While Viocity is currently (and we plan to maintain) eligibility for Registered product status (RRSP, RESP, & TFSA), this is not guaranteed. Distributions paid by Viocity REIT cannot be guaranteed and may change or be suspended under certain market conditions. As well the market value for Viocity REIT is determined by calculating its NAV, which may fluctuate up and down from month to month. It is always important for each individual investor to evaluate the risk factors involved in making any investment. There can be no assurances that income tax laws, and the treatment of REIT Mutual Fund trusts will not be changed in the future in a manner which may negatively impact Viocity REIT and its investors. Past performance may not be repeated and any future looking statement made about Viocity REIT in this document cannot be guaranteed. Only investors who do not require the ability to immediately liquidate their investment should consider purchasing units in Viocity REIT. This type of Private investment may carry more risk than other similar products. All information contained herein is believed to be reliable, however cannot be guaranteed for its accuracy or completeness. Please refer to the Offering Memorandum and Trust Declaration for further details on the risk of investing in this type of product and your eligibility to invest in Viocity REIT.