

**MAKE SPACE CAPITAL PARTNERS (THE "FUND") IS BUILDING A PORTFOLIO OF STABILIZED STORAGE INVESTMENTS IN CANADA**



### Target

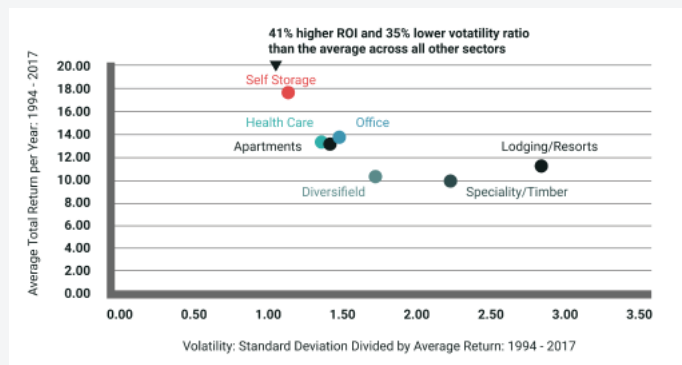
- 15-20 investments/properties
- 1 000 000 square feet
- Over 7 000 units

Target distribution  
**6% per annum**<sup>(1)</sup>

Total annual target return  
**12%-15%**<sup>(1)</sup>

	Inception	Current <sup>(2)</sup>
Assets Under Management	10 MM	30 MM
Investments/Properties	1	6
Units (includes self, portable & parking)	640	2113

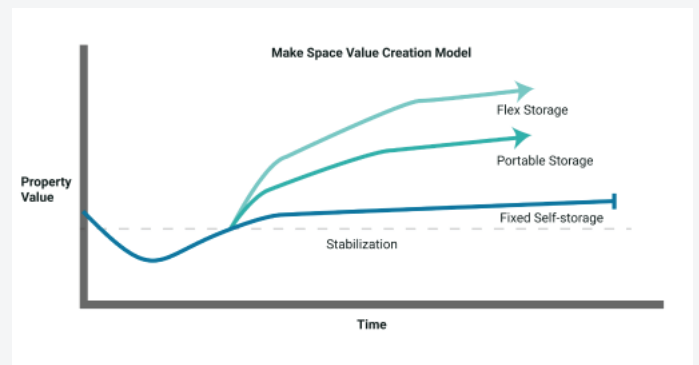
### Why Self-Storage?



Storage has been one of the best performing asset classes in the last 25 years with consistent returns through the 2008 recession and in 2020. In 2008, the NAREIT All Equity Index lost almost 40%. The self-storage sector REITs returned 5% including dividends. In 2020 the sector returned 13%\*.

\*These numbers come from the Historical Annual Returns listed by Nareit <https://www.reit.com/data-research/reit-indexes/annual-index-values-returns>

### Why Make Space?



The table was prepared by management to illustrate management's belief that its portable storage and flex storage options provides the Partnership with the ability to grow and increase the net operating income ("NOI") of Storage Investments more effectively than the average self-storage provider post-stabilization. This belief is based on the assumption that there are very few options for increasing NOI, including raising rates, automation or controlling expenses after most self storages reach the point of stabilization. These predictions are subject to various factors identified in the Offering Memorandum. Actual results may be materially different from those presented.

### Portfolio Growth of the Fund

	NOI	Revenue
<b>2019</b> (for the period August - December)	\$366,000	\$622,000
<b>2020</b> (Prince George was acquired by the Fund July 2020)	\$1,102,000	\$2,200,000

An offering memorandum dated April 5th, 2021 (the "Offering Memorandum") containing important information relating to the securities described in this document (the "Securities") has or will be filed with the securities regulatory authorities in each of the jurisdictions where a distribution has occurred or will occur pursuant to the Offering Memorandum. A copy of the Offering Memorandum is required to be delivered to you at the same time or before you sign the agreement to purchase the Securities described in this document pursuant to the Offering Memorandum. This document does not provide disclosure of all information required for an investor to make an informed investment decision. Investors should read the Offering Memorandum of the Fund, especially the risk factors relating to the issuer and the Securities offered, before making an investment decision.

## Management Team

Combined over 25 years of experience as storage operators.  
Maintaining a \$2,000,000 + investment in the Fund



**Vaughan Kooyman**  
FOUNDER



**Danny Freedman**  
OWNER

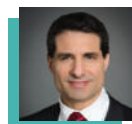


**Terry Thomas**  
CEO



**Meg Calhun**  
VICE PRESIDENT,  
FINANCE

## Advisory Team



**Joe Freedman**  
CHAIRMAN OF THE BOARD



**Reid Carter**  
INDEPENDENT DIRECTOR

## Summary of the Offering

Investment Objective	Income and Capital Appreciation
Quarterly Distribution Target	6% per annum <sup>(1)</sup>
Total Annual Return Target	12 – 15% <sup>(1)</sup>
Unit Price	Series 3 and 4: \$10.00 as of the date of the Offering Memorandum and may increase at Make Space Inc.'s discretion, in its capacity as the manager of the Fund, based upon increases in the value of the Partnership's assets.
Series Offering	Series 1: \$3,300,000 – 85/15 split // Completed Series 2: \$11,500,000 – 80/20 split // Completed Series 3: \$10,000,000 – 75/25 split // Open Series 4: \$10,000,000 – 70/30 split
Term of the Partnership	July 29, 2025 with the potential of two 12 month extensions
Fees	Management Fee – 1.5% annually
DRIP Program & Incentives	- 3% discount - 3 year lock-in period

## MULTIPLE REVENUE STREAMS

The Manager considers the flexibility of our storage solutions to help us better meet the demands of the markets we are in and be more resilient in recessed economic times. The Manager believes that our focus on driving three storage solutions simultaneously gives us better penetration into the market, and ability to serve more of our clients' needs.



(1) Distributions are not guaranteed. The total return target includes quarterly cash distributions as well as distributions upon disposition of the Storage Investments, before taxes. Individual investor returns vary from the total return target based on the timing of investment and the series of units purchased. The expectation, timing and payment of distributions and the total return target are based on various assumptions and subject to certain risks, including those risk factors identified in the Offering Memorandum.

(2) Includes a proposed acquisition in Regina.

## About Make Space

Make Space Capital is the investment arm of Make Space Inc. – a British Columbia-based and Canadian owned self-storage company.

Before the facilities enter the Fund, Make Space Inc. ensures the facilities are stabilized as individual storages or mini-portfolios. This ensures the Fund provides investors a balance of stability with growth, two things that we know are important to our investors.

## Current Portfolio

6 facilities, 390,925 sq. ft. and 2,113 units <sup>(2)</sup>



Pender Harbour



Winnipeg



Prince George (3 facilities)



Regina (proposed acquisition – Q2 2021)