

ICM Property Partners Trust

Tax-Efficient Income and Growth from a Diversified Portfolio of Private Real Estate Assets



Series B • Series C • Series US\$

September 30, 2023

Investment Objective

ICM Property Partners Trust seeks to preserve capital, provide monthly distributions and generate long-term growth through direct commercial and residential property investments diversified throughout North America.

Who Invests?

- An investor seeking monthly income
- An investor pursuing alpha from active value creation strategies
- An investor seeking a diversified portfolio of real estate assets and real estate lending investments that are differently correlated to public markets
- An investor searching for direct investment exposure to high-quality real estate assets in major markets
- An investor who feels it is important to work with a strategically aligned and experienced manager

Equity Investment Strategies¹



Development (44.6%)

New property development

Key Benefits: Medium/Long Term Growth, Long Term Income



Income & Growth (41.7%)

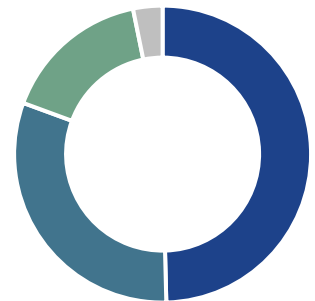
Existing properties with upside opportunity

Key Benefits: Medium Term Growth, Near/Medium Term Income

General Information

Fund Assets ¹	\$785.8 million
Firm Assets ¹	\$2.0 billion
Investment Style	Income and Growth
Sold By	Offering Memorandum
Registered Plan Status	Eligible
Purchases	Monthly
Distribution Frequency	Monthly
Valuations & Liquidity ²	Monthly
DRIP Unit Purchases	97% of NAV

Assets by Type¹



United States	49.6%
Mexico ³	31.0%

Canada	16.2%
Cash	3.2%

Assets by Type¹



Industrial	32.6%
Residential	26.4%
Office	17.5%
High-Yield Lending	10.4%
Retail	3.6%

Hospitality	3.7%
Mixed-use	1.2%
Self-Storage	1.3%
Cash	3.2%

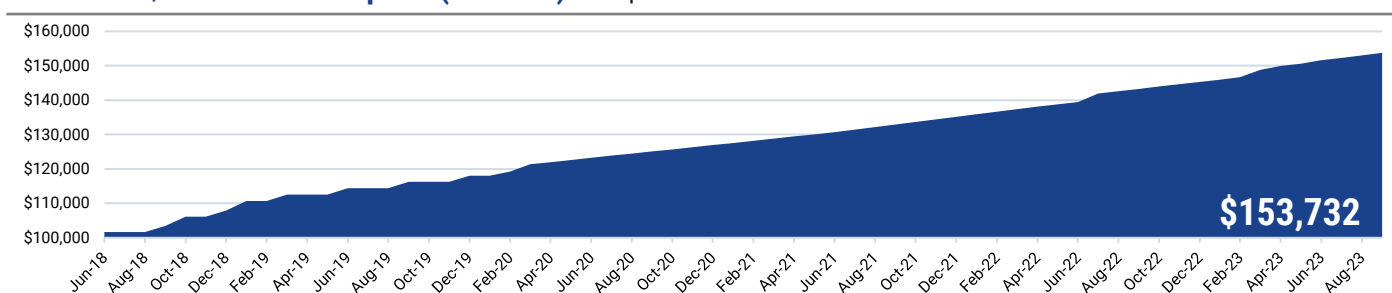
Average Trailing Returns⁴

Series		1 Mo	3 Mo	6 Mo	1 Yr	3 Yr	SI (Ann.)
B	Cash	0.40%	1.21%	2.93%	8.26%	8.34%	8.54%
	DRIP	0.39%	1.17%	2.83%	7.94%	8.59%	8.85%
C	Cash	0.45%	1.35%	3.22%	8.91%	9.02%	9.06%
	DRIP	0.44%	1.31%	3.11%	8.56%	9.28%	9.62%
US\$	Cash	0.44%	1.33%	3.06%	8.16%	9.48%	8.84%
	DRIP	0.43%	1.29%	2.96%	7.87%	9.66%	9.09%

Calendar Year Returns⁴

Series	Inception Date		2018	2019	2020	2021	2022	YTD
B	June 2018	Cash	6.53%	7.79%	6.31%	5.05%	13.66%	5.20%
		DRIP	7.26%	8.56%	6.81%	5.81%	13.75%	5.00%
C	June 2018	Cash	7.09%	8.52%	6.94%	5.68%	14.46%	6.73%
		DRIP	7.94%	9.40%	7.50%	6.50%	14.51%	5.44%
US\$	May 2019	Cash	N/A	4.32%	6.94%	8.51%	13.54%	5.04%
		DRIP	N/A	4.55%	7.32%	9.17%	13.52%	4.86%

Growth of \$100k Since Inception (Series C)⁵ Inception Date: June 2018



Purchase Options

	B	US\$	C
Minimum Investment	\$ 5,000	US\$ 25,000	\$ 200,000
Unit Price	\$ 10.40	US\$ 10.60	\$ 10.40
Annual Distribution per Unit	\$ 0.50	US\$ 0.56	\$ 0.56
Management Fee	1.90%	1.90%	1.65%
Trailer Fee	1.00%	0.75%	0.75%
Total Management and Trailer Fees	2.90%	2.65%	2.40%

Early Redemption Fee²

90% of NAV until the end of the first year
 92% of NAV until the end of the second year
 94% of NAV until the end of the third year
 96% of NAV until the end of the fourth year
 98% of NAV until the end of the fifth year
 100% of NAV thereafter

90% of NAV until the end of the first year
 92.5% of NAV until the end of the second year
 95% of NAV until the end of the third year
 97.5% of NAV until the end of the fourth year
 100% of NAV thereafter

This Fact Sheet should be read in conjunction with the ICM Property Partners Trust (the "Trust") offering memorandum (the "Offering Memorandum") dated May 1, 2023. This document is for information purposes only and does not constitute an offer to sell nor a solicitation to buy the securities referred to herein. The document does not, and it is not intended to, provide any financial, legal, accounting, or tax advice, and must not be relied upon by you in that regard. The document should not be used, or relied upon by you, as a substitute for your independent research or consultation with your own financial, legal or tax advisors. There is no guarantee of performance, and past or projected performance is not indicative of future results. Eligible Investors should review the Offering Memorandum in its entirety for a complete description of the Trust, its risks, and consult their registered advisors before making an investment. Returns included in this Fact Sheet are based upon ICM Investment Management Inc.'s Fund Returns Calculation Methodology. The Trust invests in a diverse range of assets, including those that generate income from foreign sources and involve complex tax structures which may result in delays in distributing tax information. As a result, past performance presented in Trust materials may be subject to adjustment as additional tax information becomes available.

- For the period ending June 30, 2023.
- Redemptions subject to certain restrictions. Please see the Offering Memorandum for full details.
- The strengthening of the Mexican Peso and positive asset performance has resulted in an allocation greater than 30% outside of the U.S. and Canada. The sale of certain Mexican industrial properties is being explored. If successful, the allocation to Mexico will return below 30%.
- For the period ending September 30, 2023.
- Assumes that all distributions are reinvested at 97% of Series NAV (Advantaged DRIPSM).

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