

TRUST OBJECTIVE

To provide investors with stable monthly cash distributions and long-term growth by acquiring a diverse portfolio of cash flowing properties in secondary markets across Canada and the United States.

HIGHLIGHTS

Targeted Annual Total Return⁽¹⁾ **9% to 12%**

Distribution **Monthly**

INVESTMENT FUND MANAGER

Access Capital Advisors

TRUST DETAILS

| | |
|---------------------------------|--|
| Fund Type | Mutual Fund Trust |
| Fund Status | Offering Memorandum |
| Asset Manager | Virtus Capital Corporation |
| Eligible Plans | RRSP, TFSA, RRIF, LIRA |
| Minimum Investment | \$25,000 |
| Closings | Monthly |
| Redemptions | Monthly |
| Asset Management Fee | 1.5% |
| Distribution Re-Investment Plan | YES, with a 2% discount of the subscription price of the trust units |
| Price Per Unit | \$10.53⁽¹⁾ |
| Targeted Monthly Distribution | \$0.0625 per unit⁽²⁾ <i>(\$0.75 per unit annual distribution)</i> |

*Please read the full offering memorandum for further details.

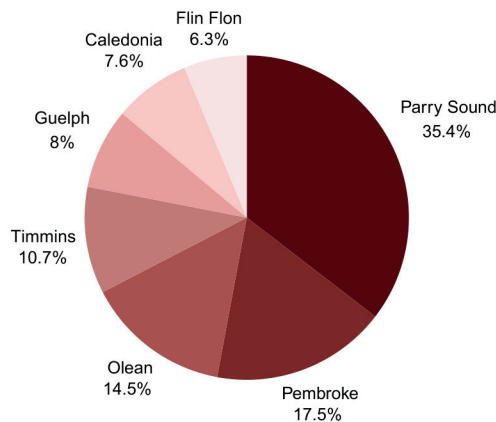
OUR PHILOSOPHY:

Virtus Diversified Real Estate Investment Trust ("Virtus Diversified REIT") intends to focus on acquiring quality cash flowing properties in strong secondary and tertiary markets across Canada and the United States. The goal is to build a strong and stable commercial, industrial, retail, and multi-unit residential portfolio, enhancing overall portfolio incomes by diversifying the tenant base and geographic location. The long-term goal is to maximize the unit value through future acquisitions, repositioning, and competitive financing.

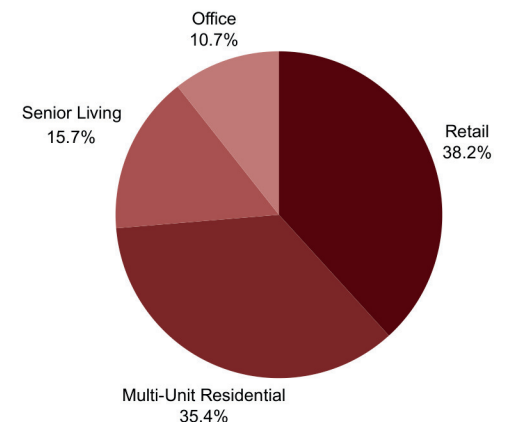
WHY INVEST WITH VIRTUS:

- **Results-Oriented** – Key management has a successful track record of acquisition, development, and management of properties with a combined 70 years of experience
- **Distribution Reinvestment Plan (DRIP)** - Available with 2% discount
- **Unit Pricing & Monthly Cash Flow**– Stable, methodical pricing with low volatility and low correlation with major equity markets
- **Easy Investment Options** – Eligible for corporate, registered, and non-registered accounts
- **Tax Treatment** - A portion of trust distributions may be treated as return of capital

REIT PROPERTIES⁽³⁾



PORTFOLIO SUMMARY⁽³⁾



PURCHASE OPTIONS & ADVISOR COMPENSATION

| | Class A Option A | Class A Option B | Class A Option C | F Class |
|-----------------------------|--|---|--|--|
| Commission | 5% | 3% | 0-5% (negotiated with client) | n/a |
| Trailer Fee (annual rate %) | 50 bps | 75 bps | 100 bps | n/a |
| Early Redemption Fee | If redeemed within: 12 Months : 5.0% 24 Months : 4.0% 36 Months : 3.0% 48 Months : 2.0% 60 Months : 1.0% Post 60 Months : 0.0% | First 18 months : 3.5% Next 18 months : 3.0% After 36 months : 0.0% | Short-term trading fee: 3.0% (if redeemed within 6 months) | Short-term trading fee: 3.0% (if redeemed within 6 months) |



Pembroke West End Mall
Pembroke, ON

BJ's Wholesale
Olean, NY

Commercial Building
Timmins, ON

RVILLA Retirement Home
Caledonia, ON

Parry Sound Apartments
Parry Sound, ON

Heritage House Retirement
Guelph, ON

Flin Flon Walmart
Flin Flon, MB

See Page 2 for additional information and full disclaimers



416-222-5040



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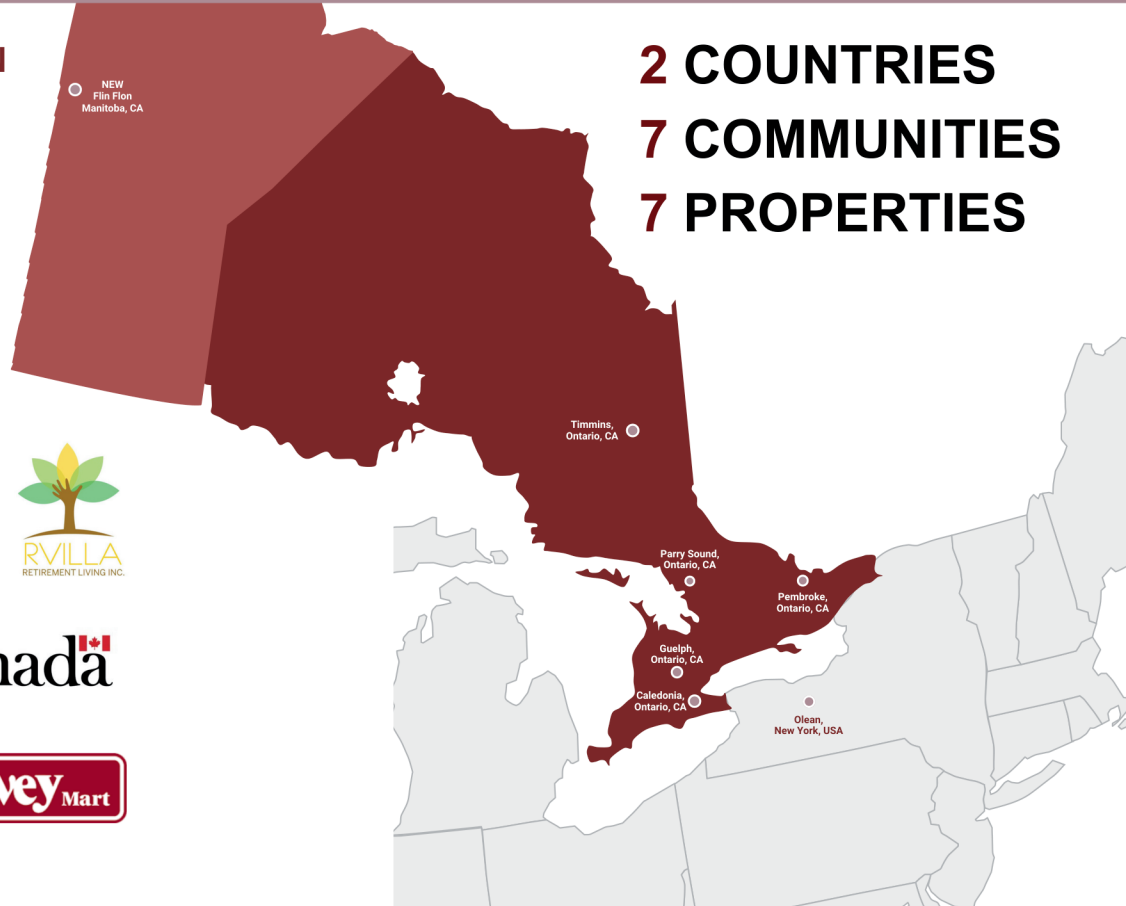
100 Arbors Lane Unit D, Vaughan, ON L4L 7G4

PORTFOLIO COMPOSITION

Pembroke - 71% Leased
Olean - 100% Leased
Caledonia - 97.75% Leased
Timmins - 100% Leased
Parry Sound - 95.7% Leased
Guelph - 92.68% Leased
Flin Flon - 100% Leased

2 COUNTRIES
7 COMMUNITIES
7 PROPERTIES

ANCHOR TENANTS



FOOTNOTES

1. The REIT will undertake a projected financial analysis of each Property to be acquired by the REIT to determine if the Targeted Annual Total Return can be reasonably anticipated from the successful acquisition, operation and disposition of a Property by the REIT. Each of the risks described above under the heading "Targeted Annual Total Return" are factors which are out of the control of the REIT that could have an adverse effect upon the operation and disposition of a Property by the REIT resulting in an annualized return on investment by the REIT in a Property being less than the Targeted Annual Total Return or resulting in a loss of some or all of the investment made by the REIT in a Property. Subscribers should not place undue reliance on the Targeted Annual Total Return when subscribing for Units under this Offering.
2. Although Virtus Diversified REIT intends to make regular distributions of its available cash to Unitholders, such distributions may be reduced or suspended. The actual amount distributed will depend on numerous factors, including Virtus Diversified REIT's financial performance, debt covenants and obligations, interest rates, the occupancy rates of Virtus Diversified REIT's properties, working capital requirements and future capital requirements. In addition, the value of the Units may decline if Virtus Diversified REIT is unable to meet its cash distribution targets in the future, and that decline may be material. It is important for an investor to consider the particular risk factors that may affect the industry in which it is investing and therefore the stability of the distributions that it receives.
3. Percentage of portfolio based on purchase price.

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Offering Memorandum: The REIT has prepared an offering memorandum for delivery to prospective investors that describes certain terms, conditions and risks of the investment and certain rights that you may have. You should review the offering memorandum with your professional adviser(s) before making any investment decision. This presentation and the accompanying offering memorandum are intended for delivery only to, and participation in the investment is restricted to, investors to whom certain prospectus exemptions apply, as described in the offering memorandum.

Summary of Certain Risks: Investing in the Units involves significant risks. There is currently no secondary market through which the Units may be sold and there can be no assurance that any such market will develop. A return on an investment in Units of Virtus Diversified REIT is not comparable to the return on an investment in a fixed-income security. The recovery of an initial investment is at risk, and the anticipated return on such an investment is based on many performance assumptions. Although Virtus Diversified REIT intends to make regular distributions of its available cash to Unitholders, such distributions may be reduced or suspended. The actual amount distributed will depend on numerous factors, including Virtus Diversified REIT's financial performance, debt covenants and obligations, interest rates, the occupancy rates of Virtus Diversified REIT's properties, working capital requirements and future capital requirements. In addition, the value of the Units may decline if Virtus Diversified REIT is unable to meet its cash distribution targets in the future, and that decline may be material. It is important for an investor to consider the particular risk factors that may affect the industry in which it is investing and therefore the stability of the distributions that it receives. There can be no assurance that income tax laws and the treatment of mutual fund trusts will not be changed in a manner which adversely affects Virtus.

An investment in a REIT is not intended as a complete investment program and should only be made after consultation with independent investment and tax advisors. Only investors who do not require immediate liquidity of their investment should consider a potential purchase of Units. The risks involved in this type of investment may be greater than those normally associated with other types of investments. The Units are not "deposits" within the meaning of the Canadian Deposit Insurance Corporation Act (Canada) and are not insured under the provisions of that act or any other legislation.

Please refer to Item 10 of the Offering Memorandum for a further discussion of the risks of investing in the REIT.

Canadian Dollars: All figures in this deck are in Canadian dollars unless stated otherwise.