



PROPERTY
PARTNERS TRUST

ICM Property Partners Trust

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

June 30, 2025

Series B • Series C • Series US\$

Investment Objective

ICM Property Partners Trust seeks to preserve capital, provide monthly distributions and generate long-term growth through direct investments in North American real estate assets. The Fund focuses on deploying capital into high conviction investment themes that it believes will offer the best risk adjusted returns, including: industrial, residential, self-storage and hospitality.

Who Invests?

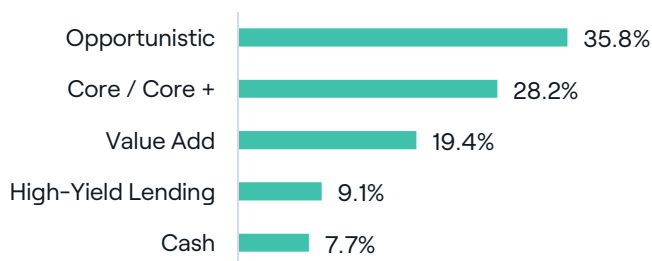
- An investor seeking stable monthly income.
- An investor pursuing alpha from active value creation strategies.
- An investor seeking a diversified portfolio of real estate assets and real estate lending investments with a low correlation to public markets.
- An investor searching for direct investment 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.

General Information

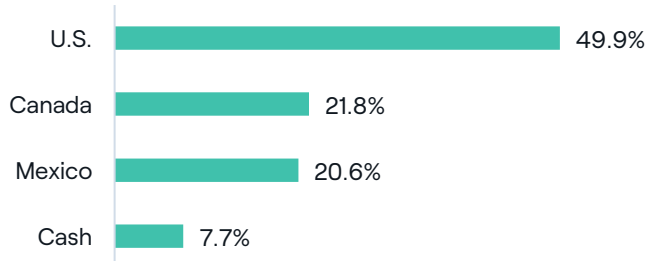
Fund Assets	\$953.6 million (gross)
Investment Style	Income and Growth
Sold By	Offering Memorandum
Registered Plan Status ¹	Eligible
Purchases	Monthly
Distribution Frequency	Monthly
Valuations & Liquidity ²	Monthly
DRIP Unit Purchases	97% of NAV
Target Total Net Return	8-12% p.a. (5+ years)

Portfolio / Allocation Metrics³

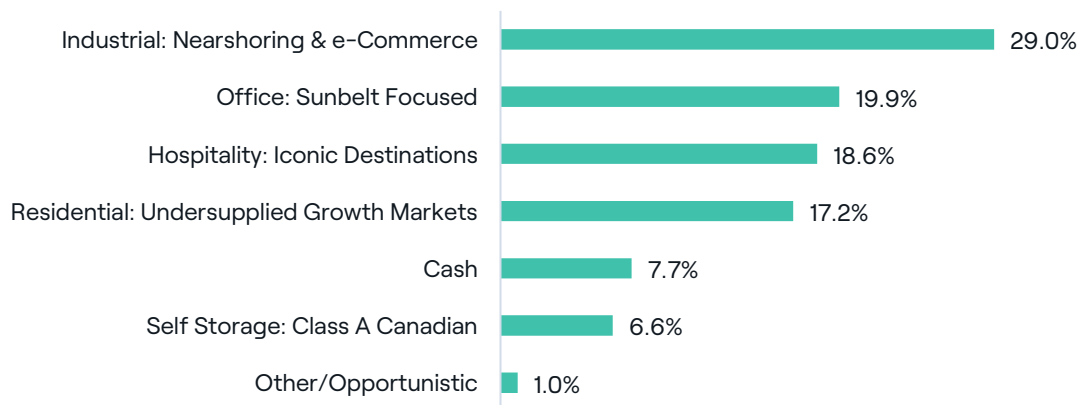
Assets by Category



Assets by Country



Assets by Theme



Average Trailing Returns⁴

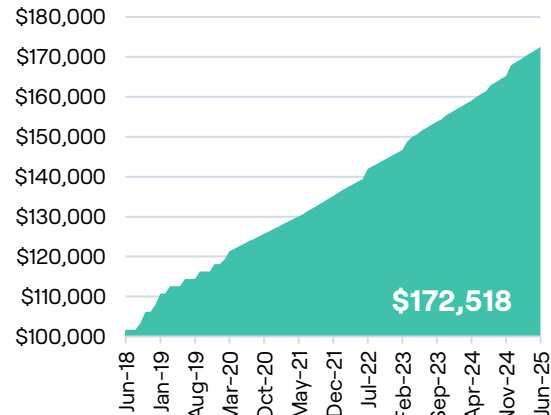
Series	Inception Date		1 Mo	3 Mo	6 Mo	1 Yr	3 Yr	5 Yr	SI (Ann.)
B	June 2018	Cash	0.39%	1.19%	2.39%	6.36%	7.65%	7.32%	7.87%
		DRIP	0.38%	1.16%	2.33%	6.16%	7.41%	7.42%	8.07%
C	June 2018	Cash	0.44%	1.33%	2.67%	7.16%	8.36%	8.01%	8.46%
		DRIP	0.43%	1.30%	2.61%	6.94%	8.09%	8.11%	8.82%
US\$	May 2019	Cash	0.44%	1.34%	2.69%	5.04%	6.77%	7.67%	7.70%
		DRIP	0.43%	1.31%	2.63%	4.93%	6.58%	7.76%	7.84%

Calendar Year Returns⁴

Series		2018	2019	2020	2021	2022	2023	2024	YTD
B	Cash	6.53%	7.79%	6.31%	5.05%	13.66%	6.67%	6.50%	2.39%
	DRIP	7.26%	8.56%	6.81%	5.81%	13.75%	6.42%	6.29%	2.33%
C	Cash	7.09%	8.52%	6.94%	5.68%	14.46%	7.29%	7.31%	2.67%
	DRIP	7.94%	9.40%	7.50%	6.50%	14.51%	7.02%	7.07%	2.61%
US\$	Cash	N/A	4.32%	6.94%	8.51%	13.54%	6.43%	4.53%	2.69%
	DRIP	N/A	4.55%	7.32%	9.17%	13.52%	6.22%	4.70%	2.63%

Growth of \$100k Since Inception

Inception Date: June 2018 (Series C)⁵



Purchase Options

	B	US\$	C
Minimum Investment	\$5,000	US\$25,000	\$200,000
Unit Price	\$10.58	US\$10.51	\$10.60
Annual Distribution per Unit	\$0.50	US\$0.56	\$0.56
Implied Annual Distribution	4.73%	5.33%	5.28%
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, 2025. 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.

1. Eligible at certain financial institutions, please contact ICM for more information.
2. Redemptions subject to certain restrictions. Please see the Offering Memorandum for full details.
3. As of December 31, 2024. Portfolio metrics prepared by ICM Investment Management Inc., the investment fund manager of the Trust, and are unaudited.
4. For the period ending June 30, 2025. Past performance is not indicative of future returns.
5. Assumes that all distributions are reinvested at 97% of Series NAV (Advantaged DRIP™).

Contact	Geoff LaFleur VP National Sales E: glafleur@icmgroup.ca	ICM Investment Management E: investments@icmgroup.ca T: +1 (403) 256-5350
----------------	----------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------