

Mini Mall Storage Properties Trust (the "Trust"), through its investment in the Mini Mall Storage Properties Limited Partnership and the Mini Mall U.S. Storage Properties Master LP (collectively, the "Mini Mall LPs"), provides investors with the opportunity to participate passively and indirectly in the consolidation of private self-storage operations across Canada and the United States. The Trust seeks to generate investor returns via capital appreciation through asset and facility improvements, and via leasing revenues generated by the operations of the Mini Mall LPs.

FUND DETAILS

| | | | |
|-------------------------------|--|-----------------------|---|
| Fund Type | Mutual Fund Trust | Fund Inception | Feb 2020 (Class D - Sep 2021) |
| Registered Eligible | Yes | Highlights | 9.3M+ sf 230+ facilities |
| Purchases | Min. C\$5,000 - Last business day, monthly | Unit NAV | C\$11.38/Unit (DRIP - 2% Unit NAV discount) |
| Target Total Return | 12 - 15% p.a. (10-year), net of fees | Exemption | Offering Memorandum & Accredited |
| Target Distribution | C\$0.60/Unit p.a. (Implied yield: 5.27% p.a.) | Auditor | Ernst & Young LLP |
| Distribution Treatment | Return of capital | Trailer Fee | 0.75% p.a. (paid quarterly) |
| Redemptions | Monthly | Redemption Fee | Y1 (7%) - Y2 (5%) - Y3 (3%) - Y4 (0%) |
| Fee Structure | 1.75% p.a. NAV (quarterly) + 1.00% per acquisition | Risk Factors | No guarantee; Redemption price; Liquidity |
| Fund LTV | 39.1% (Sep 30, 2024) | | |
| Waterfall | 8% hurdle; 75/25 LP/GP, subject to catch-up | | |

This presentation is only a summary; See Offering Memorandum dated May 30, 2024.

RETURN HISTORY

| | |
|-------------------------|--------|
| Since Inception† | 10.04% |
| 1-Year | 8.52% |
| 2-Year† | 9.81% |
| 3-Year† | 10.38% |

MANAGER SUMMARY

| | |
|----------------------|--|
| Asset Manager | Avenue Living Asset Management Ltd. (ALAM) |
| ALAM AUM | C\$6.87 billion (Nov 30, 2024) |
| Fund AUM | C\$1.85 billion (Nov 30, 2024) |
| Fund Manager | Invico Capital Corporation |

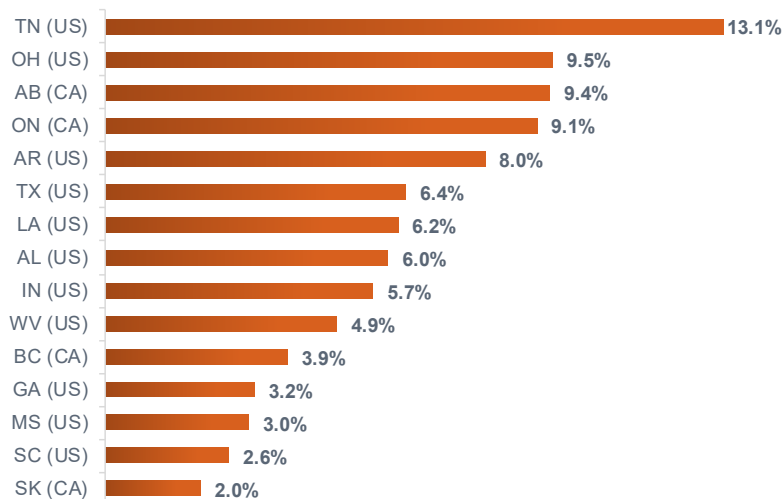
Note: Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown; (†) Denotes annualized figures; Figures presented as at December 31, 2024.

MONTHLY RETURN SUMMARY

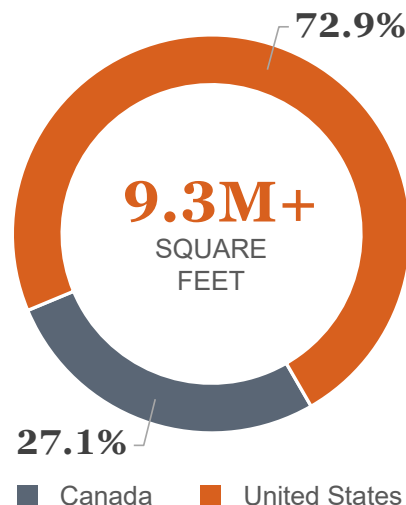
| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | YTD |
|-------------|-------|-------|-------|-------|-------|-------|-------|-------|--------|-------|-------|-------|--------|
| 2021 | | | | | | | | | 0.05%* | 0.50% | 0.50% | 0.50% | 1.56% |
| 2022 | 1.50% | 0.50% | 0.50% | 0.99% | 0.49% | 0.49% | 0.49% | 0.49% | 4.14% | 0.48% | 0.48% | 0.48% | 11.52% |
| 2023 | 0.48% | 0.48% | 0.48% | 3.99% | 0.46% | 0.46% | 0.46% | 0.46% | 0.46% | 0.46% | 2.02% | 0.45% | 11.11% |
| 2024 | 0.45% | 0.45% | 0.45% | 2.08% | 0.44% | 0.44% | 0.44% | 0.44% | 1.69% | 0.44% | 0.44% | 0.44% | 8.52% |

Note: The figures presented in the table above are a function of a fixed (C\$) distribution per unit; Monthly figures are presented excluding the reinvestment of distributions, but inclusive of any period Unit NAV adjustments; Year-to-Date (YTD) figures consider the reinvestment of all distributions for the respective period; This presentation does not consider the 2% discount to Unit NAV offered under the distribution reinvestment plan (DRIP); Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown; (*) Denotes partial period; Figures presented as at December 31, 2024.

TOP PORTFOLIO OPERATING REGIONS BY SQUARE FEET



MARKET DIVERSIFICATION



Note: Top portfolio operating regions by square feet listed above is not exhaustive and, as a result, the bar chart presented above may not equal 100%; Market diversification presented above is representative of total square feet under management; Figures presented as at December 31, 2024; See Offering Memorandum dated May 30, 2024, for further information. "U.S." means the United States. "CA" means Canada.

A PART OF THE AVENUE LIVING GROUP OF COMPANIES

Founded on the principles of "Investing in the Everyday", the Avenue Living group of companies ("**Avenue Living**") focuses on opportunities that are often overlooked by others. Established in 2006 via predecessor entities, Avenue Living has grown to over C\$6.87 billion in aggregate AUM across four private real estate investment mandates, with assets located in Canada and the United States. Avenue Living's team includes top-tier investment and asset management professionals with expertise in real estate operations and transactions, property management, research, investment origination, and capital markets, as well as a suite of subject matter experts to support Avenue Living's growing portfolio of multi-family residential, agricultural land, and self-storage assets. Avenue Living is headquartered in Calgary, with offices in Dallas and Toronto.

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