

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	12.9M sf 270+ facilities
Purchases	Min. C\$5,000 - Last business day, monthly	Unit NAV	C\$11.94/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: 5.03% p.a.)	Auditor	Ernst & Young LLP
Distribution Treatment	Return of capital	Trailer Fee	0.75% p.a. (quarterly)
Redemptions	Monthly, subject to notice & settlement period	Redemption Fee	Y1 (7%) - Y2 (5%) - Y3 (3%) - Y4 (0%)
Fee Structure	1.75% p.a. of NAV (quarterly) + 1.00% per acquisition	Risk Factors	No guarantee; Redemption price; Liquidity
Fund LTV	56.5% (Dec 31, 2025)		
Waterfall	8% hurdle; 75/25 LP/GP, subject to catch-up		

This presentation is only a summary; See Offering Memorandum for further information.

RETURN HISTORY	
Since Inception[†]	10.03%
1-Year	8.60%
2-Year[†]	9.45%
3-Year[†]	9.99%

MANAGER SUMMARY	
Asset Manager	Avenue Living Asset Management Ltd. (ALAM)
ALAM AUM	C\$9.73 billion (Dec 31, 2025)
Fund AUM	C\$3.11 billion (Dec 31, 2025)
Fund Manager	Invico Capital Corporation

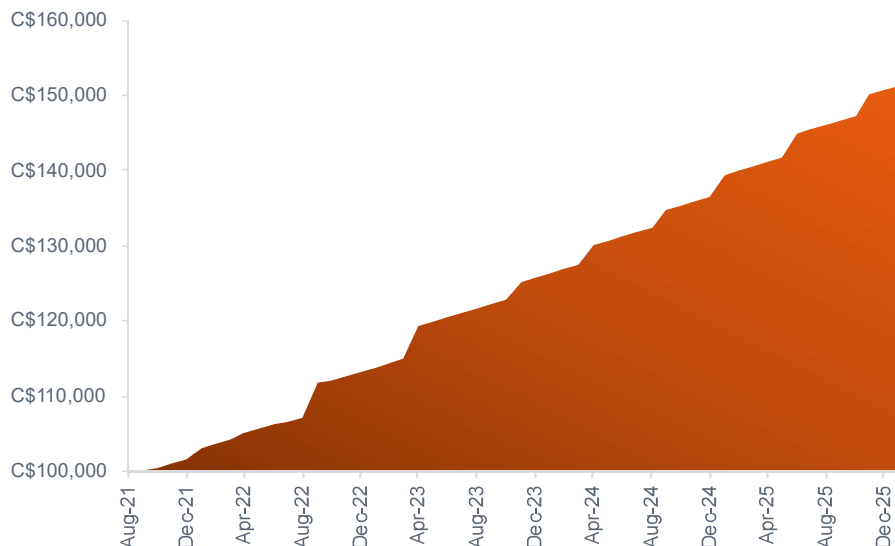
Note: Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown; (†) Denotes annualized figures; Figures presented as at January 31, 2026, unless noted otherwise.

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%
2025	2.11%	0.43%	0.43%	0.43%	0.43%	2.07%	0.43%	0.43%	0.43%	0.43%	1.96%	0.42%	10.43%
2026	0.42%												0.42%

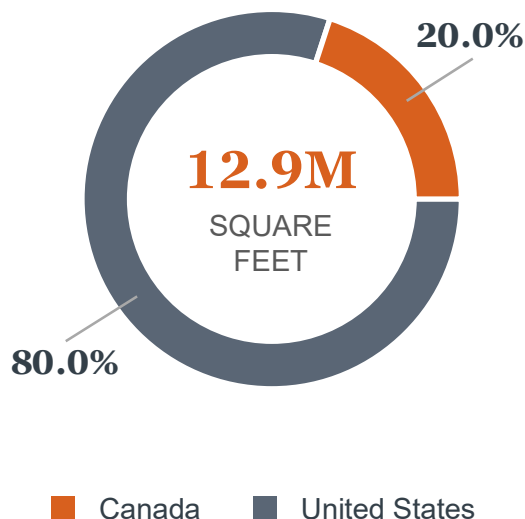
Note: The figures presented in the table above are a function of a fixed (C\$) distribution per unit; Monthly figures are presented excluding the reinvestment of distributions, but inclusive of any period Unit NAV adjustments; Year-to-Date (YTD) figures consider the reinvestment of all distributions 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 January 31, 2026.

PERFORMANCE HISTORY

GROWTH OF C\$100,000 SINCE CLASS D INCEPTION



MARKET DIVERSIFICATION



Note: Returns based on an initial C\$10.00 Unit NAV and reflect the reinvestment of all distributions; Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown; This presentation does not reflect the 2% discount to Unit NAV offered under the distribution reinvestment plan (DRIP); Market diversification is representative of square feet only; Figures presented as at January 31, 2026; See Offering Memorandum for further information.

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\$9.73 billion in aggregate AUM across its 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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