CENTURION
ASSET MANAGEMENT INC

# Investing With Centurion

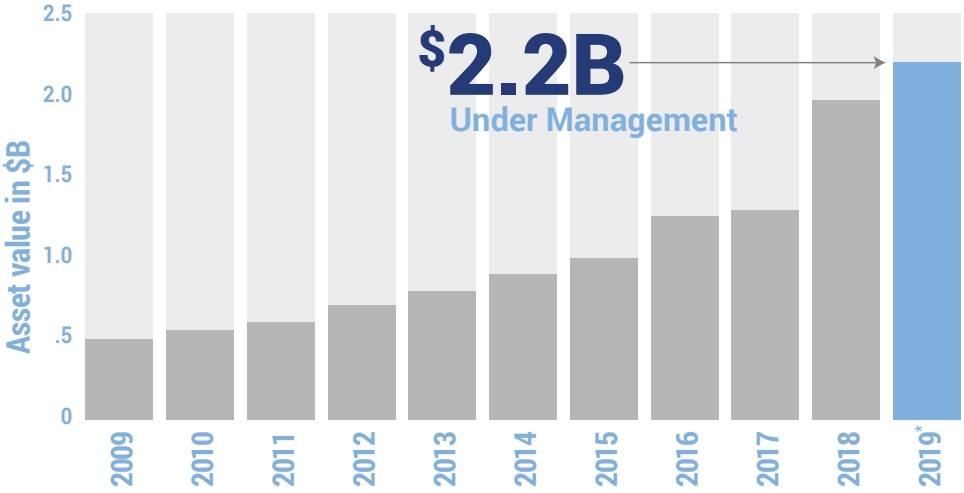
# CENTURION ASSET MANAGEMENT INC

Centurion Asset Management Inc. is a Canadian, multibillion-dollar asset management company that specializes in real estate and other alternative asset classes. Centurion's investment solutions offer investors diversified solutions investing in rental apartments, mortgages, real estate developments, and debt instruments that deliver solid, consistent returns on their investments.

**175** staff

**16** years of experience

2003




*As at April 30, 2019

## Our Values

**RISE**

**Simplicity**
free of pretension and hassle, full of value and common sense

**Respect**
for our Investors, our Residents, Co-workers, Partners, and Communities

**Integrity**
in everything we do, demonstrating sincerity, honesty and the will to do it right

**Excellence**
in offering all our Clients and Partners exceptional products and service quality, as well as providing our Employees with an excellent workplace

# CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST

## Fund Profile

The Centurion Apartment Real Estate Investment Trust ("REIT") invests in a diversified portfolio of rental apartments and student housing properties across Canada and the United States and participates in the profits derived from them. We concentrate on communities with historic low vacancy rates, growing population demographics, and the opportunity to improve rent levels.

## Investment Strategy

1. Purchase undervalued apartment and student housing properties with untapped potential, low vacancies, stable tenant bases, and perform upgrades to reduce operating costs and maximize rental income
2. Invest in newer, stabilized multi-family and student housing properties in desirable neighbourhoods with little investment required to realize revenues quickly
3. Leverage relationship with Centurion Real Estate Opportunities Trust ("REOT") to serve as a pipeline for new acquisition opportunities

## Why Invest in the REIT?

- Chance to invest in income-producing apartments and mortgage investments – the most stable sector of real estate that yields consistent returns
- Real estate ownership without responsibility of management
- Long-term growth potential
- RRSP, RRIF, and TFSA eligible
- Tax-efficient
- Monthly cash distributions with a Distribution Re-Investment Plan available at a 2% discount
- Stable, rational pricing with lower volatility and low correlation to major equity markets

# CENTURION REAL ESTATE OPPORTUNITIES TRUST

## Fund Profile

The Centurion Real Estate Opportunities Trust ("REOT") is an income and growth-oriented trust that invests in a diversified portfolio of mortgages and opportunistic real estate developments and investments. Investors pool their funds to invest in mortgage and growth-oriented real estate opportunities and participate in the yields from interest income and net profit from the sale of completed multi-residential, student housing, and condominium construction projects.

## Investment Strategy

1. Invest in a diversified portfolio of private multi-family, student residences, commercial mortgages, and growth-oriented real estate investments
2. Maximize unit value through equity participation in a selection of loans in the portfolio
3. Leverage long-standing industry relationships to build proprietary deal flow

## Why Invest in the REOT?

Portfolio Diversification – The Fund diversifies the portfolio of investment types, terms, and geography to ensure investment is not dependent on any one project.

Security – Protecting investment is our top priority. All loans are collateralized and are generally secured by corporate or personal guarantees.

RRSP, RRIF, and TFSA eligible

Monthly cash distributions with a Distribution Re-Investment Plan available at a 2% discount

Stable, rational pricing with lower volatility and low correlation to major equity markets

# CENTURION FINANCIAL TRUST

## Fund Profile

Centurion Financial Trust ("CFIT") is an income and growth-oriented trust for qualified investors to invest in a diversified portfolio of debt investments that include but are not limited to mortgages, opportunistic real estate developments, and corporate debt. Investors pool their funds to invest in mortgages and growth-oriented credit opportunities and participate in the yields from interest income and net profit from equity.

## Investment Strategy

1. Invest in a diversified portfolio of growth-oriented real estate investments and non-real estate private debt
2. Maximize unit value through equity participation in a selection of loans in the portfolio
3. Provide occasional co-investment opportunities through a selection of syndicated loans

## Why Invest in CFIT?

Monthly cash distributions with a Distribution Re-Investment Plan available at a 2% discount

Portfolio Diversification – CFIT diversifies the portfolio of investment types, terms, and geography to help ensure investment is not dependent on any one project.

RRSP, RRIF, and TFSA eligible

Stable, rational pricing with lower volatility and low correlation to major equity markets

# CENTURION'S
# INVESTMENT SOLUTIONS

## CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST

**7%-12%**
Targeted Annual Total Returns

Investments in rental apartments, student housing properties, and multi-family residential and commercial mortgages across Canada and the United States

## CENTURION REAL ESTATE OPPORTUNITIES TRUST

**7%-12%**
Targeted Annual Total Returns

Investments in mortgages and opportunistic real estate developments and investments

## CENTURION FINANCIAL TRUST

**9%-12%**
Targeted Annual Total Returns

Debt investments that include but are not limited to, mortgages, opportunistic real estate developments, and corporate debt

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IMPORTANT INFORMATION:
Actual results may differ and are not guaranteed. The material presented is for information purposes only and is not, under any circumstances, to be construed as an invitation to make an investment in Centurion Apartment Real Estate Investment Trust, Centurion Real Estate Opportunities Trust and Centurion Financial Trust. For full disclaimer, please visit us online at www.centurion.ca or call 416-733-5600.