

ICM Property Partners Trust

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

Investment Objective:

ICM Property Partners Trust seeks to preserve capital, provide monthly distributions and generate long-term growth through direct commercial and residential property investments diversified throughout North America.

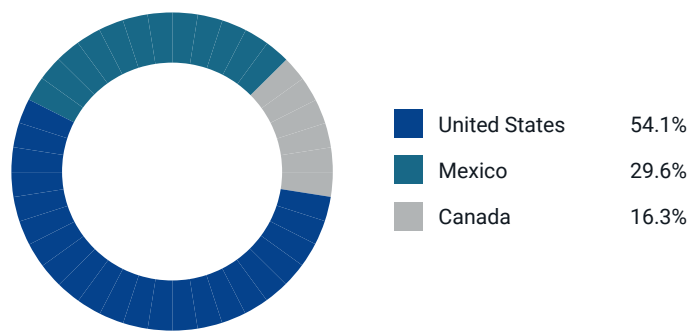
Who Invests?

- An investor seeking 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 that are differently correlated 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

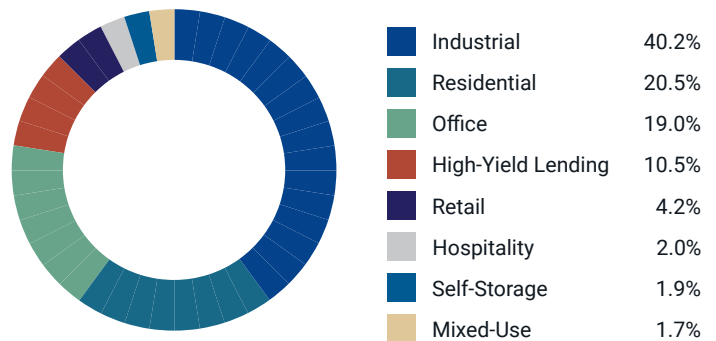
General Information

Fund Assets ¹	\$626 million
Firm Assets ¹	\$2.0 billion
Investment Style	Income and Growth
Sold By	Offering Memorandum
Registered Plan Status	Eligible
Purchases	Monthly
Distribution Frequency	Monthly
Valuations & Liquidity ²	Monthly
DRIP Unit Purchases	97% of NAV

Assets by Country¹



Assets by Type¹



Average Trailing Returns³

Series	1 Mo	3 Mo	6 Mo	YTD	1 Yr	3 Yr	Since Incep.
B	0.42%	1.26%	2.54%	0.84%	6.68%	6.43%	7.62%
C	0.47%	1.42%	2.85%	0.94%	7.33%	7.14%	8.40%
US\$	0.46%	1.38%	2.78%	0.92%	6.20%	7.73%	7.69%

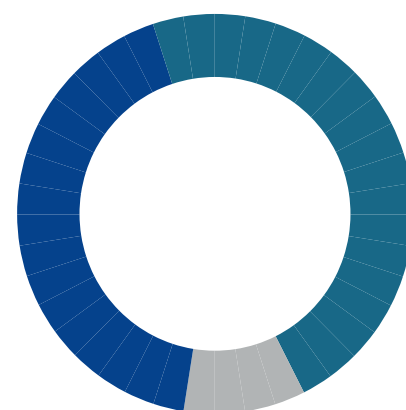
Calendar Year Returns³

Series	Series Inception	2018	2019	2020	2021	2022	YTD
B	June 2018	6.53%	7.79%	6.31%	5.05%	6.37%	0.82%
C	June 2018	7.09%	8.52%	6.94%	5.68%	7.00%	0.91%
US\$	May 2019	N/A	4.32%	6.94%	8.51%	6.49%	0.89%

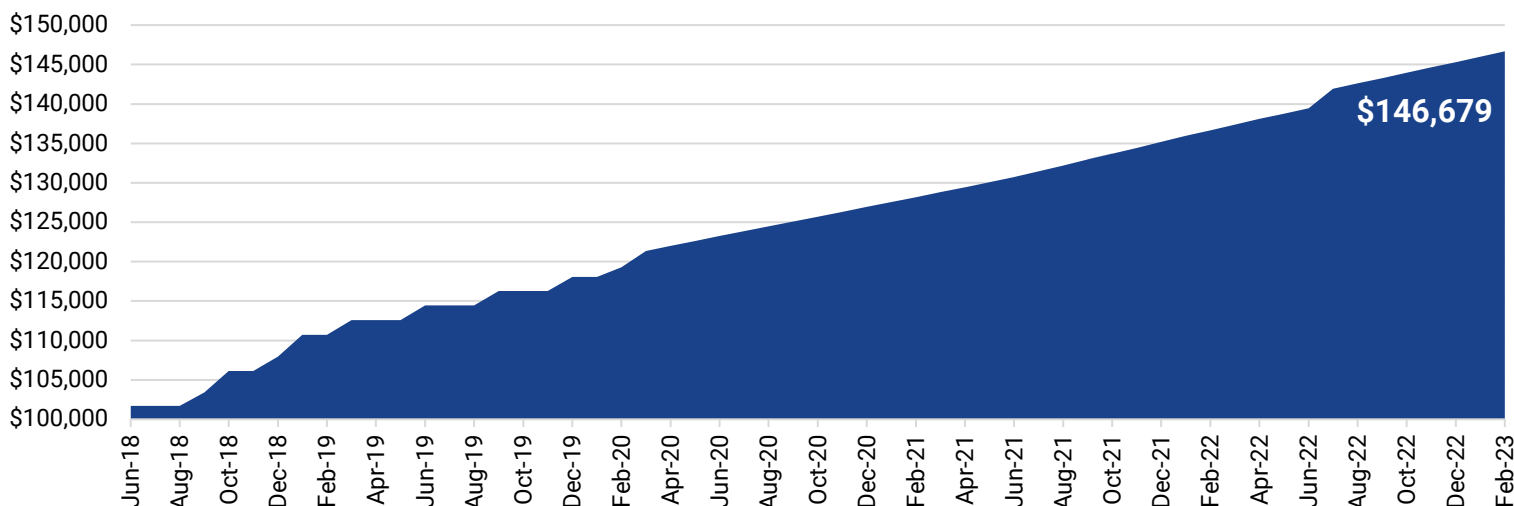
Investment Strategies¹

We maintain a control position in every property we acquire as we create value and generate monthly distributions for our investors through three distinct strategies:

■ Income & Growth	Existing but under performing properties with potential for income growth and value appreciation	42.7%
■ Development	Ground up development, or re-development and repositioning of an existing property	46.8%
■ High-Yield Lending	Lending opportunities that generate cash flow, generally secured against/by the underlying asset as well as personal and corporate guarantees	10.5%



Growth of \$100k Since Inception³ (Series C) June 2018



Purchase Options

	B	US\$	C
Annual Trailer	100 bps	75 bps	75 bps
Minimum Investment	\$ 5,000	US \$25,000	\$ 200,000
Management Fee	1.90% of NAV	1.90% of NAV	1.65% of NAV
February Issuance Price	\$ 10.50	US\$ 10.59	\$ 10.39
Annual Distribution per Unit	\$ 0.50	US\$ 0.56	\$ 0.56

Redemption Schedule²

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 April 29, 2022. 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.

1. For the period ending September 30, 2022.

2. Redemptions subject to certain restrictions. Please see the Offering Memorandum for full details.

3. Growth is based on an initial \$9.50 value and assumes all distributions are reinvested at a 3% discount in line with the term of the Offering Memorandum. Information as at February 28, 2023. Past performance is not indicative of future returns.

Contact

Geoff LaFleur - VP National Sales

E: glafleur@icmgroup.ca

ICM Asset Management

T: +1 (403) 256-5350 E: investments@icmgroup.ca