

Levante Living

Investment Summary

Investing in the Future of Senior Living



Investment Objectives

Levante Living Trust (the "Fund") is a fund that indirectly invests in senior living facilities and related health care businesses in Canada with the objective of generating consistent cash distributions and capital appreciation. The Fund seeks to capitalize on favourable demographic trends such as an aging population, increasing life expectancies, and the growing need for specialized care in the senior living sector.

The investment objectives of the Fund are to provide holders of Class C units with:

- An annualized targeted return of \$0.70/unit based on the initial unit price, which is adjusted quarterly and payable monthly
- Capital appreciation on underlying assets throughout the term of the Fund
- Potential 40% participation in distributions after the targeted return and return of capital are satisfied
- A hard asset investment backed by an underlying operating business

Potential Ways to Benefit by Investing in Levante Living

Participate in a passive income investment opportunity

Benefit from experienced and successful managers of senior living

Capitalize on the growing demand for senior housing

Eligible for registered plans (RRSP, TFSA, RESP, RRIF, LIRA, LIF, RDSP)

Management has a stake in the business (please see OM)

Distribution reinvestment program

Targeted monthly cash distributions for investors

Leverage possible redevelopment opportunities

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Issuer	Levante Living Trust
Trustees	Michael Petersen, Jim MacDonald, Mark Maxwell, Scott Coghill
Investment Objectives	<p>The investment objectives of the Fund are to provide holders of Class C units with:</p> <ul style="list-style-type: none"> • An annualized targeted return of \$0.70/unit based on the initial unit price, which is adjusted quarterly and payable monthly • Capital appreciation on underlying assets throughout the term of the Fund • 40% participation in distributions after the targeted return and return of capital are satisfied • A hard asset investment backed by an underlying operating business
Securities Offered	Class C units
Maximum Offering	CAD\$20,000,000
Term of Investment	Continuous offering with three-year hold period, see Offering Memorandum for further details.
Investment Redemption	Redeemable at fair market value (FMV) after year three. Early redemption price of 93% of FMV before the expiration of the three-year hold period. Quarterly redemption limit is: (i) \$150,000; or (ii) 1.25% of the assets under management, calculated as of December 31st of the preceding year, whichever is greater. Redeeming unitholders will get redemption notes for amounts above the redemption limits. These redemption notes are not eligible to be held in exempt plans.
Minimum Subscription Amount	\$10,000. The Trustees may at any time waive the minimum subscription amount.
Auditor	KPMG
Investment Eligibility	Levante Living is eligible for registered plans, as well as open investment
Targeted Return*	A cumulative distribution at an annual rate equal to \$0.70/unit (pro-rated for periods less than one year)
Profit Sharing*	Potential of 40% above targeted return of \$0.70/unit (based on the initial unit price) and return of capital
Proposed Closing Date	The third Thursday of each month

* Distributions, capital appreciation, and profit sharing are not guaranteed. The expectation, timing, and payment of distributions, capital appreciation, and profit sharing are based on various assumptions and subject to certain risks, including those risk factors identified in the Offering Memorandum.

Levante Living Team



The Levante management team has over 20 years of experience in the senior living healthcare sector, including the development, operations, and redevelopment of long-term care facilities and adult-based residential communities, and over 30 years of experience in financial services.



Trustee, President & CEO, Levante Living Limited Partnership, Michael Petersen started in the Long Term Care and retirement sector in Ontario in 1990. His experience centered on the development, operation, and redevelopment of Long Term Care facilities and adult based residential communities. In the 1990's, Mr. Petersen led the Management Services Division at Versa-Care Ltd that focused on providing management services to various profit and not-for-profit Long Term Care facilities. In 1998, Mr. Petersen became the President of Leacock Point Development Corp., a development company building independent senior living condominiums. In 2011, as President and CEO of Southbridge Capital Inc., Mr. Petersen created and launched Southbridge Health Care LP, a limited partnership that acquired, operated, developed and managed senior living assets, including Long Term Care, Assisted Living and Independent Living facilities in Ontario, Canada. In four years, Mr. Petersen and his team were able to raise approximately \$50 million in equity and accumulate over \$120 million in assets, in a portfolio that included 20 homes, 2,100 beds and 2,000 employees. Mr. Petersen launched the Levante group in December 2015 alongside Mr. MacDonald.



Trustee & President, Levante Living Trust, Jim MacDonald is a veteran in the investment industry with over 30 years' experience in financial services. Mr. MacDonald has held senior executive roles in alternative investing, real estate, securities, mutual funds and insurance, and has designed and implemented national distribution strategies, raising billions of dollars through asset growth, acquisition and key corporate partnerships for large financial corporations. Mr. MacDonald was also a key member of the team at Southbridge Health Care LP and helped to facilitate the raise of \$50 million in private equity during his tenure as Senior Vice President of Distributions. Mr. MacDonald has sat on key advisory boards for industry related associations. Mr. MacDonald studied economics and commerce at the University of Toronto. Mr. MacDonald launched the Levante group in December 2015 alongside Mr. Petersen.



Chief Financial Officer, Levante Living Limited Partnership & Levante Living Trust, Laurie McGee, CPA, CMA, was appointed by the Fund as its CFO effective July 1, 2020. Ms. McGee also acts as CFO of the Partnership. Ms. McGee has over 20 years experience in both private as well as public organizations. During this time her experience includes CFO/COO roles, board membership and senior financial roles at global companies such as Bombardier Aerospace, Bell Canada and DTZ (now Cushman and Wakefield). In addition, she has experience in financial reporting and controls, budgeting, strategy, Sarbanes Oxley, Six Sigma, restructuring, legal and contracts, real estate, ERP implementations, risk management, IT and Human Resources.

Disclaimer:

An offering memorandum dated May 11, 2022, (the "Offering Memorandum") containing important information relating to the securities described in this document (the "Securities") has or will be filed with the securities regulatory authorities in each of the jurisdictions where a distribution has occurred or will occur pursuant to the Offering Memorandum. A copy of the Offering Memorandum is required to be delivered to you at the same time or before you sign the agreement to purchase the Securities described in this document pursuant to the Offering Memorandum. This document does not provide disclosure of all information required for an investor to make an informed investment decision. Investors should read the Offering Memorandum of Levante Living Trust, especially the risk factors relating to the issuer and the Securities offered, before making an investment decision.

Head Office
330 Bay Street, Suite 1400
Toronto, ON M5H 2S8



levante@invicocapital.com



www.levanteliving.com