



Real Estate Investment Trust Income & Growth

Our Opportunity

All the benefits of real estate investing for any budget without the challenges of management and financing.

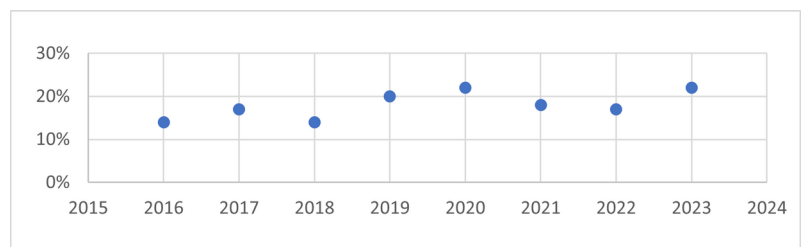
Key Advantages to Investors

- Helping create clean, safe, energy-efficient, and comfortable homes
- Investing in cash-flowing apartments, the most stable sector of real estate that yields consistent returns
- Monthly cash dividends with a distribution reinvestment option; tax-efficient
- Excellent long-term capital growth potential with strong capital preservation
- Locations that are projected to grow both rents and building values; growing market in Montreal, Canada
- Leveraging BlueRise's market expertise to analyze and acquire the right properties
- Professional property management; no hassles or liabilities for investors
- Any amount is possible to invest, no minimum or maximum
- Excellent hedge for inflation, low volatility, no correlation with equity markets

Targeted Annual Net Return

12-20%

Annual Net Returns



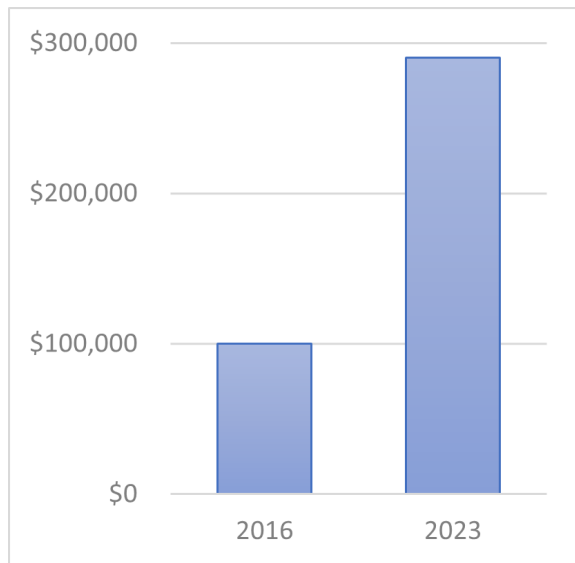
Based on BlueRise Partner property portfolio

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Real Estate Investment Trust Income & Growth

Growth of \$100,000 invested since 2015



Based on BlueRise Partner property portfolio

Our Experience and Governance

Our management has a combined 100+ years of experience in multifamily real estate acquisitions, management, leasing, optimization, renovation, construction, financing and building value for investors, as well as credit and risk management, forecasting, investment analysis and banking. Collectively, we have overseen over one billion in real estate in Canada and the US. BlueRise REIT is governed by the Board of Trustees in accordance with the Declaration of Trust. All investors must sign Subscription Agreements outlining the terms of their investment.

Offering Summary

Issuer	BlueRise Real Estate Investment Trust
Issue	Units of the Trust (the "Units")
Offering Size	Unlimited
Issue Price	\$5 Canadian Dollar per unit
Each investment	No minimum or maximum
Eligibility	BlueRise is eligible for registered plans (RRSP/TFSA/LIRA/RRIF) and open investment
Investment Type	Revenue-producing apartment real estate properties
Investment Objectives	Acquire, optimize, expand, and lease properties in premium locations in Montreal and other strategic areas across Canada; develop safe, clean, and energy-efficient homes that generate stable profitable returns for the investors
Alignment of Interest	Management will only be entitled to the profit sharing after 100% of the preferred return is paid to investors
Preferred Return* and Profit Sharing	7%** – 100% to investors (preferred return) 7-12% – 65% to investors 12% - above – 50% to investors
Investment Term	6 years renewable
Monthly cash dividend***	Up to 6.5% as 'return-of-capital', if re-invested +3%
Redemption	No penalty after the end of the term. If redeemed earlier, a deduction will apply depending on the amount and timing. Maximum redemption proceeds shall not exceed \$75,000 per quarter.

* According to Canadian laws, the Preferred Return payable by the Partnership, cannot be guaranteed and may not be paid on the same basis in each year **On aggregate of capital invested in the Fund.

***Cash redemptions will not be paid within the first 6 months of the issuance of trust units

Contact Information

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