

8Twelve Real Property Secured Debt Fund

Investment Objectives

The investment objective of the Fund is to generate stable monthly income while minimizing volatility by investing in a portfolio of first position and subordinated mortgages secured by predominantly residential properties located in Canada.

Advantages

The Fund receives proprietary deal flow allowing it to be highly selective in evaluating investment opportunities. The Fund intends to provide a stable income stream in a diversified portfolio with limited correlation to public market volatility.

Monthly Returns (%) ¹

Series F	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
2023	—	—	—	—	—	—	—	0.82	0.80	0.85	0.85	0.80	4.19
2024	0.80	0.80	0.80	0.81	0.80	0.80	0.80	0.80	0.80	0.80	0.80	—	9.17

Performance Highlights (%) ¹

Series F	1 Month	3 Month	6 Month	12 Month	Annualized Since Inception
BEL1902	0.80	2.42	4.90	10.04	10.14

Fund Criteria

Target Total Net Return¹

8-10%

Weighted Average Loan To Value

< 70%

Weighted Average Term

< 12 mths

Minimum Investment

\$25,000

NAV & Distributions

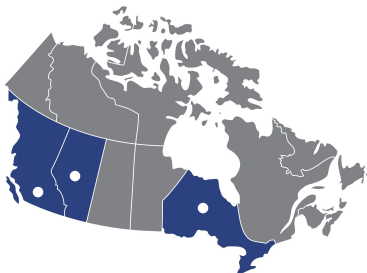
Monthly

Liquidity²

Monthly

Geographic Diversification

Investing strategically in Canada's largest housing markets



British Columbia - Alberta - Ontario

Portfolio Highlights ³

% of 1st Mortgages **43%**

Weighted Average Loan To Value **70%**

Weighted Average Term to Maturity **11 mths**

Weighted Average Credit Score **668**

Series F Terms

Fund Code	BEL1902
Annual Mgmt Fee	1.5%
Performance Fee	n/a
Hurdle Rate	n/a
Early Redemption	Year 1: 2% penalty of the NAV of the units
DRIP Eligible	Yes

Fund Details

Inception Date	July 2023
Registered Eligible	Yes
Fund Type	Open-ended MFT
Fund Administrator	SGGG Fund Services Inc.
Auditor	Fruitman Kates LLP
Legal	Borden Ladner Gervais LLP
Asset Manager	8Twelve Asset Management

1. The yield and all returns assume Series F units. The indicated returns are the historical annual compounded total returns reflecting changes in unit value and distributions. These returns are derived from unaudited financial information and are net of all Fund expenses, including general and administrative expenses, management fees, commissions. The targeted distribution rate and total return received by a unit holder will differ based on the series of trust units in which a unit holder invests and the distribution reinvestment plan strategy that such unit holder elects to pursue. Past performance is historical and not a guarantee of future results. The expectations of the yield and returns is based on various assumptions and subject to certain risks, including those risk factors identified in the Offering Memorandum of the Fund, as amended or supplemented from time to time (Offering Memorandum). Performance is annualized except for periods of less than one year.

2. Redemptions require at least 90 days written notice prior to the redemption date. Redemptions are subject to certain restrictions. Please see Offering Memorandum for full details.

3. As of November 30, 2024. Source: Internal data. Results from unaudited financial statements.

The information contained herein has been prepared and is being delivered for informational purposes and does not purport to contain all information that you may require for purposes of evaluating the investment opportunity described herein. Forward-looking information contained in this presentation is based on the current estimates, assumptions, expectations and projections, which are believed to be reasonable as of the current date. There is no assurance that these estimates, assumptions, expectations and projections will prove to have been correct. You should not place undue reliance on forward-looking information contained herein. Past performance is not indicative of future performance.

The Fund has retained Belco Private Capital Inc. ("Belco") as its exempt market dealer. Introductions are permitted exclusively through registered exempt market dealers. If you are interested in investing in the Fund, please contact Dustin Clarke, a registered dealing representative with Belco, at dustin@belcopc.com.