

# Cover Page

The following “OM marketing materials” relate to the Offering Memorandum of ICM Property Partners Trust dated May 1, 2025.



June 30, 2025

ICA100A • ICA100F • ICA100U • ICA100I

## Investment Objective

ICM Property Partners Trust seeks to preserve capital, provide monthly distributions and generate long-term growth through direct investments in North American real estate assets. The Fund focuses on deploying capital into high conviction investment themes that it believes will offer the best risk adjusted returns, including: industrial, residential, self-storage and hospitality.

## Who Invests?

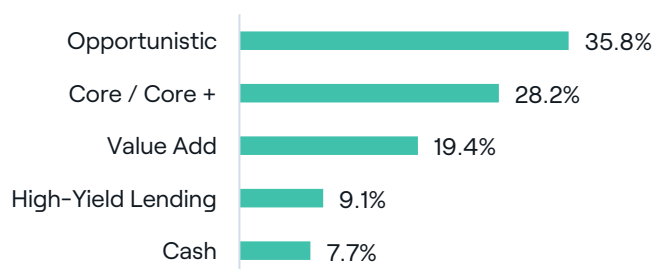
- An investor seeking stable monthly income.
- An investor pursuing alpha from active value creation strategies.
- An investor seeking a diversified portfolio of real estate assets and real estate lending investments with a low correlation to public markets.
- An investor searching for direct investment 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

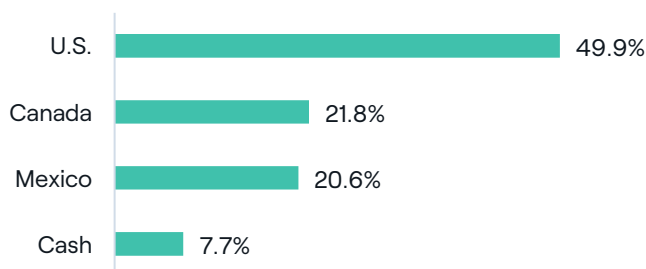
<b>Fund Assets</b>	\$953.6 million (gross)
<b>Investment Style</b>	Income and Growth
<b>Sold By</b>	Offering Memorandum
<b>Registered Plan Status<sup>1</sup></b>	Eligible
<b>Purchases</b>	Monthly
<b>Distribution Frequency</b>	Monthly
<b>Valuations &amp; Liquidity<sup>2</sup></b>	Monthly
<b>DRIP Unit Purchases</b>	97% of NAV

## Portfolio / Allocation Metrics<sup>3</sup>

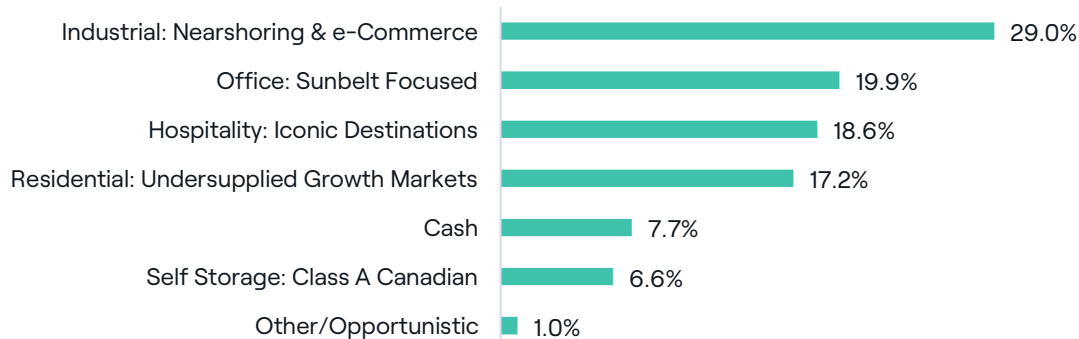
### Assets by Category



### Assets by Country



### Assets by Theme



## Average Trailing Returns<sup>4</sup>

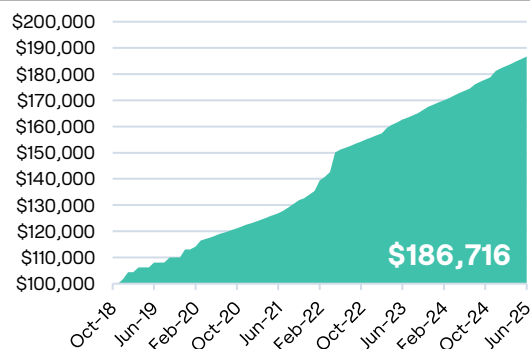
FundServ Code	Series	Inception Date	1 Mo	3 Mo	6 Mo	1 Yr	3 Yr	SI (Ann.)
ICA100A	ADV	April 2019	0.41%	1.23%	2.48%	6.39%	7.41%	9.67%
ICA100F	F	October 2018	0.48%	1.45%	2.93%	7.33%	8.33%	10.74%
ICA100U	F-US\$	June 2019	0.52%	1.57%	3.17%	6.03%	6.53%	9.39%
ICA100I	I	April 2019	0.49%	1.48%	2.98%	7.52%	8.58%	11.01%

## Calendar Year Returns<sup>4</sup>

FundServ Code	Series	2018	2019	2020	2021	2022	2023	2024	YTD
ICA100A	ADV	N/A	5.55%	7.07%	8.57%	23.43%	6.87%	6.52%	2.48%
ICA100F	F	1.70%	10.91%	8.11%	9.11%	24.39%	7.83%	7.47%	2.93%
ICA100U	F-US\$	N/A	6.33%	8.11%	6.85%	23.57%	4.76%	5.23%	3.17%
ICA100I	I	N/A	6.51%	8.53%	10.12%	24.76%	8.03%	7.75%	2.98%

## Growth of \$100k Since Inception

Inception Date: October 2018 (Series F)<sup>5</sup>



## Purchase Options

	ADV	F	F-US\$	I
<b>FundServ Code</b>	ICA100A	ICA100F	ICA100U	ICA100I
<b>Type</b>	Trailer	Fee based	Fee based	Institutional
<b>Minimum Investment</b>	\$5,000	\$5,000	US\$5,000	\$1,000,000
<b>Unit Price</b>	\$11.81	\$11.76	US\$10.87	\$11.89
<b>Annual Distribution per Unit</b>	\$0.58	\$0.68	\$0.68	\$0.70
<b>Management Fee</b>	1.65%	1.65%	1.65%	1.40%
<b>Trailer Fee</b>	1.00%	-	-	-
<b>Total Management and Trailer Fees</b>	2.65%	1.65%	1.65%	1.40%

**Early Redemption Fee<sup>2</sup>** 10.0% if redeemed within 6 months of the initial purchase

This fact sheet should be read in conjunction with the ICM Property Partners Trust (the "Trust") offering memorandum (the "Offering Memorandum") dated May 1, 2025. 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. Returns included in this Fact Sheet are based upon ICM Investment Management Inc.'s Fund Returns Calculation Methodology. The Trust invests in a diverse range of assets, including those that generate income from foreign sources and involve complex tax structures which may result in delays in distributing tax information. As a result, past performance presented in Trust materials may be subject to adjustment as additional tax information becomes available.

1. Eligible at certain financial institutions, please contact ICM for more information.
2. Redemptions subject to certain restrictions. Please see the Offering Memorandum for full details.
3. As of December 31, 2024. Portfolio metrics prepared by ICM Investment Management Inc., the investment fund manager of the Trust, and are unaudited.
4. For the period ending June 30, 2025. Past performance is not indicative of future returns.
5. Assumes that all distributions are reinvested at 97% of Series NAV (Advantaged DRIP<sup>®</sup>).

## Contact

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## Lead Portfolio Manager

**John Courtliff**  
 CEO & Portfolio Manager  
 ICM Investment Management