

Who We Are

Founded in 2021, Westhaven Real Estate Investment Trust (“Westhaven REIT”) is a real estate investment trust (REIT) operating in accordance with the *Income Tax Act* (Canada).

Westhaven REIT focuses on owning and operating revenue-producing real estate property, primarily for commercial use. This includes residential, retail, office, industrial, and multi-family properties in Canada, currently holding properties in Toronto, ON. Westhaven Property Management, a subsidiary of Westhaven Group, manages all properties.

Our Mission

At Westhaven REIT, our mission is to generate long-term growth through investing in quality real estate— with an intention of delivering exceptional value for investors and stakeholders.

Our Team

**Saverio Nestico,
MBA, CPA**

President & Chief
Investment Officer



**Michael
Bluestein**

Senior Corporate &
Securities Lawyer



**Kevin Hyatt,
CPA, CA**

External Auditor for
Westhaven REIT



Our Achievements

Where we are, where we're heading.

- Acquisition of 74, 80 & 84 Trethewey
- Acquisition of a residential second mortgage to boost yield
- Monthly distributions of \$0.03 per share
- All units now RRSP eligible
- Currently enrolling Precise ParkLink employees into a group RRSP
- Continue to acquire assets and increase cash flow



WESTHAVEN

REIT

Benefits of Investing with Us

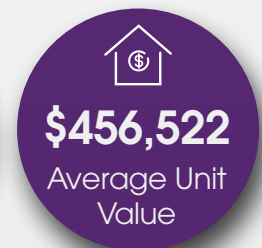
An investment in Westhaven REIT offers an opportunity to invest in a diversified portfolio of real estate property providing benefits such as cash flowing assets, value creation, transparency, and strong governance. Investors and stakeholders can also enjoy tax advantages, with distributions being taxed as a Return of Capital instead of income or capital gains.

Current Portfolio Composition

March 2023

Unit Type	Number of Units
Bachelor	3
One Bedroom	15
Two Bedroom	28
Total	46

Income and Expenses	Actual	Projected
Gross Income	\$698,710	\$835,830
Expenses	\$244,141	\$256,835
Income	\$454,569	\$578,995
Operating Expense Ratio	34.9%	30.7%
Return on Investment	7.8%	10%



Securities and Distributions:

Westhaven is offering trust units for aggregate gross proceeds of up to \$21 million. The trust units are exchangeable for limited partnership units in Westhaven Properties Limited Partnership (the "LP"). The LP units are eligible for monthly distributions from the LP, subject to and in compliance with certain requirements and limitations set out in the limited partnership agreement of the LP. Trust units of Westhaven are prospectus-exempt securities, and are being offered on a private placement basis. The trust units are being offered in accordance with applicable securities legislation to investors who meet the definition of "accredited investor" under applicable securities legislation or similar prospectus exemptions.

Information in this Document

The information contained herein is considered current as of March 2023 but will not be updated at any time thereafter. There is no representation or warranty by Westhaven as to the accuracy or completeness of such information. None of the information included may be interpreted as tax advice. This document is not an offer to sell trust units, LP units or any other securities of Westhaven. An investment in trust units is risky and an investor may lose their entire investment.

Forward-Looking Information

This document contains "forward-looking information" within the meaning of Canadian securities legislation. This information and these statements, referred to herein as "forward-looking statements" are made as of the date of this document or as of the date of the effective date of information described in this document, as applicable. Forward-looking statements relate to future events or future performance and reflect current estimates, predictions, expectations or beliefs regarding future events. Any statements that express or involve discussions with respect to predictions, expectations, beliefs, plans, projections, objectives, assumptions or future events or performance (often, but not always, using words or phrases such as "expects", "anticipates", "plans", "projects", "estimates", "envisages", "assumes", "intends", "strategy", "goals", "objectives" or variations thereof or stating that certain actions, events or results "may", "can", "could", "would", "might" or "will" be taken, occur or be achieved, or the negative of any of these terms and similar expressions) are not statements of historical fact and may be forward-looking statements.

All forward-looking statements are based on Westhaven's current beliefs as well as various assumptions made by, and information currently available to, it. Past performance is not indicative of future performance nor can any information regarding past performance be viewed as a guarantee of future returns.

By their very nature, forward-looking statements involve inherent risks and uncertainties, both general and specific, and risks exist that estimates, forecasts, projections and other forward-looking statements will not be achieved or that assumptions do not reflect future experience. We caution any person reviewing this document not to place undue reliance on these forward-looking statements as a number of important factors could cause the actual outcomes to differ materially from the beliefs, plans, objectives, expectations, anticipations, estimates assumptions and intentions expressed in such forward-looking statements. These risk factors may be generally stated as the risk that the assumptions and estimates, expressed above do not occur, but specifically include, without limitation, risks relating to general economic conditions, competition from other market participants, the ability to access capital, and the risk of fluctuation and variation in actual operating results, which variation may be material, risks incident to real estate ownership or leasing, effect of the economy and public finance, competition for real property acquisitions and in the real estate market generally, fixed costs of the property, general uninsured losses and environmental matters. The foregoing list of factors that may affect future results is not exhaustive.

When relying on forward-looking statements, readers of this document should carefully consider the foregoing factors and other uncertainties and potential events. Westhaven does not undertake to update any forward-looking statement, whether written or oral that may be made from time to time by Westhaven or on behalf of Westhaven, except as may be required by law.

For more information, please contact:

Westhaven Real Estate Investment Trust
23 Raithern Road, Toronto, Ontario, M5B 1S7
Saverio Nestico, MBA CPA President & CIO
437-214-8433