

What is the Real Estate Portfolio?

The Barita Unit Trust Real Estate Portfolio (REP) is a pooled fund that enables investors to group their savings to earn higher rates. It allows investors to take advantage of investment opportunities in a wide variety of assets, such as real estate, that would not normally be available to individual investors. The portfolio is **JA\$** denominated with investments aimed at commercial and/or residential buildings for lease or sale and may also become financiers of real property developments and or participate in construction or financing of such structures. The portfolio also invests in real estate-linked assets such as equities and corporate notes.

This portfolio is for investors who are investing for the long term (five to ten years) and are interested in seeking a hedge against inflation. Kindly note there is a moratorium of six months' notice required for encashment.

Outlook

The investment strategy of the REP intends to significantly increase its exposure to Real Estate assets over the next 6-12 months through a three-tiered investment focus. The REP's investment strategy will be split across;

- Development Financing - The REP will invest in senior secured debt, mezzanine and equity instruments used to finance the construction of real estate projects.
- Core Real Estate - The REP will be acquiring brownfield properties with an income generation focus.
- Value Added Real Estate - The REP will be acquiring Greenfield or 'fixer-upper' Brownfield properties with significant potential for capital appreciation.

To help further the above strategies the REP in 2022 acquired a real estate holding company which owned assets that were subject to material market appreciation during the year. The company owned real estate assets known as 'Reggae Beach' – 286 acres, 'Green Castle' – 1600 acres "Eden Gardens – 2 acres, as well as the former 'Ice Factory' downtown which is approximately 3 acres. The holding company subsequently acquired Windsor Estates – 100 acres at the end of 2022

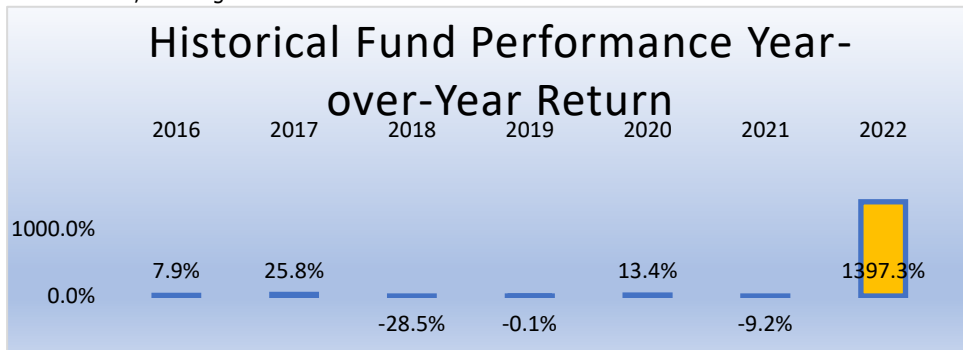
These properties will be developed in the near term both to generate revenue in the form of lease income as well as to realize capital gains through asset sales.

| 6-year average annual return | 5-year average annual return | 3-year average annual return | 2022 return |
|------------------------------|------------------------------|------------------------------|-------------|
| 201% | 233% | 350% | 1397% |

The Barita Real Estate Portfolio will allow investors to participate in the profits from large-scale commercial real estate enterprises. They will benefit from:

Diversification - as most investors do not have a sufficient asset base to participate in commercial real estate in any direct sense, this will allow you to benefit from a portfolio of real estate investments, spreading your risk while getting professional management.

Inflation Hedge - Historically, real estate income tends to increase faster in inflationary environments, allowing an investor to maintain real returns.



Management fee: The Managers may receive a maximum of 3% on the equivalent of fifty million US Dollars (US\$ 50M) and two and a half (2.5) percent on the remainder of the deposited Property.

Special Tax Advantages: The income received by way of interests and dividends by the Trustee is received without deduction of tax. Unit holders pay no transfer or Capital Gains tax on sale on their return.

Portfolio Information

| | |
|------------------------|-----------------|
| Inception Date | April 29, 2015 |
| Asset Class | Real Estate |
| Net Asset Value | J\$5.58 Billion |
| Minimum Holding Period | One (1) Year |
| Minimum Purchase | 100 Units |

Trustee

JCSD Trustee Services Limited

Asset Security

Under the Trust Deed, the investments and cash must be registered in the name of and held by the Trustee on behalf of the unit holders. This means that investors monies are 100% segregated from Barita as well as JCSD Trustee Services Limited

Fund Manager

Barita Unit Trusts Management Co. Ltd.

Values December 30, 2022

| | |
|----------------------|-------------|
| Price | J\$7,936.57 |
| Yield | - |
| Year to Date Return | 1,397.30% |
| 12 Month Growth Rate | 1,397.30% |

Risk Profile



Scan below for your Investment Profile



Disclaimer: The performance quoted represents past performance and does not guarantee future results. Fund returns and value fluctuate, as reflected in the unit trust prices. Future performance may be lower or higher than the performance quoted. Important information about Unit Trust funds is contained in the offering circular and available upon request. This sheet is for informational purposes only and is subject to change without notice. Unit Trust funds are not guaranteed or covered by the Jamaica Deposit Insurance Company or other insurer. Nothing contained in this sheet is intended to act as an offer or solicitation to transact business in any jurisdiction where this would be unlawful.