Everywhere
Well designed. Well built. Well structured.

We collaborate with industry-leading real estate professionals to develop or refurbish sustainable and amenity-rich assets that bring lasting value to investors.

Partner With Us.
We know that if it’s the right place to be, we will be there. And fully invested.
In the fall of 2010, Private Pension Partners Inc. (P3), launched it’s first growth fund as a ‘blind pool’. Our original partners entrusted us to invest their capital in real estate in accordance with defined investment objectives and proven strategies.

Today, after almost a decade of sound investment strategies, P3 has nearly 1.5M square feet, over 1000 apartment units in total properties and $325 Million of total assets under management or development. P3’s success is a testament to its exemplary management team that has developed an impressive track record of consistently delivering stable, cash generating, tax efficient returns for its clients.

Have a question about P3?

Let’s talk.
Real returns don’t have to be born of inherent risk. Our ongoing goal is to be a best-in-class asset management team for our accredited clients and institutional parties. Participate in off-market investment opportunities with P3 as we leverage our combined 100 years “street grade” experience to bring you real value with welcomed predictability.

[Investment Highlights]

**ASSETS UNDER MANAGEMENT SNAPSHOT AS OF DECEMBER 31ST, 2018**

- **$325m** Total Assets Under Management or Development
- **958,000** Total Square Footage Under Asset Management
- **603** Total Apartment Units Under Asset Management
- **90%** Current Portfolio Occupancy (All Funds)
- **$134m** Total Partnership Capital Raised Since Inception
- **521,000** Total Square Footage Under Development
- **401** Total Apartment Units Under Development
- **62%** Current Debt Portfolio Level (All Funds)

**REAL ESTATE AS AN ASSET CLASS**

- Hedge Against Inflation
- Tangible. See it. Touch it. Experience it.
- Less Volatility
- Tax Efficient
Mr. Loepp becomes President of Valour Decorating

Mr. White & Mr. Bayes are introduced

Mr. White completes University of Manitoba education - Bachelor of Commerce, Honours (1993) and Master of Accounting (1994)

He begins working in real estate investment sales at Colliers International

Mr. Bayes completes University of Manitoba Education - Bachelor of Arts (1991), Master of Arts (1994) & Bachelor of Law (1997)

Mr. White completes first major investment sale ($1M+)

Mr. Bayes is called to the Manitoba Bar

Mr. Loepp establishes a private commercial & multi-tenant real estate portfolio with first acquisition

Mr. Loepp acquires his first apartment complex

Mr. Bayes is involved in his first $100M equity financing
2010
December: $3.5M initial equity raise a success; P3 becomes active with P3 Growth Fund, P3’s first client

August: Mr. White, Mr. Loepp & Mr. Bayes for

2010
mally establish their Asset Manager - Private Pension Partners Inc.

January: Mr. White & Mr. Bayes share a cab in Toronto - P3 concept comes alive

2013
June: P3 Inc. purchases 13 acres of development land at Tuxedo Point, Winnipeg

July: P3 Inc. completes first new purpose built apartment “Tamarack Pointe” at 336 Warde Ave., Winnipeg

2013
September: Construction commences at 2815 Pembina Hwy., Winnipeg, the first “Spot” branded apartment

2014
Construction commences on Phase One of Oxbow Condos and Phase One of the Spot Apartments at Tuxedo Point

2014
P3 Inc. teams up with its first institutional partner, Antares Investment Management selling a 50% co-ownership interest in Phase One, the Spot Apartments at Tuxedo Point

2015
By year end of 2015, P3 Inc. reaches $144M in real estate assets under management

December: Construction commences on Phase Two of the Spot Apartments at Tuxedo Point

2015
August: 2815 Pembina Hwy. is completed with full occupancy achieved within 6 months of completion

July: Successful 4th capital raise increases the total contributed equity in P3 Growth Fund to $23M

2016
June: Substantial completion of Phase One of the Oxbow Condominiums

July: Completion of Phase One of the Spot at Tuxedo Point

July: Closing of P3 Core Fund at over $19M

2017
March: P3 Core Fund purchases 12 Commercial Properties in Winnipeg

June: Closing of P3 Growth Fund. Raise of over $19 Million

2017
Fall: P3 Partners with Major Manitoba Pension Fund selling a 50% Co-Ownership interest in 835 Sterling Lyon Place and 221 Stradbrook Avenue

2017
December: P3 2025 LP - our second fund is launched

2018
Launch of Second Growth Fund “GF2”

2nd Raise in Core Fund

Delivered Phase Two of Tuxedo Point - 815/825 Sterling Lyon Parkway

2008
Mr. Bayes becomes a partner of Aikins, MacAulay & Thorvaldson LLP

Mr. Loepp purchases multi-tenant building from Mr. White - first professional interaction

2008
Mr. Loepp establishes Lola Construction Management to service the commercial and residential markets

Mr. White completes first major portfolio sale ($75M+)

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Private Pension Partners Inc. is a Winnipeg-based real estate asset management firm that delivers a premiere alternative investment product, highly customized portfolio management, development and advisory services for accredited Canadian commercial and multi-residential real estate investors.

P3 Inc.’s broader services platform includes:

**PURE PORTFOLIO MANAGEMENT**
Let us take care of direct and private real estate. You take the hands-off approach and we’ll take the deep dive into designing, allocating, and managing the individual property and overall portfolio performance.

**ASSET MANAGEMENT**
The whole is greater than the sum of its parts, but that doesn’t mean we don’t inspect each part thoroughly. We are meticulous about what we invest in and we are hyper-focused on efficiency in order to maximize value. Our detailed oversight includes:
- Property & Leasing Management
- Debt Negotiations & Implementation
- Consideration of Capital Uses
- Building & Tenant Improvement Opportunities
- Consistent & Transparent Reporting
REAL ESTATE DEVELOPMENT

We focus on designing and developing new and improved commercial and multi-family residential buildings.

Our primary responsibilities include...

- Asset or land acquisition
- Assembling highly effective, professional teams of third party service providers including architects, engineers, builders, lenders, etc.
- Generating construction & operating budgets
- Obtaining necessary municipal and provincial permits and approvals
- Securing the most appropriate financing
- Designing & implementing sound leasing strategy
- Entering into fixed-price contracts with proven builders to construct or redevelop the project
- Consideration of joint venture partners
- Ensuring the entire development process is executed on time and on budget

CAPITAL ADVISORY AND TRANSACTION MANAGEMENT

We’ve been around the block. And down the street. We’re everywhere. Our extensive and longstanding experience in real estate investments makes us a formidable management team. We know what it means to conduct proper due diligence and our breadth of experience makes certain that we’ve got sound, well-rounded oversight of our assets under management and development.
OUR VALUES
We value exceptional investment results, but never at the expense of the trust of those we serve. At our core, we value hard work, respect, and deliver an unwavering commitment to all of our stakeholders.

OUR PRINCIPLES

Quality Over Quantity - It’s not about how many properties we have under management, it’s about the quality of our investments. We consider countless properties for investment, but only a select few meet our criteria and tick all of our boxes.

Performance Over Pace - Short term gain is not worth long-term pain. We seek growth in the long-term and only invest in new assets when the potential investment returns are coupled with predictable stability. We like to sleep well at night - just like many of our tenants and our investors!

Bottom-Up, Not Top-Down Management - We are not unduly influenced by current economic trends, we have learned to see past that. Instead, we focus primarily on the physical condition, location, and investment opportunity presented by the properties we evaluate for pursuit.
We know what makes an apartment a home, an office space comfortable or a warehouse unit functional. We also know what turns a storefront into a retail hot spot, or an aged property into a new contender. Our amenity-rich properties are everywhere.

See you there.
P3 represents a compelling investment proposition for institutions, public pension funds, and family offices. Partner with us by way of:

- Limited partnerships
- Separate accounts
- Multi-investor funds
- Joint Ventures
- Co-investment
relationships that help source the off-market opportunities the P3 Partnerships will invest in.

Karl has been working in the construction industry since 1988 and is the Chief Operating Officer (COO) and an original founder of Private Pension Partners Inc.

As the COO of P3, Karl has overall control and oversight of development, property operations, the primary management of service provider relationships and has successfully led over $150 million of development and redevelopment transactions in the past nine years with P3. Karl’s extensive background in construction management, construction services, property management, and leasing delivers the hands-on expertise to the P3’s senior management team and provides instrumental leadership and strategic direction to the growth of the Company.

Richmond is a partner in Manitoba’s largest law firm, MLT Aikins. Over the course of his 20-year legal career, Richmond has assisted publicly traded entities in raising billions in investment capital. Richmond has
extensive experience in the area of REIT structuring and financing, having assisted in the conversion of several private real estate enterprises into publicly traded REITs such as, for example, Artis REIT, Whiterock REIT, Huntingdon REIT, Lanesborough REIT, Temple REIT, and Holloway Lodging REIT.

Recognized by Lexpert as a “Leading Lawyer” in corporation finance and securities law, Richmond is the Past - Chair of the Securities Law Section of the Manitoba Bar Association (2002 - 2007) and the current sessional instructor for Canadian Securities Law at the University of Manitoba’s Faculty of Law (2001 - present). Richmond holds a Bachelor of Law, Master of Arts and Bachelor of Arts degree from the University of Manitoba.

Richmond is an original founder of the P3 brand and advises all businesses on the legal, structural, and capital raising affairs of the broader P3 business.

KEVIN PRINS
Chief Financial Officer

Kevin brings a wealth of experience and expertise from his time at a large public accounting firm, Deloitte Canada. Kevin has worked with some of the leading institutional investors in Canada including Great-West Lifeco, Investors Group and Mackenzie Financial as well as some of the largest Pension Funds in Manitoba. Kevin also brings practical real estate experience through his time spent with various construction and resource companies in Western Canada.

As P3’s CFO, Kevin is responsible for all aspects of financial accounting and reporting, budgeting, risk management, cash flow forecasting, financing, tax, internal controls and the overall day to day operations of the entity.

LOUISE PITRE
Executive Assistant

Louise graduated from the Legal Assistant program at Herzing College in 2001. She has a total of 16 years of experience working as legal assistant in corporate, corporate commercial and real estate law. Prior to joining P3 in 2017, she was a legal assistant at Tapper Cuddy LLP for 10 years. Louise brings a professional legal background and very strong executive skills to our team.

Louise is responsible for the overall management of the office while working closely with the Executive Team at P3 on a variety of business development tasks, including acting as the key point of contact between the executives and the clients, timely delivery of reporting, tracking transactional deadlines, ensuring appropriate staffing for projects, maintaining accurate records and filing systems, and ensuring efficient execution of business priorities.

MARISSA POSELUZNEY
Director of Asset Management

Marissa brings over 15 years of institutional experience and results within the real estate industry in property
and facilities management, construction services, capital planning, contract management and leasing. This experience has spanned across asset classes for private owners and institutional and public portfolios across Western Canada with a focus on Winnipeg.

As P3’s Director of Asset Management, Marissa is responsible for the oversight of our entire stabilized portfolio asset management platform and will also help P3’s development team from an operational and design perspective. Marissa’s diverse expertise and results oriented delivery will provide insight at a senior executive level into assessing and implementing value add opportunities for both P3’s existing and planned real estate investments.

WILL ROSSALL
Director of Leasing

Will Rossall brings diverse educational and leadership experience to our Your Next Place and Private Pension Partner teams. Following graduation from the University of Alberta with a degree in Economics, Will worked for Imperial Tobacco in a business development capacity as well as strategic planning. He later had success in a similar role with Coca Cola excelling at synergizing soft and hard skills to align client satisfaction with company sales targets. Will most recently graduated from the Asper School of Business MBA program with a double concentration in Finance and in Leaderships and Organizations adding value to our business units as a strategic thinker whose strengths lie in his relationship-based approach backed by sound fundamentals and learned marketing and financial skills.

Under the YNP brand, Will is currently responsible for managing all aspects of the leasing and marketing for P3 multi-family developments which will include maintaining and building the broader Your Next Place market presence, leading and implementing resident retention programs, driving asset values for property owners with keen regard for amenities of the future, ensuring the community grounds and display suites of YNP mandate properties are presentable, and monitoring tenant inquiries and suggestions.

JOEL JACKSON
Development Manager

Joel graduated from Red River College in 2016 with a Bachelor of Technology Degree in Construction Management and has been working in the construction industry for the past 8 years. Joel acquired most of his practical employment experience while working at PCL Constructors Inc. where he was engaged as a Field Coordinator in PCL’s civil division. Some of his work included assisting structural, architectural and electrical designers during the design phase of the Rapid Transit Project by providing constructability and value engineering input. Joel also brings valuable experience to P3 with time spent in surveying and layout for multiple construction projects, implementation of quality control and quality assurance inspections, onsite safety, overseeing multiple sub-trades on construction projects, forecasting and tracking production, and broader documentation control.

As P3’s Development Manager, Joel will provide a leadership role managing and controlling all aspects of P3 development projects while working alongside, engineers, architects, and contractors to offer the input and experience necessary to ensure all P3 projects are completed on-time and on-budget with an added focus on maintaining the safety of all workers involved.

TOM TONI
Investment Analyst

Tom graduated from the Asper School of Business in 2016 majoring in Finance and Marketing. During his
university studies, Tom also worked for National Leasing as a Credit Analyst specializing in the commercial, construction, and transportation market segments allowing Tom to develop a solid foundation in analyzing the financial stability and overall health of corporate entities and their underlying assets. More recently, Tom worked as the Manager of Corporate Relations for a fast-growing Winnipeg startup technology company where he focused on developing and fostering relationships with commercial clients across 18 countries and exploring new business development opportunities.

As P3’s primary Investment Analyst, Tom is responsible for the financial modeling of commercial and multi-family real estate investment opportunities, assisting with property due diligence, conducting overall market research and tracking material developments, monitoring property-specific and corporate competition, drafting transaction related documentation, and assisting in general underwriting and valuation support in the broader investment markets in which P3 invests.

and monitoring all P3 contracts to ensure P3’s responsibilities are being delivered and appropriate accounting and financial procedures are being followed.

KAREN MARCHILDON
Asset Manager

Karen brings over 10 years of experience to P3 from the property management industry with initial lessons gained in her experience managing a small portfolio of condominiums throughout Winnipeg. Karen quickly transitioned into the residential property management field and over her career has managed various types of residential properties ranging from townhomes, two and three storey walk-ups to mid to high rise apartment and condominium buildings. In her most recent portfolio at a major Canadian private home builder and development company, as residential property manager she was responsible for the management of over 1,600 residential suites. Karen has strong administrative and communication skills as well as a thorough understanding of The Residential Tenancies Act of Manitoba. Her combined experience lends to her ability to understand the dynamics of managing and overseeing the day-to-day operations of property management.

Karen is a senior member of the Asset Management Team at P3 and is responsible for the oversite of our stabilized commercial and multi-family real estate assets by ensuring costs, operating results and maintenance standards for the assets in P3’s portfolio are met.

RYAN TOTH
Assistant Controller

Ryan graduated from the University of Manitoba Asper School of Business in 2015 having majored in Accounting. During his university studies, Ryan participated in the Cooperative Education Program and completed three work terms at the professional services firm, KPMG. Upon graduation, Ryan began work full time with KPMG in the Audit division advancing to a Senior Accountant role within the firm. In December 2017, Ryan passed the CFE exam and in January 2018 became a fully accredited CPA.

As P3’s new Assistant Controller, Ryan will assist our CFO with the day-to-day accounting and budgeting needs of P3. His main responsibilities include undertaking all financial record-keeping functions, preparing monthly financial statements, cash flows, budgets and variance analyses, assisting with contract negotiations and tracking P3’s primary service providers.
The types of projects we support should directly reflect what we value, both in business and in life. Our amenity-rich properties promote healthier lifestyles and employment spaces and are purposefully designed to improve the overall happiness of our tenants. With the help of P3’s “Spot” apartment brand, more people call our rental properties home for longer. It’s a good place for investors to be.
Creating value through our branded & purpose built premium or luxury apartment buildings.
We know how the investments out there are affected by the decisions we make in here.
Our newest purpose-built apartment project under development which is scheduled to be completed in the spring of 2019 is being constructed on our remaining 2.29 acre lot in Tuxedo Point – branded and developed as “LXTX”! Soon to be one of Winnipeg’s most sought out after residential addresses, 835 Sterling Lyon Parkway will be a collection of 133 luxury apartment homes bringing distinctive style and amenities helping to deliver all the comforts of a family residence. The balanced mix of delightful one bedroom, premium two-bedroom, and opulent three bedroom is intentionally designed for a variety of tenants from millennials to empty nesters and seniors who will enjoy an upscale lifestyle in a sophisticated rental environment. Further helping the project elevate itself from a typical apartment building are indulgent amenities, including a two storey indoor heated parkade, state-of-the-art fitness centre, landscaped and equipped rooftop patio, spacious designer lobby, concierge services, car and dog wash station, and a large tree-lined courtyard serving the broader Tuxedo Point community. Superiorly located in South Tuxedo, one of Winnipeg’s premier residential areas, this project enjoys various demand drivers for multi-family development at its doorstep with the overall trade area’s major value driver, being the proximity and locational amenities of Winnipeg’s unique Outlet Collection Mall, immediately adjacent to Tuxedo Point delivers!
## PROPERTY DETAILS

**PROPERTY TYPE**
One seven-story apartment building with two levels of enclosed and heated parking.

**UNITS**
133

**INVESTMENT STRATEGY**
Acquire land, develop new apartments, lease, hold

**CONSTRUCTION**
Began Summer 2017

**DELIVERY**
Delivery Spring 2019
Delivered in 2016, Phase One of the Spot Apartments at Tuxedo Point development site comprises a total of 3.78 acres located at 785 and 795 Sterling Lyon Parkway in Winnipeg, MB.

The purpose-built premium apartment complex consists of two buildings connected by a commercial link that contain 128 purpose-built rental units and 3,930 square feet of tenant amenity space. Each building features a balanced mix of underground and surface parking.
Delivered in the Spring of 2018, Phase Two of the Spot Apartments at Tuxedo Point development site comprises a total of 3.25 acres located at 815 and 825 Sterling Lyon Parkway in Winnipeg, MB.

The exciting planned, “build-to-core”, purpose-built premium apartment complex consists of two separate four-storey buildings that contain 128 apartment rental units, mix of one, two, and three-bedroom suites and features a balanced mix of underground and surface parking.

[The Spot Apartments at Tuxedo Point - Phase Two]

Delivered in the Spring of 2018, Phase Two of the Spot Apartments at Tuxedo Point development site comprises a total of 3.25 acres located at 815 and 825 Sterling Lyon Parkway in Winnipeg, MB.

The exciting planned, “build-to-core”, purpose-built premium apartment complex consists of two separate four-storey buildings that contain 128 apartment rental units, mix of one, two, and three-bedroom suites and features a balanced mix of underground and surface parking.

**PROPERTY DETAILS**

**PROPERTY TYPE**
Two, four-storey apartment buildings

**UNITS**
128

**P3 INVESTMENT STRATEGY**
Acquire land, develop new apartments, lease, hold

**OWNERSHIP**
Private Pension Partners Real Estate LP (100%)

**CONSTRUCTION**
Began December 2015

**DELIVERY**
Spring 2018
Delivered in the fall of 2015, the Spot Apartments at 2815 Pembina Highway is a seven storey, 90 unit rental building recently completed on an in-fill development lot in the Fort Richmond neighbourhood of Winnipeg near the University of Manitoba.

This project is the first embodiment of the amenity rich ‘Spot’ branded purpose-built apartment complexes. Key features of this mid-rise building include: Top-Floor ‘Sky-Level Fitness Room’, balanced mix of one, two, and three-bedroom suites, and available heated indoor parking.

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<th>PROPERTY DETAILS</th>
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<tr>
<td><strong>PROPERTY TYPE</strong></td>
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<td>Apartment</td>
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<td><strong>UNITS</strong></td>
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<td>90</td>
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<td><strong>P3 INVESTMENT STRATEGY</strong></td>
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<td><strong>OWNERSHIP</strong></td>
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<td>Private Pension Partners Real Estate LP (50%) and Arm’s Length Private Investor External to P3 (50%)</td>
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<tr>
<td><strong>CONSTRUCTION</strong></td>
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<td>Began Summer 2013</td>
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<td><strong>DELIVERY</strong></td>
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Completed in the summer of 2013, this property is a three storey, 60 unit rental building built on a 1.8 acre lot situated on the southeast corner of Warde Avenue and St. Mary’s Road in the St. Vital area of Winnipeg. This building features 52 two-bedroom, two-bathroom suites, and 8 one-bedroom, one-bathroom suites.

**PROPERTY DETAILS**

**PROPERTY TYPE**
Apartment

**UNITS**
60

**P3 INVESTMENT STRATEGY**
Acquire land, develop new apartments, lease, hold

**OWNERSHIP**
Private Pension Partners Real Estate LP (50%) and Arm’s Length Private Investor External to P3 (50%)

**CONSTRUCTION**
Began Summer 2012

**DELIVERY**
Summer 2013
391 Gertrude Avenue is a mature two and a one-half storey walk-up apartment building located in the Osborne Village area of Winnipeg. The concrete block building was constructed in 1968 and substantially renovated in 2011. It includes 1 bachelor unit, 26 one-bedroom units, and 15 two-bedroom units.

**PROPERTY DETAILS**

**PROPERTY TYPE**
Apartment

**UNITS**
42

**P3 INVESTMENT STRATEGY**
Acquire, rehabilitate, hold

**OWNERSHIP**
Private Pension Partners Real Estate LP (100%)

**ACQUISITION**
March 15, 2011
215 & 225 Edison Avenue are two mature two and one-half storey walk-up apartment buildings located in the East Kildonan area of Winnipeg. Both buildings were constructed in roughly 1962 and include a total of 68 suites with 10 small one-bedroom, 45 large one-bedroom, 12 two-bedroom and 1 penthouse suite.

PROPERTY DETAILS

PROPERTY TYPE
Apartment

UNITS
68 in two separate buildings

P3 INVESTMENT STRATEGY
Acquire, rehabilitate, hold

OWNERSHIP
Private Pension Partners Real Estate LP (100%)

ACQUISITION
June 1, 2011
P3 has worked diligently to increase our fund satisfaction through the alignment of interests between our investors and P3 as an asset manager.

While we actively monitor the valuation and performance of our existing real estate assets, we also closely track the ongoing availability of new real estate investment opportunities and the merits they present. Recognizing the continuing attractiveness of deal flow in Manitoba and Canada, in 2016 we launched our first “Core Fund” with a focus on core properties that have existing cash flow and tenancies in both the commercial and multi-family sectors.

Our existing and planned “Core” and “Growth” limited partnerships continue to present unique real estate investment opportunities for our clients and partners as we believe it is the past experiences and ongoing access to off-market deals by P3’s senior management team that remain the driving force of our planned growth in the broader P3 brand.
Experiences driving opportunities.
[Our experience]
We’re always just down the street. We’ll meet you there!

Partner with us.
Partner with us.
privatepensionpartners.com