

Mini Mall Storage Properties Trust (the "Trust"), through its investment in the Mini Mall Storage Properties Limited Partnership and the Mini Mall U.S. Storage Properties Master LP (collectively, the "Mini Mall LPs"), provides investors with the opportunity to participate passively and indirectly in the consolidation of private self-storage operations across Canada and the United States. The Trust seeks to generate investor returns via capital appreciation through asset and facility improvements, and via leasing revenues generated by the operations of the Mini Mall LPs.

FUND DETAILS

Fund Type	Mutual Fund Trust	Fund Inception	Feb 2020 (Class D - Sep 2021)
Registered Eligible	Yes	Highlights	9.3M+ sf 230+ facilities
Purchases	Min. C\$5,000 - Last business day, monthly	Unit NAV	C\$11.57/Unit (DRIP - 2% Unit NAV discount)
Target Total Return	12 - 15% p.a. (10-year), net of fees	Exemption	Offering Memorandum & Accredited
Target Distribution	C\$0.60/Unit p.a. (Implied yield: 5.19% p.a.)	Auditor	Ernst & Young LLP
Distribution Treatment	Return of capital	Trailer Fee	0.75% p.a. (paid quarterly)
Redemptions	Monthly	Redemption Fee	Y1 (7%) - Y2 (5%) - Y3 (3%) - Y4 (0%)
Fee Structure	1.75% p.a. NAV (quarterly) + 1.00% per acquisition	Risk Factors	No guarantee; Redemption price; Liquidity
Fund LTV	45.2% (Dec 31, 2024)		
Waterfall	8% hurdle; 75/25 LP/GP, subject to catch-up		

This presentation is only a summary; See Offering Memorandum dated January 27, 2025.

RETURN HISTORY

Since Inception†	10.46%
1-Year	10.31%
2-Year†	10.70%
3-Year†	10.60%

MANAGER SUMMARY

Asset Manager	Avenue Living Asset Management Ltd. (ALAM)
ALAM AUM	C\$7.00 billion (Dec 31, 2024)
Fund AUM	C\$1.98 billion (Dec 31, 2024)
Fund Manager	Invico Capital Corporation

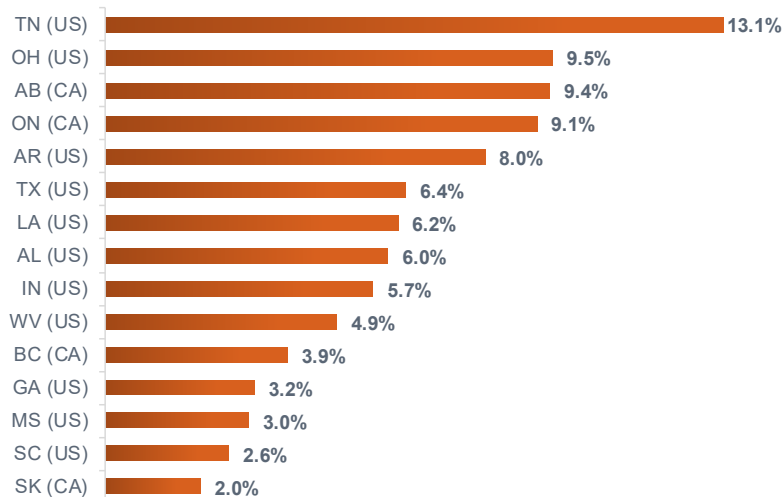
Note: Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown; (†) Denotes annualized figures; Figures presented as at January 31, 2025, unless noted otherwise.

MONTHLY RETURN SUMMARY

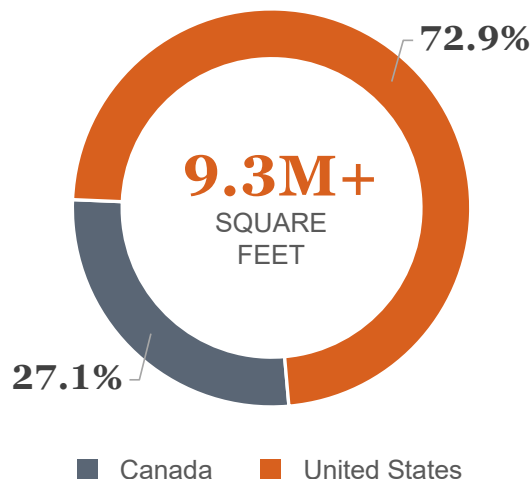
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2021									0.05%*	0.50%	0.50%	0.50%	1.56%
2022	1.50%	0.50%	0.50%	0.99%	0.49%	0.49%	0.49%	0.49%	4.14%	0.48%	0.48%	0.48%	11.52%
2023	0.48%	0.48%	0.48%	3.99%	0.46%	0.46%	0.46%	0.46%	0.46%	0.46%	2.02%	0.45%	11.11%
2024	0.45%	0.45%	0.45%	2.08%	0.44%	0.44%	0.44%	0.44%	1.69%	0.44%	0.44%	0.44%	8.52%
2025	2.11%												2.11%

Note: The figures presented in the table above are a function of a fixed (C\$) distribution per unit; Monthly figures are presented excluding the reinvestment of distributions, but inclusive of any period Unit NAV adjustments; Year-to-Date (YTD) figures consider the reinvestment of all distributions for the respective period; This presentation does not consider the 2% discount to Unit NAV offered under the distribution reinvestment plan (DRIP); Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown; (*) Denotes partial period; Figures presented as at January 31, 2025.

TOP PORTFOLIO OPERATING REGIONS BY SQUARE FEET



MARKET DIVERSIFICATION



Note: Top portfolio operating regions by square feet listed above is not exhaustive and, as a result, the bar chart presented above may not equal 100%; Market diversification presented above is representative of total square feet under management; Figures presented as at January 31, 2025; See Offering Memorandum dated January 27, 2025, for further information. "US" means the United States. "CA" means Canada.

A PART OF THE AVENUE LIVING GROUP OF COMPANIES

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