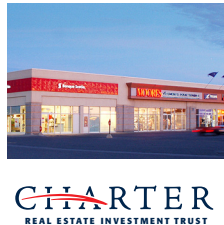


INVESTMENT OVERVIEW

**CHARTER REIT**

“C.A. Bancorp provided sponsor capital to establish Charter REIT, a junior real estate investment trust focused in the Canadian retail real estate market. As manager of Charter REIT, the investment offers a unique opportunity for C.A. Bancorp to generate a significant return on investment from accretive acquisitions of quality, cash flow generating properties.”



C.A. Bancorp’s investment in Charter REIT returns monthly distributions plus the opportunity for future capital gains, while our management contract with Charter REIT generates recurring annual asset management fees and acquisition fees on all property acquisitions.

Charter REIT is focused on acquiring a portfolio of retail and mixed-use retail real estate comprised of stable cash flow and value-add properties from both primary and secondary markets throughout Canada, with the principal goal of generating a reliable and growing yield for its unitholders. The management team has experience in all facets of the commercial real estate industry, including acquisitions, asset management, financing, leasing and development, as well as significant experience in capital markets.

- ASSET CLASS → Real estate
- OVERVIEW → C.A. Bancorp owns approximately 33% of the outstanding units of Charter REIT and the management contract
- INVESTMENT HIGHLIGHTS
  - Charter REIT pays monthly distributions and offers long-term potential for investment capital appreciation
  - Recurring annual asset management fees and one-time acquisition fees on all properties acquired by Charter REIT
  - Led by an experienced management team

## GROWTH THROUGH ALTERNATIVE ASSETS



### **C.A. BANCORP INC.**

(TSX: BKP) is a publicly traded alternative asset manager that invests directly in privately owned companies and other alternative assets with strong growth prospects. The company is focused on investments in small- and mid-cap companies in the industrials, real estate, infrastructure and financial services sectors – four areas that offer strong cash flows, tangible assets and some of the most dynamic investment opportunities.

#### ■ INDUSTRIALS

We select industrial companies that generate stable and growing cash flows, are led by a proven management team and operate within a strategic niche.

#### ■ INFRASTRUCTURE

We target infrastructure opportunities with significant barriers to competition, tangible assets, sustainable cash flows and predictable long-term rates of return.

#### ■ REAL ESTATE

We invest in well-located real estate assets in the industrial, commercial, healthcare, hospitality, multi-residential and retail sectors.

#### ■ FINANCIAL SERVICES

We seek Canadian and international financial services businesses that offer the potential for above-average rates of growth and income.

This document may contain forward-looking statements relating to anticipated future events, results, circumstances, performance or expectations that are not historical facts but instead represent our beliefs regarding future events.

By their nature, forward-looking statements require us to make assumptions and are subject to inherent risks and uncertainties. There is significant risk that predictions and other forward-looking statements will not prove to be accurate.

We caution readers of this document not to place undue reliance on forward-looking statements as a number of factors could cause actual future results, conditions, actions or events to differ materially from the targets, expectations, estimates or intentions expressed or implied in the forward-looking statements. C.A. Bancorp does not undertake, and specifically disclaims, any intention or obligation to update or revise any forward looking statements, whether as a result of new information, future events or otherwise, unless required by applicable law.