MarketSpace Capital, LLC

MarketSpace Capital, LLC, as manager and sponsor of various investment partnerships ("MarketSpace Capital" or the "Manager"), is committed to ensuring the disclosure of material information to its investors (the “Investors”) in a timely, transparent and accurate manner. MarketSpace Capital is aware that the free flow of information before, during and after an investment is made, will benefit investor confidence and the Manager will work diligently to ensure that the overall flow of information and communication is efficient and professional. The purpose of this document is to set forth the minimum level of communication standards and policies for MarketSpace Capital.
General Principles

This Investor Relations Policy (the "IR Policy") sets out the principles and practices of the Manager which ensures effective communication of information to MarketSpace Capital's investors in order to allow them to make well-informed decisions. In conducting its investor relations activities, the Manager shall comply with all applicable securities laws, regulations and rules and ensure that MarketSpace Capital's investors are provided with timely and transparent disclosures of corporate communication materials.

All disclosures that are not of a sensitive nature and are submitted to the Investors shall be available on MarketSpace Capital's corporate website and/or via the Investor Portal. Unpublished and confidential material and other information related to the Investor or such investment, which are of a sensitive nature, shall only be limited to the confidential Investor Portal, yet shall not be forward facing to the general public via the MarketSpace Capital website. If such information is inadvertently disclosed, it will be immediately removed upon the Manager’s knowledge of such disclosure.

This IR Policy is subject to regular reviews and modifications by the senior management of MarketSpace Capital to ensure its effectiveness. Updates and amendments (as appropriate) will be made to this IR Policy to reflect current best practices in our communication with the investment community and the media.

Communication Principles

The Manager seeks to provide pertinent and accurate information to the Investors of MarketSpace Capital and the investment community at large, in an effective and sustainable manner. The Manager shall endeavor to use plain language in its communication of information to its Investors.

The Manager will ensure that all disclosures will be factual, clear, unbiased and concise, containing information which is sufficient to enable investors to evaluate the activities of MarketSpace Capital.

MarketSpace Capital will communicate only through its designated spokespersons who will establish and maintain dialogue with the Investors so to understand their views and concerns and respond to inquiries from the media and the public.

The Manager will not respond to rumors or market speculations. Clarifications will be made through announcements to the Investors in the event where rumors indicate that material information has been leaked or where they are in fact false and inaccurate.
Communication with Investment Community

The Manager uses various avenues to actively engage with its Investors, the investment community at-large and the media. In addition to face-to-face or other electronic Investor meetings, the Manager organizes meet-up sessions with the members of the investment community and the media, and participates in conference calls, roadshows, property tours and site visits, media luncheons and industry conferences organized by third-party firms throughout the year. These events allow the Manager to keep current and potential Investors updated on its corporate activities and provide an opportunity for the Manager to address Investors' concerns.

General Meetings of Investors

MarketSpace Capital will hold an Annual General Meeting ("AGM") for each of its investment portfolio assets. The AGM will either be held electronically, or face-to-face, and serves as a platform for Investors to voice their concerns and pose questions on matters relating to MarketSpace Capital or its investment portfolio asset. The board of directors and senior management of MarketSpace Capital shall be present to answer any questions relevant to the agenda of the AGM. Investors are encouraged to attend and participate in the AGM.

Investors will receive the Notice of AGM detailing the resolutions and a proxy form in the event that there are any action items to be voted upon by the Investors at such AGM. Proxy forms must be submitted 48-hours before the AGM. Investors will be informed of the rules of the meeting including the voting procedures, if any.

Following the AGM, and to the extent that any action items are presented at the AGM, the Manager shall release an announcement to all Investors detailing the number and percentage of votes received FOR or AGAINST each resolution. Minutes of the AGM will be made available to Investors upon their request.

Quartely Results Reporting

If requested by any Investor, the Manager will conduct an in-person, face-to-face or electronic quarterly briefing of its operating results for the MarketSpace Capital portfolio assets. In addition, the Manager publishes quarterly financial statements, press releases, property status reports and presentation materials directly to the investors, as well as on MarketSpace Capital corporate website.

Annual Report

MarketSpace Capital publishes an annual report to enable Investors and the investment community to obtain an overview of its operational and financial performance and to allow Investors to understand MarketSpace Capital's business strategies and industry outlook, as well as the annual performance results for each of its portfolio assets.
**Corporate Website**

The Manager shall make available all information relating to MarketSpace Capital and each portfolio asset on its corporate website, www.marketspace.capital.com

All announcements, press releases, webinars, blog posts, white papers, etc. will be uploaded on MarketSpace Capital's website as soon as practicable. To the extent that MarketSpace Capital releases operating results or other confidential information, such confidential information shall be released in a password protection format on the Investor portal. Investors may also subscribe to email alerts to receive regular updates on MarketSpace Capital's corporate or individual asset information, announcements and press releases. Contact details of the Investor Relations team will also be available on MarketSpace Capital's corporate website.

**Publication of this IR Policy**

This IR Policy is available on MarketSpace Capital's corporate website at www.marketspace.capital.com.

**Stakeholders’ Rights**

Stakeholders are defined as a party or entity holding some interest in MarketSpace Capital, or any of its portfolio assets. The stakeholders may impact or get impacted with the corporate procedures, goals and policies, which may change from time to time. The stakeholders of any company are its investors, employees, clients and suppliers. The expectations of stakeholders may sometimes be different and conflict with each other. MarketSpace Capital and the Manager will continuously monitor and be responsible for setting its fiduciary responsibility and a balance between its own interest and the interest of stakeholders.

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