



PRESS RELEASE

Alignvest Student Housing REIT Issues Unit Price and Delivers Monthly Distribution

Toronto, Ontario (January 20, 2021) – Alignvest Student Housing (“Alignvest”) is pleased to announce the Fair Market Value (“FMV”) of the Units of Alignvest Student Housing Real Estate Investment Trust (“ASH REIT”) at \$112.00 per Class A and Class F Unit (collectively, the “Unit”) as at January 31, 2021. Effective January 1, 2021, the existing REIT Units of ASH REIT were renamed “Class F Units” and ASH REIT introduced a new class of Units, “Class A Units”. Refer to our Offering Memorandum for further information.

Additionally, ASH REIT’s Board of Trustees have approved ASH REIT’s Monthly Distribution of \$0.50 per Unit (\$6.00 per Unit on annual basis), effective January 31, 2021, for unitholders of record as of January 1, 2021. For unitholders participating in ASH REIT’s Distribution Reinvestment Plan (“DRIP”), new Class A and Class F Units under the DRIP will be issued at FMV less 2%, or \$109.76, per Class A and Class F Unit.

We calculate the FMV per Class A and Class F Units in accordance with the valuation guidelines that have been approved by our Board of Trustees and as outlined in our Offering Memorandum. Our FMV per Class A and F Units, which are updated monthly, are posted on our website at www.alignveststudenthousing.com. Please refer to the “Valuation Policy” section of our Offering Memorandum for how our FMV is determined. All of our property investments are appraised annually by third-party appraisal firms in accordance with our valuation guidelines and such property values are reviewed quarterly by the Board of Trustees.

About Alignvest Student Housing Real Estate Investment Trust

Alignvest Student Housing Real Estate Investment Trust is an unincorporated open-ended real estate investment trust formed under the laws of Ontario pursuant to a Declaration of Trust to own income-producing purpose-built student accommodations located in Canada. ASH REIT is offering an unlimited number of units on a continuous basis pursuant to an offering memorandum on a private placement basis by qualified dealers to any investors resident in any province or territory of Canada who qualify as “accredited investors”. ASH REIT has made arrangements to offer the units through the investment fund order system, Fundserv.

Visit Alignvest Student Housing Real Estate Investment Trust at www.alignveststudenthousing.com.

FOR FURTHER INFORMATION PLEASE CONTACT:

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The information is based on the market analysis and expectations of ASH REIT and should not be relied upon by the reader as research or investment advice regarding ASH REIT. The information presented herein is not a recommendation, offer or solicitation to buy or sell any securities or to adopt any investment strategy in any jurisdiction where prohibited by law or where contrary to local law or regulation. Any such offer to invest, if made, will only be made by means of an offering memorandum on a private placement basis.