Pure Multi-Family REIT L.P.

2018 Canadian Taxable Income Calculation

The table below provides the Canadian taxable income information for Pure Multi-Family REIT LP for its 2018 taxation year.

Although Pure Multi-Family's 2018 distributions were paid in USD, all amounts reported on this T5013 are in Canadian dollars (unless stated otherwise) and are on a per unit basis by month.
Taxable income is allocated to unitholders based upon distributions.

All Canadian non-registered unitholders should receive a Form T5013 from their investment dealer.

The information in the table below can be used by a unitholder to verify the amounts reported on Form T5013.
For example, if a particular unitholder received all 12 monthly distributions based on owning 1 unit at the record date of each distribution,
the unitholder's Canadian taxable income reported on their Form T5013 should be Cdn $0.48852 per unit.

T5013	Description	January	February	March	April	May	June	July	August	September	October	November	December	2018 Totals	% Breakdown
	Record Date	1/31/2018	2/28/2018	3/29/2018	4/30/2018	5/31/2018	6/29/2018	7/31/2018	8/31/2018	9/28/2018	10/31/2018	11/30/2018	12/31/2018		
	Payment Date	2/15/2018	3/15/2018	4/16/2018	5/15/2018	6/15/2018	7/16/2018	8/15/2018	9/17/2018	10/15/2018	11/15/2018	12/17/2018	1/15/2019		
	Per Unit Distribution (USD $)	$0.03125	$0.03125	$0.03125	$0.03125	$0.03125	$0.03125	$0.03125	$0.03125	$0.03125	$0.03125	$0.03125	$0.03125	**$0.37500**	
	Per Unit Distribution (CDN $)	$0.03908	$0.04073	$0.03931	$0.04024	$0.04118	$0.04105	$0.04106	$0.04068	$0.04060	$0.04126	$0.04187	$0.04146	**$0.48852**	
	Exchange rate used (per Bank of Canada)	$1.2507	$1.3032	$1.2579	$1.2876	$1.3177	$1.3137	$1.3138	$1.3019	$1.2993	$1.3202	$1.3399	$1.3266		
113	Return of Capital	0.02428	0.02532	0.02442	0.02501	0.02560	0.02551	0.02552	0.02528	0.02523	0.02563	0.02602	0.02577	**0.30359**	**62.14%**
128	Interest (Cdn sources)	0.00003	0.00003	0.00003	0.00003	0.00003	0.00003	0.00003	0.00003	0.00003	0.00003	0.00003	0.00003	**0.00036**	**0.05%**
135	Foreign Div. + Int.	0.02248	0.02342	0.02261	0.02314	0.02368	0.02361	0.02361	0.02340	0.02335	0.02373	0.02408	0.02384	**0.28095**	**35.32%**
030	Capital Gain	0.00159	0.00165	0.00160	0.00163	0.00167	0.00167	0.00167	0.00165	0.00165	0.00168	0.00170	0.00168	**0.01984**	**2.49%**
210	Carrying Charges	(0.00930)	(0.00969)	(0.00935)	(0.00957)	(0.00980)	(0.00977)	(0.00977)	(0.00968)	(0.00966)	(0.00981)	(0.00996)	(0.00986)	**(0.11622)**	
															100.00%