

T5013/R15 Form

Reporting Format: T5013 R15 AMENDED POSTING TAXATION YEAR: 2019 CALCULATION METHOD: PER UNIT REPORTING METHOD: YEAR-END POSITION DISTRIBUTION

General Information: PARTNERSHIP NAME: Portfolio 22 Multi-Family REIT LP (formerly known as Pure Multi-Family REIT LP) ADDRESS (1): 3424 Peachtree Road NE, Suite 300 CITY: Atlanta PROVINCE: GA POSTAL CODE: 30326 Fiscal Year End: 2019/12/31

Security Information: Partnership Account Number: 851818245RZ0001 Tax Shelter ID#: CUSIP: 74624A108 Total Number of Units O/S at Year-End: 78899675 Partnership Total Distribution: CAD\$ 25600094

Preparer information: CONTACT NAME: Brad Hamrik DATE PREPARED: 2020/02/27 PHONE: (470) 481-0668 PRIMARY E-MAIL: brad.hamrik@cotland.com SECONDARY E-MAIL: derrick.raymond@cotland.com WEBSITE: www.puremultifamily.com

Federal Tax Reference Information: Country Code: USA Partner code: Limited partner - 0

Quebec Tax Reference Information: Quebec Tax ID: Quebec Partnership ID: 1220161923SP0001

Releve 15: Select this box only if factors for T5013 and Releve 15 are different:

Partnership Code R15 (39): Limited partner - 1 Business Activity Code R15 (38): Other - 154 Tax shelter's principal business activity code (R15 - Abri fiscal):

1) IS THIS THE PARTNERSHIP'S FINAL YEAR OF REPORTING?: Yes

CORPORATE ACTIONS 2) WAS THERE ANY US-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?: Yes 3) DID THE PARTNERSHIP ROLLOVER TO A MUTUAL FUND?: No IF YES, ENTER ROLLOVER DATE:

All amounts and factors should be in CAD\$

T5013	R15	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6	Period 7	Period 8	Period 9	Period 10	Period 11	Period 12	Period 13	Period 14
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Limited Partnership net income (loss)		Record Date	2019/01/31	2019/02/28	2019/03/31	2019/04/28	2019/05/31	2019/06/30	2019/07/31	2019/08/31					
		Payment Date	2019/02/15	2019/03/15	2019/04/15	2019/05/15	2019/06/17	2019/07/15	2019/08/15	2019/09/16					
N/A	2	Foreign net business income (loss)													
010	N/A	Total limited partner business income (loss)													
101	N/A	Limited partner's farming income (loss)													
102	N/A	Agricultural income stabilization (CAIS)													
103	N/A	Limited partner's fishing income (loss)													
104	1	Limited partner's business income (loss)													
105	26	Limited Partner's at-risk amt.													
106	N/A	Limited Partner's adjusted at-risk amount													
107	N/A	Limited Partner's rental income (loss)													
108	N/A	Limited Partnership loss available for carryforward													
109	N/A	Previous loss carryforward eligible in the current year													
113	43	Return of capital	0.01359	0.01366	0.01368	0.01377	0.01374	0.01336	0.01364	0.01357					

Canadian and foreign net business income (loss)															
020	N/A	Total business income (Loss)													
116	N/A	Business income (loss)													
119	N/A	Foreign business income that is exempt from Canadian tax due to a tax convention or agreement													
120	N/A	Professional income (loss)													
122	N/A	Commission income (loss)													
124	N/A	Farming income (loss)													
126	N/A	Fishing income (loss)													
114	N/A	Other income													
N/A	45	Eligible taxable capital gains amount on resource property													
149	N/A	Total business income (loss) from an active business carried on in Canada													
150	N/A	Canadian manufacturing and processing profits under subsection 125.1(3)													
N/A	14	Partnership's total gross income	27163071.60												
118	N/A	Gross business income (loss)													
121	N/A	Gross professional income (loss)													

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123	N/A	Gross commission income (loss)														
125	N/A	Gross farming income (loss)														
127	N/A	Gross fishing income (loss)														
>>> Canadian and foreign net business income (loss) - Jurisdiction Allocation																
Canadian and foreign investments and carrying charges																
110	3	Canadian and foreign net rental income (loss)														
111	4	Foreign net rental income (loss)														
112	N/A	Foreign net rental income that is exempt from Canadian tax due to a tax convention or agreement														
117	N/A	Gross Canadian and foreign rental income														
128	7	Interest from Canadian sources	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005					
146	7	Other investment income														
128 + 146	Total of 7		0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005					
129	6B	Actual amount of dividends (other than eligible dividends)														
132	6A	Actual amount of eligible dividends														
135	8	Foreign dividend and interest income	0.03510	0.03530	0.03533	0.03559	0.03547	0.03450	0.03526	0.03505						
137	13	Business investment loss														
145	15B	Dividend rental arrangement compensation payments														
210	15A	Total carrying charges	0.01024	0.01030	0.01031	0.01038	0.01035	0.01007	0.01029	0.01023						
>>> Canadian and foreign investments and carrying charges - Jurisdiction allocation																
135	USA	Foreign dividend and interest income	0.03510	0.03530	0.03533	0.03559	0.03547	0.03450	0.03526	0.03505						
211	USA	Carrying charges on interest & dividend income	0.01024	0.01030	0.01031	0.01038	0.01035	0.01007	0.01029	0.01023						
Other amounts and information																
030	N/A	Total capital gain (loss)	0.00296	0.00298	0.00298	0.00300	0.00299	0.00291	0.00298	0.00296						
151	10	Capital gains (losses) [R15: used to calculate the deduction]	0.00296	0.00298	0.00298	0.00300	0.00299	0.00291	0.00298	0.00296						
151	12	Capital gains (losses) [R15: not used to calculate the deduction]														
159	11	Capital gains reserve														
040	5	Capital cost allowance														
N/A	9	Patronage dividends from a cooperative														
N/A	16	Quebec income tax withheld at source														
N/A	34	R15: Exploration expenses - Northern Quebec														
N/A	21B	Investment tax credit (R15 only: Other Property)														
N/A	24A	Member Corp's share of debt														
N/A	24B	Member Corp's share of qualified property	1.20765	1.21456	1.21566	1.22449	1.22048	1.18698	1.21302	1.20601						
N/A	24C	Member Corp's share of total assets	1.21002	1.21695	1.21805	1.22690	1.22288	1.18932	1.21540	1.20838						
N/A	27	Limited Partnership Loss														
N/A	32	Exploration exp. Incurred in Quebec														
N/A	33	Surface mining/oil&gas exploration exp. in Quebec														
N/A	35-28	Amt. Of assistance corresponding to exp. Reported in 28 on R15														
N/A	35-29	Amt. Of assistance corresponding to exp. Reported in 30 on R15														
N/A	35-30	Amt. Of assistance corresponding to exp. Reported in 32 on R15														
N/A	35-32	Amt. Of assistance corresponding to exp. Reported in 33 on R15														

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N/A	35-33	Amt. Of assistance corresponding to exp. Reported in 33 on R15														
N/A	35-34	Research amt. of assistance corresponding to exp. Reported in 34 on R15														
N/A	42	Percentage of business carried on in Quebec by the partnership														
171	17	Foreign tax paid on non-business income														
172	18	Foreign tax paid on business income														
173	28	Cdn Exploration Expenses (CEE)														
174	29	Cdn Development expenses (CDE)														
175	30	Cdn Oil and gas property exp (COPGE)														
176	31	Foreign exploration and development expenses (FEDE)														
182	19	Eligible amount of charitable donations														
183	20	Eligible amount of cultural and ecological gifts														
>>> Other amounts and information - Jurisdiction allocation																
156	USA	Foreign capital gains (losses)	0.00296	0.00298	0.00298	0.00300	0.00299	0.00291	0.00298	0.00296						
Renounced Canadian exploration and development expenses																
190	60	Cdn exploration expense - renunciation														
191	61	Cdn development expense - renunciation														
192	N/A	Cdn exploration expense - assistance														
193	N/A	Cdn development expense - assistance														
196	N/A	Reduction - Portion subject int. free														
194	N/A	Amount - Exp qualifying for ITC														
195	N/A	Amount - Portion subject int. free														
197	N/A	BC - Expenses - Tax Credit														
198	N/A	SK - Expenses - Tax Credit														
199	N/A	MB - Expenses - Tax Credit														
200	N/A	ON - Expenses - Tax Credit														
N/A	62	Quebec Exploration Expense														
N/A	63	Quebec surface mining exploration or oil and gas exploration expenses														
N/A	64	Exploration expenses - Northern Quebec														
N/A	65	Security issues expenses														
N/A	66-60	Amt. of assistance corresponding to exp. reported in 60														
N/A	66-61	Amt. of assistance corresponding to exp. reported in 61														
N/A	66-62	Amt. of assistance corresponding to exp. reported in 62														
N/A	66-63	Amt. of assistance corresponding to exp. reported in 63														
N/A	66-64	Amt. of assistance corresponding to exp. reported in 64														
Tax Shelter Information																
201	50	Number of units acquired														
202	51	Cost per unit														

T5013	R15		Period 1	Period 2	Period 3	Period 4	Period 5	Period 6	Period 7	Period 8	Period 9	Period 10	Period 11	Period 12	Period 13	Period 14
203	52	Total cost of units														
N/A	53	Limited-recourse amounts														
N/A	54	At-risk adjustment														
204	55	Other indirect reductions														

>>T5013 Other Information Boxes with no calculation - text and dates

▼	N/A	
▼	N/A	
▼	N/A	
▼	N/A	
▼	N/A	
▼	N/A	
▼	N/A	
▼	N/A	
▼	N/A	
▼	N/A	
▼	N/A	

Additional boxes (Applies to R15 only)

N/A	70	Tax Credit Code	▼
N/A	71	Eligible Amount	
N/A	72	Region or regional county municipality	▼
N/A	73	Expense code	▼
N/A	74	Percentage interest for the tax credit	
N/A	75	Date the property was acquired	
N/A	76	Date the property was used	

NOTES TO BE EXCLUDED FROM XML FILE:

TRANSLATION FROM US DOLLARS TO CANADIAN DOLLARS

Amounts reported above have been translated into Canadian dollars. Monthly distributions were converted from US\$ to CDN\$ using the following rates: Period 1: US\$1=CDN\$1.3266, Period 2: US\$1=CDN\$1.3342 Period 3: US\$1=CDN\$1.3354, Period 4: US\$1=CDN\$1.3451, Period 5: US\$1=CDN\$1.3407, Period 6: US\$1=CDN\$1.3039, Period 7: US\$1=CDN\$1.3325, Period 8: US\$1=CDN\$1.3248.

WITHHOLDING TAX

- Please note that information included in this CDS posting does not include U.S. tax withheld by brokers in respect of their clients who are unitholders of this partnership.
- U.S. tax withheld, if any, in respect of each unitholder should be reported by the brokers on Form 1042-S (Foreign Person's U.S. Source Income Subject to Withholding) and issued to the unitholders as required under the Qualified Intermediary Agreement in IRS Revenue Procedure 2017-15.
- The partnership is not a withholding agent and therefore does not provide Form 1042-S.

REPORTING

- The Canadian dollar equivalent of the amount of U.S. tax withheld, as per form 1042-S, should be reported by the brokers in Box 171 of T5013 (and Box 17 of R15) "foreign tax paid on non-business income". The Partnership does not have the relevant information to complete this box.
- U.S. withholding tax, if applicable, relates solely to "foreign dividend and interest income" reported in Box 135 of T5013 (and Box 8 of R15).
- U.S. sourced capital gain reported in Box 156 (and Box 10 of R15) relates solely to foreign exchange.

On September 27, 2019 an affiliate of Cortland Partners, LLC acquired 100% of the issued and outstanding limited partnership units of the Partnership. The Partnership's legal name has been changed to Portfolio 22 Multi-Family REIT LP.

SASKATCHEWAN MINERAL EXPLORATION TAX CREDIT INFORMATION (SK-METC)

Company name 1:	<input type="text"/>	SITIN / TIN No.:	<input type="text"/>
Date of Transaction :	<input type="text"/>	Business No. :	<input type="text"/>
Total Investment In eligible FTS or FTW (Individual):	<input type="text"/>	Tax Credit (Ind)	<input type="text"/>
Total Investment In eligible FTS or FTW (Partnership):	<input type="text"/>	Tax Credit (Partn)	<input type="text"/>
Company name 2:	<input type="text"/>	SITIN / TIN No.:	<input type="text"/>
Date of Transaction :	<input type="text"/>	Business No. :	<input type="text"/>
Total Investment In eligible FTS or FTW (Individual):	<input type="text"/>	Tax Credit (Ind)	<input type="text"/>
Total Investment In eligible FTS or FTW (Partnership):	<input type="text"/>	Tax Credit (Partn)	<input type="text"/>
Company name 3:	<input type="text"/>	SITIN / TIN No.:	<input type="text"/>
Date of Transaction :	<input type="text"/>	Business No. :	<input type="text"/>
Total Investment In eligible FTS or FTW (Individual):	<input type="text"/>	Tax Credit (Ind)	<input type="text"/>
Total Investment In eligible FTS or FTW (Partnership):	<input type="text"/>	Tax Credit (Partn)	<input type="text"/>
Company name 4:	<input type="text"/>	SITIN / TIN No.:	<input type="text"/>
Date of Transaction :	<input type="text"/>	Business No. :	<input type="text"/>
Total Investment In eligible FTS or FTW (Individual):	<input type="text"/>	Tax Credit (Ind)	<input type="text"/>
Total Investment In eligible FTS or FTW (Partnership):	<input type="text"/>	Tax Credit (Partn)	<input type="text"/>