PURE MULTI-FAMILY REIT LP

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the three months ended March 31, 2015

Dated: May 14, 2015

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SECTION I

FORWARD-LOOKING DISCLAIMER

The following management's discussion and analysis ("MD&A") of the financial position and the results of operations of Pure Multi-Family REIT LP ("Pure Multi") for the three months ended March 31, 2015 should be read in conjunction with Pure Multi's unaudited condensed interim consolidated financial statements for the three months ended March 31, 2015, available on SEDAR at www.sedar.com or on Pure Multi's website at www.puremultifamily.com. Historical results, including trends which might appear, should not be taken as indicative of future operations or results.

Certain information in this MD&A contains forward-looking information within the meaning of applicable securities laws (also known as forward-looking statements) including, among others, statements made or implied under the headings "Outlook", "Results of Operations", "Financial Condition", "Liquidity and Capital Resources" and "Risks and Uncertainties" relating to Pure Multi's objectives, strategies to achieve those objectives, beliefs, plans, estimates, projections and intentions; and similar statements concerning anticipated future events, results, circumstances, performance or expectations that are not historical facts. Forward-looking statements generally can be identified by words such as "outlook", "believe", "expect", "may", "anticipate", "should", "intend", "estimates" and similar expressions.

In particular, certain statements in this MD&A discuss Pure Multi's anticipated future events. These statements include, but are not limited to:

(i) Pure Multi's growth strategy, including the accretive acquisition of properties and the anticipated extent of the accretion of any acquisitions, which could be impacted by demand for properties and the effect that demand has on acquisition capitalization rates and changes in the cost of capital;
(ii) maintaining occupancy levels and rental revenue, which could be impacted by changes in demand for Pure Multi's properties, financial circumstances of tenants, including tenant defaults, the effects of general economic conditions and supply of competitors' properties in proximity to Pure Multi's properties;
(iii) overall indebtedness levels, which could be impacted by the level of acquisition activity Pure Multi is able to achieve, fair value of its properties and future financing opportunities;
(iv) tax status of Pure US Apartments REIT Inc., which can be impacted by regulatory changes enacted by governmental authorities;
(v) anticipated distributions and payout ratios, which could be impacted by capital expenditures, results of operations and capital resource allocation decisions;
(vi) obtaining and maintaining adequate insurance for Pure Multi's properties; and
(vii) anticipated interest rates and exchange rates.

Forward-looking statements are provided for the purpose of presenting information about management's current expectations and plans relating to the future and readers are cautioned that such statements may not be appropriate for other purposes. Forward-looking statements involve significant risks and uncertainties and should not be read as guarantees of future performance or results. Those risks and uncertainties include, among other things, risks related to: unit prices; liquidity; credit risk and tenant concentration; interest rate and other debt related risk; tax risk; ability to access capital markets; lease rollover risk; competition for real property investments; environmental matters; changes in legislation; and indebtedness of Pure Multi.

Management believes that the expectations reflected in forward-looking statements are based upon reasonable assumptions and information currently available, which include, management's current expectations, estimates and assumptions that: proposed acquisitions will be completed on the terms and basis agreed to by Pure Multi, property acquisition and disposition prospects and opportunities will be consistent with Pure Multi's experience over the past 12 months, the multi-family residential real estate market in the "Sunbelt" region in the United States will remain strong, the global economic environment will remain stable, interest rates will remain at current levels, and Pure Multi's business strategy, plans, outlook, projections, targets and operating costs will be consistent with Pure Multi's experience over the past 12 months, Pure Multi will be able to maintain occupancy at current levels, tenants will not default on lease terms, governmental regulations and taxation will not change to adversely affect Pure Multi's business and financial results, and Pure Multi will be able to obtain adequate insurance and financing; however, management can give no assurance that actual results will be consistent with these forward-looking statements.

Readers are cautioned that the foregoing list of factors that may affect future results is not exhaustive. When relying on forward-looking statements to make decisions with respect to Pure Multi, investors and others should carefully consider the foregoing factors and other uncertainties and potential events.

These forward-looking statements are made as of May 14, 2015 and Pure Multi assumes no obligation to update or revise them to reflect new events or circumstances, except as required by law.

BASIS OF PRESENTATION

Unless otherwise noted, all financial information has been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). The financial information included in this MD&A for the three months ended March 31, 2015 includes material information up to May 14, 2015. Except as otherwise stated in this MD&A, all dollar amounts in this MD&A, including per unit amounts, are stated in U.S. dollars.

All references herein to "consolidated" refer to amounts as reported under IFRS. All references to "Pure Multi's interest" refer to a non-IFRS measure presented on a proportionally consolidated basis and assumes Pure Multi prorates and accrues property tax liability and expense based on the time period of ownership throughout a given reporting year. For a reconciliation of Pure Multi's statement of financial position and results of operations, see "Statement of Financial Position and Results of Operations Reconciliation".

Certain figures in this MD&A are non-IFRS measures, including, Pure Multi's interest, Funds from Operations or FFO, Adjusted Funds from Operations or AFFO, Distributable Income or DI, same property net rental income growth, same property revenue growth, same property average monthly rent per occupied unit, rental revenue - same property, rental revenue - properties acquired/sold, net rental income - same property and net rental income - properties acquired/sold. For an IFRS to non-IFRS reconciliation, see "Statement of Financial Position and Results of Operations Reconciliation", "Distributable Income" and "Liquidity and Capital Resources – Funds from Operations and Adjusted Funds from Operations".

OVERVIEW

About Pure Multi

Pure Multi is a Canadian-based publically traded vehicle which offers investors exclusive exposure to U.S. multi-family real estate assets. It offers investors the ability to participate in monthly distributions, with potential for capital appreciation, stemming from ownership in quality apartment assets located in core cities within the "Sunbelt" region of the U.S.

Pure Multi is a limited partnership formed under the Limited Partnership Act (Ontario) to indirectly invest in multi-family real estate properties in the United States. Pure Multi was established by Pure Multi-Family Management Limited Partnership (the "Managing GP"), its managing general partner, and Pure Multi-Family REIT (GP) Inc. (the "Governing GP"), its governing general partner, pursuant to the terms of a Limited Partnership Agreement (the "LP Agreement"). Pure Multi's head office and address for service is located at 910 – 925 West Georgia Street, Vancouver, British Columbia, V6C 3L2. A copy of the LP Agreement can be obtained from Pure Multi or on SEDAR at www.sedar.com.

Pure Multi, through Pure US Apartments REIT Inc. (the "US REIT"), was established for, among other things, the purposes of acquiring, owning and operating multi-family real estate properties in the United States.

Operational and Financial Highlights *(all metrics stated at Pure Multi's interest [(1)])*

On January 14, 2015, Pure Multi sold Sunset Point Apartments, a multi-family apartment community, located in Arlington, Texas ("Sunset Point"), for a sale price of $27,950,000. From the date of acquisition on September 26, 2012, until the date of sale on January 14, 2015, Pure Multi earned an average annualized gain of over 22% on the equity invested in Sunset Point.

As announced, subsequent to March 31, 2015, on May 7, 2015, Pure Multi acquired Park at West Avenue, a multi-family apartment community located in San Antonio, Texas ("Park at West Ave"), for a purchase price of $54,250,000, plus standard closing costs and adjustments. The cash used to fund this acquisition was derived from the net sale proceeds obtained from the prior sales of Windscape Apartment Homes and Sunset Point, sold on December 18, 2014 and January 14, 2015, respectively, in addition to obtaining new mortgage financing.

As at March 31, 2015, Pure Multi's portfolio consisted of 13 investment properties comprising an aggregate of 3,900 residential units and situated on over 218 acres of land.

During the first quarter of 2015, Pure Multi was able to increase total revenues by 22.8% compared to the same period in 2014, and obtain an increase of 9.4% in same property net rental income growth [(2)], an increase of 6.7% in same property revenue growth [(3)] and an increase of 5.6% in same property average monthly rent per occupied unit [(4)], during the same period.

Pure Multi earned an average monthly rent per occupied unit of $1,029.67, or $1.143 per square foot, on its entire portfolio during the three months ended March 31, 2015 (three months ended March 31, 2014 - $926.04 and $1.064, respectively).

Pure Multi had mortgages payable of $240.6 million, with a weighted average interest rate of 3.88% as at March 31, 2015 (December 31, 2014 - $256.7 million and 3.86%, respectively).

The resulting loan to gross book value, after the transactions described above, was 55.8% as at March 31, 2015 (December 31, 2014 – 57.9%), well below the maximum indebtedness level of 70% stipulated within the LP Agreement. See "Capital Structure".

Notes:
(1) Pure Multi's interest (non-IFRS measure); (1) represents the proportionate share of all assets, liabilities, revenues and expenses of all its portfolio investments, and (2) prorates and accrues property tax liability and expense, on all portfolio investments, based on the time period of ownership throughout the given reporting year;
(2) Same property net rental income growth (non-IFRS measure) represents property net rental income for properties owned during the entire comparative periods;
(3) Same property revenue growth (non-IFRS measure) represents total property revenues, including other income, for properties owned during the entire comparative periods; and
(4) Same property average monthly rent per occupied unit (non-IFRS measure) represents average monthly rental income for occupied units, net of concessions and discounts, for properties owned during the entire comparative periods.

Pure Multi's interest	**As at March 31, 2015**	As at December 31, 2014
Number of properties	**13**	14
Number of residential units	**3,900**	4,308
Physical Occupancy	**97.8%**	97.6%
Leased Occupancy	**98.6%**	98.2%
Investment properties *(000's)*	**$ 452,568**	$ 468,518
Mortgages payable *(000's)*	**$ 240,577**	$ 256,735
Weighted average effective interest rate on mortgages payable	**3.88%**	3.86%
Loan to gross book value	**55.8%**	57.9%

Pure Multi's interest *($000s, except per unit basis)* *(all per unit amounts based on weighted average number of units outstanding)*	**For the three months ended March 31, 2015**	For the three months ended March 31, 2014
Rental revenue - same property[(1)]	**$ 9,846**	$ 9,228
Rental revenue - properties acquired/sold[(2)]	**3,203**	1,398
Total rental revenue - Pure Multi's interest[(3)]	**13,049**	10,626
Net rental income - same property[(4)]	**5,470**	4,999
Net rental income - properties acquired/sold[(5)]	**1,873**	708
Total net rental income - Pure Multi's interest[(3)]	**7,343**	5,707
Weighted average number of units outstanding		
Class A units (basic and diluted)	**34,834,824**	24,089,000
Class B units (basic and diluted)	**200,000**	200,000
Distributions	**3,438**	2,377
per Class A unit (basic and diluted)	**0.09**	0.09
per Class B unit (basic and diluted)	**0.86**	0.59
Distributable income[(3)]	**4,320**	3,040
per Class A unit (basic and diluted)	**0.12**	0.12
per Class B unit (basic and diluted)	**1.08**	0.76
Payout ratio	**79.6%**	78.2%
Funds from operations[(3)]	**4,250**	3,040
per Class A unit (basic and diluted)	**0.12**	0.12
per Class B unit (basic and diluted)	**1.06**	0.76
Payout ratio	**80.9%**	78.2%
Adjusted funds from operations[(3)]	**4,024**	2,769
per Class A unit (basic and diluted)	**0.11**	0.11
per Class B unit (basic and diluted)	**1.01**	0.69
Payout ratio	**85.4%**	85.8%

Notes:

(1) Rental revenue - same property (non-IFRS measure) represents total property revenues, including other income, for properties owned during the entire comparative periods;

(2) Rental revenue - properties acquired/sold (non-IFRS measure) represents total property revenues, including other income, for properties which were acquired or sold, therefore not owned during the entire comparative periods;

(3) For an IFRS to non-IFRS reconciliation, see "Statement of Financial Position and Results of Operations Reconciliation", "Distributable Income", and "Liquidity and Capital Resources – Funds from Operations and Adjusted Funds from Operations";

(4) Net rental income - same property (non-IFRS measure) represents property net rental income for properties owned during the entire comparative periods; and

(5) Net rental income - properties acquired/sold (non-IFRS measure) represents property net rental income for properties which were acquired or sold, therefore not owned during the entire comparative periods.

Portfolio Summary

As at March 31, 2015, Pure Multi's portfolio consists of 13 investment properties, with an aggregate of 3,900 residential units, located within three metropolitan areas: (i) Dallas - Fort Worth ("DFW"), Texas, (ii) Houston, Texas and (iii) Phoenix, Arizona.

The weighted average physical occupancy rate was 97.8% and weighted average leased occupancy rate was 98.6% for all properties owned as at March 31, 2015 (December 31, 2014 – 97.6% and 98.2%, respectively). Typical residential property leases have terms between one to 12 months.

				As at March 31, 2015				
Property Name	**Location**	**Year of Acquisition**	**Units**	**Fair Market Value** *($000s)*	**Debt to Fair Market Value**	**Cap Rate**	**Physical Occupancy**	**Leased Occupancy**
Preserve at Arbor Hills	DFW, TX	2014	330	$ 41,075	59.9%	5.85%	96.1%	97.0%
Fairways at Prestonwood	DFW, TX	2013	156	19,035	45.5%	5.75%	99.4%	100.0%
Vistas at Hackberry Creek	DFW, TX	2013	560	53,300	55.3%	6.00%	98.8%	99.5%
Windsong Apartments	DFW, TX	2013	264	19,226	28.8%	6.25%	97.3%	98.1%
Fountainwood Apartments	DFW, TX	2013	288	23,289	55.4%	6.25%	98.6%	100.0%
Livingston Apartments	DFW, TX	2013	180	30,500	51.6%	5.50%	95.0%	96.7%
Oakchase Apartments	DFW, TX	2012	236	16,526	52.4%	6.25%	98.3%	98.3%
Stoneleigh at Valley Ranch	DFW, TX	2012	210	25,670	53.3%	5.75%	98.1%	99.0%
Prairie Creek Villas	DFW, TX	2012	464	70,988	44.5%	5.75%	96.6%	97.2%
Stoneleigh at Bear Creek	DFW, TX	2012	436	52,644	60.9%	5.75%	99.5%	100.0%
	DFW, TX		***3,124***	***352,253***	***51.9%***	***5.86%***	***97.9%***	***98.6%***
Walker Commons	Houston, TX	2014	352	47,800	59.6%	6.00%	97.7%	98.9%
The Boulevard at Deer Park	Houston, TX	2013	216	24,183	68.1%	5.65%	98.6%	99.5%
	Houston, TX		***568***	***71,983***	***62.4%***	***5.88%***	***98.1%***	***99.1%***
San Brisas Apartments (1)	***Phoenix, AZ***	2013 & 2014	***208***	***28,332***	***59.9%***	***5.35%***	***95.7%***	***96.2%***
Portfolio Total			***3,900***	***$ 452,568***	***54.1%***	***5.83%***	***97.8%***	***98.6%***

Note:
(1) Pure Multi acquired a 20% ownership interest in San Brisas during 2013 and acquired the remaining 80% ownership interest during 2014.

Properties Sold During 2015

On January 14, 2015, Pure Multi, through the US REIT, sold Sunset Point, a multi-family apartment community, located in Arlington, Texas, for a sale price of $27,950,000, plus standard closing costs and adjustments. The mortgage payable, secured by Sunset Point, was assumed by the purchaser on the same date.

OUTLOOK

Pure Multi has raised approximately $229.7 million, through public and private offerings, since it began operations in July of 2012 to the date of this report. This includes the issuance of 41,734,824 Class A Units and 2,197,912 share purchase warrants for gross proceeds of $206.7 million, and the issuance of 23,000 Convertible Debentures for gross proceeds of $23 million. These proceeds have been used to acquire a high-quality portfolio of apartment communities, predominantly located within the Dallas-Fort Worth area, but also with exposure to the Houston, San Antonio and Phoenix sub-markets. Pure Multi's strategy is one of strong growth combined with steady cash distributions to unitholders. Management continues to focus on core "Sunbelt" markets within the U.S. and the acquisition of well located, quality apartment communities, with a conservative mix of medium to long-term conventional mortgage debt.

As at March 31, 2015, Pure Multi's portfolio consists of 13 investment properties, 3,900 high-quality apartment units, comprising approximately 3.52 million rentable square feet and situated on 218 acres, located in Texas and Arizona. Pure Multi's platform in the U.S. consists of 93 employees, undertaking marketing, due diligence and management, at its property level.

Looking back at the first quarter of the 2015 fiscal year, Pure Multi continued to work its base portfolio by strategically divesting one of its assets, Sunset Point Apartment Homes ("Sunset Point"), located in Arlington, Texas, for gross proceeds of $27.95 million, which, since acquisition, resulted in an average annualized gain on equity over 22%. These net proceeds, combined with the net proceeds obtained from the earlier divesture of Windscape Apartment Homes, sold in December of 2014, total approximately $16.4 million. On May 7, 2015, Pure Multi used these proceeds combined with new mortgage financing to acquire Park at West Avenue ("Park West"), a 360 residential unit, multi-family apartment community, built in 2014 and located in San Antonio, Texas. Not only does this acquisition upgrade the age of Pure Multi's portfolio, but it is enhances the value of the portfolio by the addition of a newer, Class A type asset, which will typically have lower maintenance costs and higher rents than a Class B type asset. Pure Multi will continue to monitor the capitalization rates within its markets throughout 2015, continue to execute on its value-add strategy, and will look to recycle capital, by way of strategic upgrades, in order to create additional shareholder value, which has been the case with Pure Multi's most recent acquisition.

On May 8, 2015, Pure Multi completed the closing of its public offering of 6,900,000 Class A Units, for total gross proceeds of $35,190,000. Management continues to identify various attractive acquisition opportunities in the Sunbelt region and intends to use these proceeds to acquire additional high quality, Class A type assets, in the near future, in order to continue to build upon Pure Multi's already top quality portfolio.

In addition to generating shareholder value through acquisitions, the current Pure Multi portfolio continues to experience strong organic growth. On a first quarter over first quarter basis, during the 2015 fiscal year, Pure Multi achieved same property revenue growth of 6.7%, which led to same property net rental income growth of over 9.4%, when compared to the first quarter of 2014. Looking ahead to the remainder of 2015, management believes Pure Multi is well positioned to continue its strong organic rental revenue and net rental income growth throughout the year. Pure Multi will also look to grow through acquisitions of newer, Class A type assets, in markets across the U.S. that are at or near the top in both population and job growth. There continues to be a large supply of acquisition opportunities that come to the market, permitting Pure Multi to execute its growth plans with discipline. Management is excited about the growth prospects of the Pure Multi investment platform over the coming months.

SECTION II

STATEMENT OF FINANCIAL POSITION AND RESULTS OF OPERATIONS RECONCILIATION

"Pure Multi's interest" is a non-IFRS measure representing: (1) Pure Multi's proportionate share of the financial position and results of operations of its entire portfolio, taking into account the difference in accounting for joint ventures using proportionate consolidation versus equity accounting; and (2) the accrual of property tax liability and expense, on all portfolio investments, based on time period of ownership throughout the given reporting year. Pure Multi's interest does not have any standardized meaning prescribed by IFRS.

The following tables provide reconciliations from Pure Multi's financial statements prepared in accordance with IFRS to Pure Multi's interest, as described above, for the affected current and comparative periods.

Reconciliation of Consolidated Statement of Income and Comprehensive Income to Statement of Income and Comprehensive Income at Pure Multi's Interest:

Three months ended March 31, 2015 *($000s)*	Consolidated[1]	IFRIC 21 Property Tax Adjustment[2]	Pure Multi's Interest[3]
REVENUES			
Rental	$ 13,049	$ -	$ 13,049
OPERATING EXPENSES			
Insurance	323	-	323
Property management	392	-	392
Property taxes	8,566	(6,554)	2,012
Property operating expenses	2,979	-	2,979
	12,260	(6,554)	5,706
NET RENTAL INCOME	789	6,554	7,343
NET FINANCE INCOME (EXPENSES)			
Interest income	1	-	1
Interest expense	(2,921)	-	(2,921)
Distributions to subsidiary's preferred unitholders	(4)	-	(4)
	(2,924)	-	(2,924)
NET OTHER INCOME (EXPENSES)			
Other income	1	-	1
General and administrative	(192)	-	(192)
Fair value adjustments to investment properties	11,719	(585)	11,134
IFRIC 21 fair value adjustment to investment properties	5,969	(5,969)	-
Gain on disposal of investment property	10	-	10
Franchise taxes	(87)	-	(87)
	17,420	(6,554)	10,866
NET INCOME AND COMPREHENSIVE INCOME	$ 15,285	$ -	$ 15,285

Notes:
(1) Represents Pure Multi's consolidated statement of income and comprehensive income prepared in accordance with IFRS;
(2) Represents Pure Multi's annual pro-rated portion of property tax expense, on its entire portfolio, that is accounted for under IFRIC 21; and
(3) Represents Pure Multi's interest, as previously described.

Reconciliation of Consolidated Statement of Income and Comprehensive Income to Statement of Income and Comprehensive Income at Pure Multi's Interest:

Three months ended March 31, 2014 *($000s)*	Consolidated[1]	Pure Multi's Share of Equity-Accounted Investment[2]	IFRIC 21 Property Tax Adjustment[3]	Pure Multi's Interest[4]
REVENUES				
Rental	$ 10,496	$ 130	$ -	$ 10,626
OPERATING EXPENSES				
Insurance	271	1	-	272
Property management	315	4	-	319
Property taxes	6,792	10	(5,121)	1,681
Property operating expenses	2,615	32	-	2,647
	9,993	47	(5,121)	4,919
NET RENTAL INCOME	503	83	5,121	5,707
NET FINANCE INCOME (EXPENSES)				
Interest expense	(2,290)	(36)	-	(2,326)
Distributions to subsidiary's preferred unitholders	(4)	-	-	(4)
	(2,294)	(36)	-	(2,330)
NET OTHER INCOME (EXPENSES)				
General and administrative	(194)	-	-	(194)
IFRIC 21 fair value adjustment to investment properties	5,121	-	(5,121)	-
Franchise taxes	(73)	-	-	(73)
	4,854	-	(5,121)	(267)
SHARE OF PROFIT OF EQUITY-ACCOUNTED INVESTMENT	47	(47)	-	-
NET INCOME AND COMPREHENSIVE INCOME	$ 3,110	$ -	$ -	$ 3,110

Notes:

(1) Represents Pure Multi's consolidated statement of income and comprehensive income prepared in accordance with IFRS;

(2) Represents Pure Multi's proportionate share of revenues and expenses of its joint venture that is accounted for using the equity basis of accounting;

(3) Represents Pure Multi's annual pro-rated portion of property tax expense, on its entire portfolio, that is accounted for under IFRIC 21; and

(4) Represents Pure Multi's interest, as previously described.

RESULTS OF OPERATIONS

All of the information presented below relates to Pure Multi's interest, unless noted otherwise.

Pure Multi's interest *($000s, except per unit basis)*	**For the three months ended March 31, 2015**	For the three months ended March 31, 2014
Revenues		
Rental	**$ 13,049**	$ 10,626
Operating Expenses		
Insurance	**323**	272
Property management	**392**	319
Property taxes	**2,012**	1,681
Property operating expenses	**2,979**	2,647
	5,706	4,919
Net Rental Income	**7,343**	5,707
Net Finance Income (Expenses)		
Interest income	**1**	-
Interest expense	**(2,921)**	(2,326)
Distributions to subsidiary's preferred unitholders	**(4)**	(4)
	(2,924)	(2,330)
Other Income (Expenses)		
Other income	**1**	-
General and administrative	**(192)**	(194)
Fair value adjustments to investment properties	**11,134**	-
Gain on disposal of investment property	**10**	-
Franchise taxes	**(87)**	(73)
	10,866	(267)
Net Income and Comprehensive Income	**$ 15,285**	$ 3,110
Earnings per Class A unit – basic and diluted	**$ 0.42**	$ 0.12
Weighted average number of Class A units – basic and diluted	**34,834,824**	24,089,000
Earnings per Class B unit – basic and diluted	**$ 3.82**	$ 0.78
Weighted average number of Class B units – basic and diluted	**200,000**	200,000

During the three months ended March 31, 2015, based on Pure Multi's interest, Pure Multi recorded rental revenue of $13,048,675, net rental income of $7,343,147 and net income of $15,285,211 from its investment properties, compared to $10,625,961, $5,707,205 and $3,109,673, respectively, during the three months ended March 31, 2014. During the three months ended March 31, 2015, based on Pure Multi's interest, Pure Multi incurred $191,872 of general and administrative expenses (three months ended March 31, 2014 - $194,200), realized a fair value gain adjustment to investment properties of $11,133,765 (three months ended March 31, 2014 - $nil) and incurred franchise tax expense of $86,798 (three months ended March 31, 2014 - $73,471). The increase in revenues, expenses and net income are primarily attributable to Pure Multi operating additional investment properties during the three months ended March 31, 2015, compared to the three months ended March 31, 2014, in addition to strong organic rental revenue growth experienced from the investment properties operated during both periods.

Pure Multi's loan to gross book value ratio decreased to 55.8% at March 31, 2015 from 57.9% at December 31, 2014 and its distribution payout ratio on Distributable Income was 79.6% for the three months ended March 31, 2015 (three months ended March 31, 2014 – 78.2%). For further clarity, Pure Multi's loan to gross book value ratio is defined as the ratio between Pure Multi's overall borrowed money, including the face amount outstanding of any convertible debentures, and the total book value of the assets plus accumulated depreciation and amortization in respect of such assets. Pure Multi defines distribution payout ratio as the percentage of Distributable Income that is paid out to unitholders (see "Distributable Income"). For additional information, see "Liquidity and Capital Resources – Distributed Cash".

Rental Revenue

Rental revenue from investment properties includes recoveries of specified operating expenses, in accordance with the terms of the lease agreements.

Operating Expenses

Operating expenses include costs relating to such items as cleaning, building repairs and maintenance, property repairs and maintenance, HVAC, property payroll, insurance, property taxes, utilities and property management fees among other items. The following table illustrates operating expenses as a percentage of total operating expenses:

Pure Multi's interest	**For the three months ended March 31, 2015**	For the three months ended March 31, 2014
Insurance	**5.7%**	5.5%
Property management	**6.8%**	6.5%
Property taxes	**35.3%**	34.2%
Property operating expenses	**52.2%**	53.8%
	100.0%	100.0%

Finance Income

Finance income consists of interest income which was earned from bank deposits at Pure Multi and the property level.

Finance Expenses

Finance expenses consist of interest expense and distributions to subsidiary's preferred unitholders (see "Financial Condition – Preferred Units of Subsidiary"). Pure Multi declared distributions in the amount of $3,906 to the subsidiary's preferred unitholders during the three months ended March 31, 2015 (three months ended March 31, 2014 - $3,906).

Interest Expense

Interest expense consists of mortgage interest, convertible debenture interest, credit facility interest, amortization of transaction costs, amortization of mark to market mortgage adjustment and accretion of convertible debentures.

The weighted average interest rate on the mortgages, based on Pure Multi's interest, is 3.88% per annum as at March 31, 2015 (December 31, 2014 – 3.86%) and the mortgages mature between 2017 and 2028 with a weighted average mortgage term of 6.4 years remaining (December 31, 2014 – 6.8 years remaining). Pure Multi intends to refinance any mortgages which mature within six months of the maturity date.

General and Administrative Expenses

General and administrative expenses are primarily comprised of directors' fees, directors' and officers' liability insurance, professional fees, legal fees, filing fees, and administrative expenses. Professional fees include auditing and tax fees. Administrative expenses include US REIT compliance expenditures, investor relations expenses and bank charges. For the three months ended March 31, 2015, total general and administrative expenses amounted to 1.5% of rental revenue (three months ended March 31, 2014 – 1.8%). Pursuant to the Asset Management Agreement with the Managing GP, as described under "Related Party Transactions", Pure Multi will not compensate the Managing GP for its services, which include providing asset management, administrative and reporting services. The Asset Management Agreement also requires the Managing GP to provide Pure Multi with support services consisting of office space and equipment and the necessary clerical and secretarial personnel for the administration of its day-to-day activities, at no cost.

The following table illustrates corporate expenses as a percentage of overall general and administrative expenses:

Pure Multi's interest	**For the three months ended March 31, 2015**	For the three months ended March 31, 2014
Insurance	**5.3%**	3.7%
Professional fees	**44.1%**	34.5%
Legal and filing fees	**21.6%**	34.0%
Director's fees	**12.5%**	12.1%
Administrative expenses	**16.5%**	15.7%
	100.0%	100.0%
As a percentage of rental revenue	**1.5%**	1.8%

Other Income (Expenses)

Other income (expenses), is income (expenses) resulting from foreign exchange transactions experienced by Pure Multi, as a small number of transactions occur in Canadian dollars while cash and cash equivalents are held in United States dollars.

Fair Value Adjustments to Investment Properties

As Pure Multi revalues its investment properties at fair value each reporting date, it records the fair value adjustments as an income or expense item. For the three months ended March 31, 2015, based on Pure Multi's interest, Pure Multi recorded a fair value adjustment gain of $11,133,765 to its investment properties (three months ended March 31, 2014 - $nil). The weighted average capitalization rate of the investment properties at March 31, 2015, based on Pure Multi's interest, was 5.83% (December 31, 2014 – 5.90%).

Gain on Disposal of Investment Property

During the three months ended March 31, 2015, Pure Multi sold Sunset Point for a sale price of $27,950,000. Pure Multi realized a gain on disposal of the investment property in the amount of $9,782. The gain on disposal is a result of the selling price being greater than the fair value of the property, less selling costs. Pure Multi did not sell any properties during the three months ended March 31, 2014.

Income Taxes

Pure Multi is not subject to tax under Part I of the Income Tax Act (Canada) (the "Tax Act"). Each partner (or "unitholder") of Pure Multi is required to include in computing the partner's income for a particular taxation year the partner's share of the income or loss of Pure Multi for its fiscal year ending in or on the partner's taxation year-end, whether or not any of that income or loss is distributed to the partner in the taxation year. Accordingly, no provision has been made for Canadian income taxes under Part I of the Tax Act.

Franchise Taxes

Texas Franchise Tax applicable to Pure Multi, for its investment properties operated in Texas, is equal to 1% of the lesser of: (i) 70% of total revenue; (ii) 100% of total revenue less cost of goods sold; or (iii) 100% of total revenue less compensation expense. Pure Multi recorded a provision for Texas Franchise Tax of $86,798 for the three months ended March 31, 2015 (three months ended March 31, 2014 - $73,471).

Offering Costs

Offering costs are the costs incurred by Pure Multi that relate to the issuance of equity instruments, which are included in the statement of partners' capital. During the three months ended March 31, 2015, Pure Multi did not incur any offering costs (three months ended March 31, 2014 - $nil).

Distributions to Limited Partners

Pure Multi declared distributions in the amount of $3,265,765 to Class A unitholders and $171,882 to Class B unitholders during the three months ended March 31, 2015 (three months ended March 31, 2014 - $2,258,344 and $118,860, respectively).

DISTRIBUTABLE INCOME

Pure Multi uses Distributable Income ("DI") to measure its ability to earn and distribute cash to unitholders. DI is a non-IFRS measurement, using Pure Multi's interest as previously disclosed, and should not be construed as an alternative to net earnings determined in accordance with IFRS as an indicator of Pure Multi's performance. DI as computed by Pure Multi may differ from similar computations as reported by other similar business entities and, accordingly, may not be comparable to DI as reported by such business entities. DI does not have any standardized meaning prescribed by IFRS. Management calculates DI by adding to or deducting the following items from net cash from operating activities: non-cash working capital items, IFRIC 21 adjustments, interest income, interest expense, distributions to preferred unitholders and preferred units of subsidiary offering costs.

Pure Multi's interest *($000s, except per unit basis)*	**For the three months ended March 31, 2015**	For the three months ended March 31, 2014
Net cash provided from operating activities	**$ 1,748**	$ 1,975
Adjustment:		
Changes in non-cash operating working capital	**(652)**	(1,657)
IFRIC 21 property tax liability adjustment, net	**5,969**	5,121
Interest income	**1**	-
Interest expense	**(2,742)**	(2,396)
Distributions to subsidiary's preferred unitholders	**(4)**	(4)
Distributable Income	**$ 4,320**	$ 3,040
Class A units	**4,104**	2,888
Class B units	**216**	152
Distributions to Unitholders		
Class A units	**$ 3,266**	$ 2,258
Class B units	**172**	119
Total distributions paid	**$ 3,438**	$ 2,377
Total distributions paid as a % of Distributable Income	**79.6%**	78.2%
Weighted average number of units *(000s)*		
Class A units	**34,835**	24,089
Class B units	**200**	200
Diluted weighted average number of units *(000s)*		
Class A units	**34,835**	24,089
Class B units	**200**	200
Basic DI per unit		
Class A units	**$ 0.12**	$ 0.12
Class B units	**1.08**	0.76
Diluted DI per unit		
Class A units	**0.12**	0.12
Class B units	**1.08**	0.76
Distributions paid per unit		
Class A units	**0.09**	0.09
Class B units	**0.86**	0.59

Pure Multi may distribute to unitholders on each distribution date such percentage of the DI of Pure Multi for the month immediately preceding the month in which the distribution date falls, as the board of directors of the Governing GP may determine at their discretion. Currently, the board of directors of the Governing GP intends to make an annual cash distribution to unitholders of $0.375 per Class A Unit. Monthly distributions will be paid on the distribution date to unitholders of record on the last business day of such month. See "Financial Condition – Partners' Capital".

The board of directors of the Governing GP looks beyond quarter-to-quarter fluctuations in working capital when making decisions regarding monthly distributions. As a result, management believes that the measure of DI, which excludes the impact of changes in non-cash working capital, is a better measure for determining operating performance. Management believes that the calculation of Standardized Distributable Cash, defined as cash flow from operations, distorts Pure Multi's quarter-to-quarter distributable cash and payout ratios, as non-cash operating working capital fluctuates.

For the purpose of this MD&A, management defines "Diluted DI per unit" as Distributable Income divided by the diluted weighted average number of units outstanding.

STANDARDIZED DISTRIBUTABLE CASH

The following is a reconciliation of Pure Multi's DI to standardized distributable cash.

Pure Multi's interest ($000s)	**For the three months ended March 31, 2015**	For the three months ended March 31, 2014
Distributable income	**$ 4,320**	$ 3,040
IFRIC 21 property tax liability adjustment, net	**(5,969)**	(5,121)
Interest income	**(1)**	-
Interest expense	**2,742**	2,396
Distributions to subsidiary's preferred unitholders	**4**	4
(Increase) decrease in amounts receivable	**(403)**	(152)
(Increase) decrease in prepaid expenses	**127**	7
Increase (decrease) in rental deposits	**(49)**	36
Increase (decrease) in unearned revenue	**(71)**	(53)
Increase (decrease) in accounts payable and accrued liabilities	**1,048**	1,819
Standardized Distributable Cash (net cash from operating activities)	**$ 1,748**	$ 1,975

SEGMENTED INFORMATION

Pure Multi currently operates in one business segment, the owning and operating of multifamily apartment properties in the Sunbelt region in the United States. The primary format for segment reporting is based on geographical region and is consistent with the internal reporting provided to the chief operating decision-maker, determined to be the general partners.

FINANCIAL CONDITION

Assets

Investment Properties

Investment properties are stated at fair value. Fair value adjustments to investment properties arising from changes in fair values are included in the statement of income and comprehensive income in the period which they arise.

The investment properties are pledged as security against the mortgages payable.

Prepaid Expenses

Prepaid expenses primarily consist of insurance, utility deposits and property taxes.

Mortgage Reserve Fund

The mortgage reserve fund consists of cash on deposit requested by the lenders to be retained in escrow to pay for any repairs to the properties and certain costs. These funds will be released to pay the respective obligations or once certain conditions are met, such as completion of repairs. As at March 31, 2015, the term for the current mortgage reserve fund is less than 12 months. The amortized cost of the mortgage reserve fund is $1,714,535, based on Pure Multi's interest, as at March 31, 2015, (December 31, 2014 - $6,208,641).

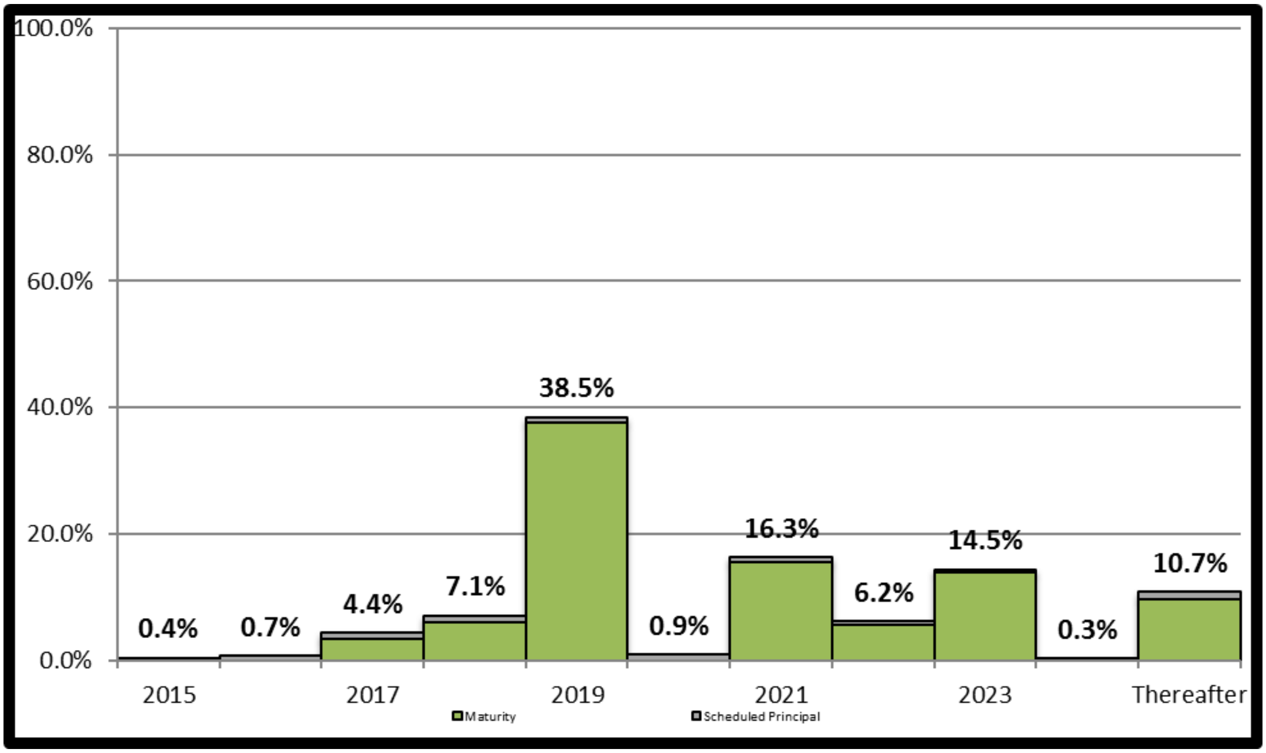
Liabilities

The LP Agreement limits the indebtedness of Pure Multi to a maximum of 70% of the gross book value. The gross book value is defined as the total book value of the assets plus accumulated depreciation and amortization in respect of such assets. The indebtedness is 55.8% of the gross book value as at March 31, 2015 (December 31, 2014 – 57.9%).

Mortgages Payable

The mortgages bear interest at a weighted average effective rate of 3.88%, based on Pure Multi's interest, as at March 31, 2015 (December 31, 2014 – 3.86%) and mature between 2017 and 2028. The scheduled mortgage payments, principal maturities and weighted average effective rate are as follows:

Pure Multi's interest **March 31, 2015** *($000s)*	***Weighted Average Effective Rate (on expiry)***	**Scheduled Principal Repayments**	**Principal Maturities**	**Total Repayments**
Remainder of 2015	-	$ 1,013	$ -	$ 1,013
2016	-	1,775	-	1,775
2017	*3.28%*	2,356	8,209	10,565
2018	*3.51%*	2,498	14,615	17,113
2019	*4.23%*	2,158	90,030	92,188
2020	-	2,079	-	2,079
2021	*3.26%*	1,918	37,060	38,978
2022	*3.51%*	1,253	13,680	14,933
2023	*4.12%*	1,074	33,317	34,391
2024	-	655	-	655
Thereafter	*3.90%*	2,567	23,099	25,666
	3.88%	$ 19,346	$ 220,010	239,356
Unamortized mortgage transaction costs				(1,812)
Unamortized mark to market mortgage adjustment				3,033
				$ 240,577



Preferred Units of Subsidiary

During the year ended December 31, 2013, the US REIT issued 125 preferred units at $1,000 per unit for gross proceeds of $125,000. On consolidation, the preferred units of the US REIT are reflected as a liability of Pure Multi.

The preferred units are non-voting preferred units. Unitholders holding preferred units are entitled to receive dividends from the US REIT at a per annum rate equal to 12.5%, payable on June 30 and December 31 of each year. Unitholders holding preferred units will be allocated such return in priority to any allocations or distributions to all other classes and series of units of the US REIT. However, after payment of such return to unitholders holding preferred units, preferred unitholders are not otherwise entitled to share in the income of the US REIT.

The US REIT may redeem the preferred units at any time, for a price equal to $1,000 per preferred unit, plus accumulated and unpaid distributions and a redemption premium if the preferred units are redeemed before January 1, 2015. The redemption premium is equal to $100 per preferred unit if redemption occurs on or before December 31, 2014. There is no redemption premium for redemptions after December 31, 2014.

Due to the fixed distributions and preferred treatment for preferred units, they meet the definition of a liability. In addition, the board of directors of the Governing GP does not expect to redeem any preferred units within the next year. Thus, the preferred units are classified as non-current liabilities.

Convertible Debentures

On August 7, 2013, Pure Multi issued $23,000,000 of 6.5% convertible unsecured subordinated debentures (the "6.5% convertible debentures") due on September 30, 2020. Each of the 6.5% convertible debentures is denominated with a face value of $1,000 and is convertible at the holder's option at any time into Class A Units at conversion price of $5.65 per Class A Unit, in accordance with the terms of the trust indenture dated August 7, 2013. On or after September 30, 2016, but prior to September 30, 2018, the 6.5% convertible debentures may be redeemed by Pure Multi, in whole or in part, at a price equal to their principal amount plus accrued and unpaid interest thereon, provided the weighted average trading price of the Class A Units for the 20 consecutive trading days, ending on the fifth trading day immediately preceding the date on which notice of redemption is given, is at least 125% of the conversion price. After September 30, 2018, the 6.5% convertible debentures may be redeemed by Pure Multi at any time. During the three months ended March 31, 2015, none of the 6.5% convertible debentures were converted into Class A Units. At March 31, 2015, $23,000,000 of the face value of the 6.5% convertible debentures was outstanding (December 31, 2014 - $23,000,000).

The following summarizes the face and carrying values of the 6.5% convertible debentures at March 31, 2015:

	Convertible Debentures Face Value	**Liability Component** Carrying Value	**Equity Component** Carrying Value
Balance as at December 31, 2014	$ 23,000,000	$ 19,876,109	$ 1,985,429
Amortization of transaction costs	-	37,740	-
Accretion of liability component	-	69,845	-
Balance as at March 31, 2015	**$ 23,000,000**	**$ 19,983,694**	**$ 1,985,429**

Credit Facility

On July 19, 2013, Pure Multi established a revolving credit facility with a lender in the amount of $9,900,000, bearing interest at a variable interest rate based at 2.00% plus the London Interbank Offered Rate ("LIBOR"). At March 31, 2015, Pure Multi had drawn down $5,546,485 (December 31, 2014 - $5,546,485) of the revolving credit facility bearing an interest rate at 2.1730% (December 31, 2014 – 2.1570%). The revolving credit facility is secured by a charge on Windsong Apartments ("Windsong"), a multi-family apartment community located in Dallas, Texas, and matures on July 19, 2016.

Partners' Capital

The capital of Pure Multi consists of an unlimited number of Class A Units and Class B Units of Pure Multi and the interest held by the Governing GP. The Governing GP has made a capital contribution of $20 to Pure Multi and has no further obligation to contribute capital.

From the date of formation on May 8, 2012 to December 31, 2012, the Managing GP subscribed for 200,000 Class B Units of Pure Multi, at a price of $5.00 per Class B Unit, for gross proceeds to Pure Multi of $1,000,000, which entitles the Class B Unitholders, initially, to a 5% interest in Pure Multi. As of the date hereof, Pure Multi has 200,000 Class B Units outstanding.

From the date of formation on May 8, 2012 to December 31, 2014, Pure Multi issued 34,834,824 Class A Units for gross proceeds of $171,446,849, less offering costs. During the three months ended March 31, 2015, Pure Multi did not issued any additional Class A Units.

As at March 31, 2015, Pure Multi has 34,834,824 Class A Units, 200,000 Class B Units and 2,197,912 Warrants outstanding.

The capital of Pure Multi is divided into Class A Units and Class B Units. The Class A Units are the subject of the public offerings described in Pure Multi's prospectuses dated July 3, 2012, October 12, 2012, May 1, 2013 and July 22, 2014, available on SEDAR at www.sedar.com. The Class B Units were subscribed for by the Managing GP on May 30, 2012. Except as set out in the LP Agreement, no Class A Unit or Class B Unit has any preference or priority over another.

The Class A Units will share in a 95% equity interest in all distributions and all net assets of Pure Multi and the Managing GP, as the holder of the Class B Units, will share in a 5% equity interest in all distributions and all net assets of Pure Multi. These respective interests, which are called the "Class A Unit Percentage Interest" and "Class B Unit Percentage Interest", will remain fixed, notwithstanding the issue of further Class A Units, until the occurrence of a Determination Event, as described below. Following the occurrence of a Determination Event, the number of Class A Units to which the Class B Unitholder is entitled upon exercising the Conversion Rights (as defined in the LP Agreement) attached thereto becomes fixed, and future issuances of Class A Units will result in a decline in the Class B Unit Percentage Interest.

All distributions will be made to the holders of the Class A Units and the Class B Units in accordance with the Class A Unit Percentage Interest and Class B Unit Percentage Interest, respectively. As described in the LP Agreement, until a Determination Event occurs, distributions from Pure Multi will generally be made 95% to the Class A Units and 5% to the Class B Units.

Pursuant to the LP Agreement, the Class B Unitholders as a class are entitled to convert some or all of their Class B Units into Class A Units based on the Specified Ratio (as defined in the LP Agreement). Upon the Class B Unitholders exercising their Conversion Rights, they will own that number of Class A Units which is equal to the Class B Unit Percentage Interest (initially 5%) of all Class A Units outstanding after such conversion. The Class B Unit Percentage Interest will remain fixed at 5% notwithstanding the issue of further Class A Units, until the occurrence of a Determination Event. Following the occurrence of a Determination Event, the number of Class A Units to which the Class B Unitholder is entitled upon exercising Conversion Rights becomes fixed, and future issuances of Class A Units will result in a decline in the Class B Unit Percentage Interest. A Determination Event is the earliest to occur of the following: (a) Pure Multi's market capitalization exceeding $300,000,000 for a period of 10 consecutive trading days; (b) an arm's length take-over bid being made for the Class A Units, provided that not less than 51% of the Class A Units not held by the offer or are taken-up in such bid; and (c) substantially all of the assets of Pure Multi being sold or Pure Multi being liquidated.

The Conversion Rights may be exercised by the Managing GP at any time provided that:

(a) Pure Multi is legally entitled to comply with its obligations in connection with the exercise of the Conversion Rights; and

(b) the Class B Unitholder who exercises the Conversion Rights complies with all applicable securities laws.

Upon the exercise of the Conversion Rights, the Class B Unitholders will receive that number of Class A Units which is equal to the Specified Ratio multiplied by the number of outstanding Class B Units. As such, pursuant to the terms of the LP Agreement, the Class B Unitholders will receive such number of Class A Units representing the same Class B Unit Percentage Interest in the net assets of Pure Multi as was previously designated in the form of Class B Units. Subject to applicable laws, Pure Multi will redesignate all the interests of Class B Unitholders into Class A Units at the Specified Ratio, as defined in LP Agreement, effective as of the date that Pure Multi receives a notice of exercise of the Conversion Rights. Upon such occurrence, the interests of Class B Unitholders will be redesignated as Class A Units. The Class B Units will not be required to be redeemed or cancelled.

Pursuant to the LP Agreement, the Managing GP or any affiliate or associate of the Managing GP which is then the Class B Unitholder, has agreed that it will not dispose of more than one-third of the Class A Units received by it upon the conversion of the Class B Units in each consecutive twelve month period ending after the first anniversary of the earlier of: (i) the date a Determination Event occurs; and (ii) the date upon which the conversion is completed. This limitation will not apply where the Conversion Rights have been exercised in connection with a takeover bid or a sale of substantially all of Pure Multi's assets.

LIQUIDITY AND CAPITAL RESOURCES

Funds from Operations and Adjusted Funds from Operations

Funds from operations ("FFO") is a non-IFRS measure, using Pure Multi's interest as previously disclosed, and should not be construed as an alternative to net earnings or cash flows, as applicable, determined in accordance with IFRS. However, FFO is an operating performance measure which is widely used by the real estate industry and Pure Multi has calculated FFO in accordance with the recommendations of the Real Property Association of Canada ("REALpac"). Pure Multi's method of calculating FFO may differ from other companies and accordingly may not be comparable to similar measures presented by other companies.

The use of FFO, combined with the required IFRS presentations, has been presented for the purpose of improving the understanding of operating results in the real estate industry by the investing public and in making comparisons of the companies operating results more meaningful.

As FFO excludes fair value adjustments, amortization, IFRIC 21 adjustments, and gains or losses from property dispositions, it provides a performance measure that, when compared period over period, reflects the impact on operations of trends in occupancy levels, rental rates, operating costs and realty taxes; acquisition activities; and interest costs, and provides a perspective of financial performance that is not immediately apparent from net earnings determined in accordance with IFRS.

FFO is a widely accepted supplemental measure of financial performance for real estate entities; however, it does not represent amounts available for capital programs, debt service obligations, commitments or uncertainties. FFO should not be interpreted as an indicator of cash generated from operating activities and is not indicative of cash available to fund operating expenditures, or for the payment of cash distributions. FFO is simply one measure of operating performance.

Adjusted funds from operations ("AFFO") is also a non-IFRS measure, using Pure Multi's interest as previously disclosed, and should not be construed as an alternative to net earnings or cash flows, as applicable, determined in accordance with IFRS. However, AFFO is widely accepted as a performance measurement tool in the real estate industry. AFFO is calculated by adjusting the FFO for non-cash compensation items, accretion of debentures, and maintenance capital expenditures. Pure Multi's method of calculating AFFO may differ from other companies and accordingly may not be comparable to similar measures presented by other companies.

The following table provides the analysis of Pure Multi's FFO and AFFO performance:

Pure Multi's interest *($000s, except per unit basis)*	**For the three months ended March 31, 2015**	For the three months ended March 31, 2014
Net income and comprehensive income	**$ 15,285**	$ 3,110
Adjustment:		
Amortization of transaction costs	**285**	108
Amortization of mark to market mortgage adjustments	**(176)**	(177)
Fair value adjustments to investment properties	**(11,719)**	-
Gain on disposal of investment property	**(10)**	-
Property tax adjustments on acquisition or sale	**585**	-
IFRIC 21 fair value adjustment to investment properties	**5,969**	(5,121)
IFRIC 21 property tax liability adjustment, net	**(5,969)**	5,121
Funds from operations	**$ 4,250**	$ 3,040
Maintenance capital provision [(1)]	**(296)**	(271)
Accretion of convertible debentures	**70**	-
Adjusted funds from operations	**$ 4,024**	$ 2,769
Weighted average number of units *(000s)*		
Class A units	**34,835**	24,089
Class B units	**200**	200
Diluted weighted average number of units *(000s)*		
Class A units	**34,835**	24,089
Class B units	**200**	200
FFO per unit - Basic		
Class A units	**$ 0.12**	$ 0.12
Class B units	**1.06**	0.76
FFO per unit - Diluted		
Class A units	**$ 0.12**	$ 0.12
Class B units	**1.06**	0.76
Payout Ratio on FFO	**80.9%**	78.2%
AFFO per unit - Basic		
Class A units	**$ 0.11**	$ 0.11
Class B units	**1.01**	0.69
AFFO per unit – Diluted		
Class A units	**$ 0.11**	$ 0.11
Class B units	**1.01**	0.69
Payout Ratio on AFFO	**85.4%**	85.8%

Notes:

(1) Based on an industry estimate of $300 per residential unit per year. This maintenance capital provision is estimated to be incurred on the property portfolio as to sustain its current revenue rental income-generating potential into future periods. Pure Multi does not include capital expenditures that increase the value of the current rental revenue, or initial capital expenditures that are required to be performed upon acquisition of an investment property.

The following is a reconciliation of the Pure Multi's AFFO and FFO to cash provided by operations:

Pure Multi's interest *($000s)*	**For the three months ended March 31, 2015**	For the three months ended March 31, 2014
Adjusted funds from operations	**$ 4,024**	$ 2,769
Maintenance capital provision	**296**	271
Accretion of convertible debentures	**(70)**	-
Funds from operations	**4,250**	3,040
(Increase) decrease in accounts receivable	**(403)**	(152)
(Increase) decrease in prepaid expenses	**127**	7
Increase (decrease) in rental deposits	**(49)**	36
Increase (decrease) in accounts payable and accrued liabilities	**1,048**	1,819
Increase (decrease) in unearned revenue	**(71)**	(53)
IFRIC 21 property tax liability adjustment, net	**(5,969)**	(5,121)
Accretion of convertible debentures	**70**	-
Interest income	**(1)**	-
Interest expense	**2,742**	2,396
Distributions to subsidiary's preferred unitholders	**4**	4
Net cash provided from operating activities	**$ 1,748**	$ 1,975

Capital Resources

Cash generated by investment properties represents the primary source of funds to fund total distributions to limited partners of $3,437,647 for the three months ended March 31, 2015 (three months ended March 31, 2014 - $2,377,204).

There are no significant working capital requirements that currently exist and there are no pending items that may affect liquidity. There are no legal or practical restrictions on the ability of Pure Multi's properties to transfer funds to Pure Multi.

Proceeds from the issuance of Class A Units, Warrants, Convertible Debentures, a revolving credit facility and conventional mortgage financing have been used mainly to fund property acquisitions. Pure Multi intends to refinance any mortgages which mature within six months of maturity.

Management expects to be able to meet all of Pure Multi's ongoing obligations and to finance future growth through cash generated by operations, the issuance of securities and by using conventional mortgages. Pure Multi is not in default or arrears on any of its obligations including distribution payments, interest or principal payments on debt.

Distributed Cash

In accordance with National Instrument 41-201, Pure Multi is required to provide additional disclosure relating to cash distributions.

For the three months ended March 31, 2015 and 2014, cash provided from operating activities, less interest paid ("adjusted cash provided from (used by) operating activities"), was less than cash distributions declared due to a timing issue, as a significant portion of the property taxes payable having been paid during the three months ended March 31, 2015 and 2014. Management expects that adjusted cash provided from operating activities will exceed cash distributions declared over each given year ended on December 31 of that year.

Pure Multi's interest ($000s)	**For the three months ended March 31, 2015**	For the three months ended March 31, 2014
Cash provided from operating activities	**$ 1,748**	$ 1,975
Less interest paid	**(3,165)**	(2,998)
Adjusted cash used by operating activities	**(1,417)**	(1,023)
Actual cash distributions declared	**3,438**	2,377
Shortfall of cash used operating activities over cash distributions declared	**$ (4,855)**	$ (3,400)

For the three months ended March 31, 2015 and 2014, net income was more than cash distributions declared. Management expects net income to continue to exceed cash distributions declared.

Pure Multi's interest ($000s)	**For the three months ended March 31, 2015**	For the three months ended March 31, 2014
Net income	**$ 15,285**	$ 3,110
Actual cash distributions declared	**3,438**	2,377
Surplus of net income over cash distributions declared	**$ 11,847**	$ 733

CAPITAL STRUCTURE

Pure Multi defines capital as the aggregate of partners' capital, preferred units of subsidiary and long term debt. Pure Multi's objectives in managing capital are to maintain a level of capital that complies with investment and debt restrictions pursuant to the initial offering prospectus; complies with existing debt covenants, if any; funds its business strategies; and builds long-term partners' value. Pure Multi's capital structure is approved by the board of directors of the Governing GP through its periodic reviews.

The LP Agreement provides for a maximum indebtedness (or "loan") level of up to 70% of the gross book value. The term "indebtedness" means any obligation of Pure Multi for borrowed money (including the face amount outstanding under any convertible debentures and any outstanding liabilities of Pure Multi arising from the issuance of subordinated notes but excluding any premium in respect of indebtedness assumed by Pure Multi for which Pure Multi has the benefit of an interest rate subsidy), but excludes trade accounts payable, distributions payable to unitholders, preferred units of subsidiary, accrued liabilities arising in the ordinary course of business and short-term acquisition credit facilities. The LP Agreement defines "gross book value" as the book value of the assets of Pure Multi plus the amount of accumulated depreciation and amortization in respect of such assets (and related intangible assets), the amount of future income tax liability arising out of indirect acquisitions and excluding the amount of any receivable reflecting interest rate subsidies on any debt assumed by Pure Multi. Pure Multi's indebtedness is 55.8% as at March 31, 2015 (December 31, 2014 – 57.9%).

Maintaining a relatively low indebtedness ratio is important in current economic conditions because it allows Pure Multi to access additional financing, if necessary.

The LP Agreement allows the board of directors of the Governing GP, at their discretion, to allocate to the unitholders in each year all or a portion of Pure Multi's income for the year, as calculated in accordance with the Tax Act, after all permitted deductions under the Tax Act have been taken. The board of directors of the Governing GP also reviews the cash distribution paid to the unitholders on a regular basis. The total distributions declared to Class A unitholders during the three months ended March 31, 2015 was $3,265,765 (year ended December 31, 2014 - $11,322,956). The total distributions declared to Class B unitholders during the three months ended March 31, 2015 was $171,882 (year ended December 31, 2014 - $595,945).

Pure Multi was in compliance with all restrictions during the three months ended March 31, 2015 and the year ended December 31, 2014.

The capital structure consisted of the following components at March 31, 2015 and December 31, 2014:

Pure Multi's interest ($000s)	**March 31, 2015**	December 31, 2014	Change
Capital			
Mortgages payable	**$ 240,577**	$ 256,735	$ (16,158)
Convertible debentures	**19,984**	19,876	108
Preferred units of subsidiary	**125**	125	-
Partners' capital	**209,645**	197,798	11,847
Total Capital	**$ 470,331**	$ 474,534	$ (4,203)

The total capital of Pure Multi decreased during the three months ended March 31, 2015 primarily due to the repayment of mortgages payable and distributions to the limited partners, which was partially offset by the net income earned during the period.

FINANCIAL INSTRUMENTS

For certain of Pure Multi's financial instruments, including cash and cash equivalents, amounts receivable, mortgage reserve fund, credit facility, and accounts payable and accrued liabilities, the carrying amounts approximate the fair values due to the short-term nature of the instruments.

The fair values of the mortgages payable and preferred units of subsidiary have been calculated based on discounted future cash flows using discount rates that reflect current market conditions for instruments having similar terms and conditions. Discount rates are either provided by lenders or are observable in the open market. The fair value of the convertible debentures has been calculated using quoted prices in active markets.

	March 31, 2015		December 31, 2014	
Pure Multi's interest ($000s)	**Carrying Amount**	**Fair Value**	Carrying Amount	Fair Value
Mortgages payable	**$ 240,577**	**$ 245,202**	$ 256,735	$ 262,023
Preferred units of subsidiary	**125**	**125**	125	125
Convertible debentures	**19,984**	**23,058**	19,876	22,885

OFF-BALANCE SHEET ITEMS

Pure Multi does not have any off-balance sheet items.

SECTION III

SUMMARY OF QUARTERLY RESULTS

During the three months ended March 31, 2015, based on Pure Multi's interest:

- Assets decreased to $482,813,207 from $492,790,552 as at December 31, 2014. This decrease was primarily due to the disposal of the Sunset Point investment property, which was partially offset by the fair value adjustments that increased investment properties. As at March 31, 2015, Pure Multi had cash and cash equivalents of $26,680,926 and amounts receivable of $889,127, compared to $16,490,085 and $486,118, respectively, as at December 31, 2014. The increase in cash and cash equivalents is primarily due to the net proceeds received from the sale of Sunset Point.

- Liabilities decreased to $273,167,836 from $294,992,745 as at December 31, 2014. This decrease was primarily due to the Sunset Point mortgage being assumed by the purchaser upon of the sale of the investment property.

- Partners' capital increased to $209,645,371 from $197,797,807 as at December 31, 2014. This increase was primarily due to the net income earned by Pure Multi during the period, and was partially offset by the distributions declared to unitholders.

- Pure Multi earned rental revenue of $13,048,675 from investment properties held during the quarter (three months ended March 31, 2014 - $10,625,961). These properties incurred operating expenses of $5,705,528, resulting in net rental income of $7,343,147 during the same period (three months ended March 31, 2014 - $4,918,756 and $5,707,205, respectively). The significant increase in rental revenue, operating expenses and net rental income was as a result of Pure Multi operating additional investment properties in the current period compared to the comparative period.

- Pure Multi incurred interest expense of $2,920,516 and distributions to subsidiary's preferred unitholders of $3,906 (three months ended March 31, 2014 - $2,326,374 and $3,906, respectively). This resulted in net finance expenses of $2,923,930 during the same period (three months ended March 31, 2014 - $2,329,837). The significant increases in net finance expenses was a direct result the additional number of mortgages and investment properties operated by Pure Multi in the current period compared to the comparative period.

- Pure Multi incurred general and administrative expenses of $191,872, fair value adjustments on investment properties gain of $11,133,765, incurred franchise tax expense of $86,798 and incurred a gain on disposal of investment property of $9,782 (three months ended March 31, 2014 - $194,200, $nil, $73,471 and $nil, respectively).

During the three months ended March 31, 2015, based on Pure Multi's interest, Pure Multi had net income of $15,285,211 (three months ended March 31, 2014 - $3,109,673), as a result of the above transactions.

Pure Multi's interest Quarter ended *($000s, except per unit amounts)*	**March 31, 2015**	December 31, 2014	September 30, 2014	June 30, 2014
Rental revenue	**$ 13,049**	$ 13,996	$ 12,953	$ 10,900
Operating expenses	**5,706**	6,336	5,990	5,118
Net rental income	**7,343**	7,660	6,963	5,782
Interest expense	**(2,921)**	(3,036)	(3,213)	(2,356)
General and administrative expenses	**(192)**	(209)	(141)	(226)
Net income and comprehensive income	**15,285**	19,216	10,637	5,565
Basic net income per unit				
Class A units	**0.42**	0.52	0.31	0.33
Class B units	**3.82**	4.80	2.66	2.25

Pure Multi's interest Quarter ended *($000s, except per unit amounts)*	March 31, 2014	December 31, 2013	September 30, 2013	June 30, 2013
Rental revenue	$ 10,626	$ 10,443	$ 9,269	$ 6,371
Operating expenses	4,919	4,910	4,461	3,296
Net rental income	5,707	5,533	4,808	3,075
Interest expense	(2,326)	(2,369)	(1,954)	(1,206)
General and administrative expenses	(194)	(186)	(156)	(152)
Net income and comprehensive income	3,110	8,252	2,609	1,647
Basic net income per unit				
Class A units	0.12	0.33	0.10	0.07
Class B units	0.78	2.06	0.65	0.41

Pure Multi's interest As at *($000s)*	**March 31, 2015**	December 31, 2014	September 30, 2014	June 30, 2014
Total assets	**$ 482,813**	$ 492,791	$ 480,830	$ 403,967
Total liabilities	**273,168**	294,993	298,810	257,326
Partners' capital	**209,645**	197,798	182,020	146,641
Investment properties	**452,568**	468,518	462,725	389,797
Mortgages payable	**240,577**	256,735	262,183	223,995

Pure Multi's interest As at *($000s)*	March 31, 2014	December 31, 2013	September 30, 2013	June 30, 2013
Total assets	$ 347,489	$ 351,007	$ 341,174	$ 282,265
Total liabilities	226,963	231,214	227,254	170,402
Partners' capital	120,525	119,793	113,920	111,863
Investment properties	337,945	337,603	325,725	262,943
Mortgages payable	196,046	196,333	193,795	165,380

SECTION IV

CRITICAL ACCOUNTING ESTIMATES

The preparation of financial statements in accordance with IFRS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Pure Multi's significant accounting policies are described in note 2 to the March 31, 2015 unaudited consolidated financial statements and in note 3 to the December 31, 2014 audited consolidated financial statements, available on SEDAR at www.sedar.com or on Pure Multi's website at www.puremultifamily.com.

The policies that are most subject to estimation and judgment are outlined below.

Valuation of Investment Properties

The fair value of the investment properties is determined by management, using recognized valuation techniques supported, in certain instances, by independent real estate valuation experts.

The determination of the fair value of investment properties requires the use of estimates such as future cash flows from assets (based on factors such as tenant profiles, future revenue streams and overall repair and condition of the property), capitalization rates and discount rates applicable to those assets. These estimates are based on market conditions existing at the reporting date.

The following approaches, either individually or in combination, are used by management, together with the appraisals, in their determination of the fair value of the investment properties:

The Income Approach derives market value by estimating the future cash flows that will be generated by the property and then applying an appropriate capitalization rate or discount rate to those cash flows. This approach can utilize the direct capitalization method and/or the discounted cash flow analysis.

The Direct Comparison Approach involves comparing or contrasting the recent sale, listing or optioned prices of properties comparable to the subject and adjusting for any significant differences between them.

Management reviews each appraisal obtained and ensures the assumptions used by the appraisers are reasonable and the final fair value amount reflects those assumptions used in the various approaches above. Where an appraisal is not obtained at the reporting date, management uses the approaches described above, for each investment property, and estimates the fair value.

FUTURE ACCOUNTING CHANGES

Pure Multi's significant accounting policies are described in note 2 to the March 31, 2015 unaudited consolidated financial statements and in note 3 to the December 31, 2014 audited consolidated financial statements, available on SEDAR at www.sedar.com or on Pure Multi's website at www.puremultifamily.com.

Standards issued but not yet effective

(a) IFRS 9 - Financial instruments

In November 2009, as part of the IASB's project to replace International Accounting Standard ("IAS") 39, Financial Instruments: Recognition and Measurement, the IASB issued the first phase of IFRS 9, Financial Instruments, which introduces new requirements for the classification and measurement of financial assets. The standard was revised in October 2010 to include requirements regarding classification and measurement of financial liabilities and is applicable for annual periods starting on or after January 1, 2018. The full impact of the changes in accounting for financial instruments will not be known until the IASB's project has been completed.

(b) IFRS 15 – Revenue from Contracts with Customers

In May 2014, the IASB issued IFRS 15, *Revenue from Contracts with Customers* ("IFRS 15"). The new standard provides a comprehensive five-step revenue recognition model for all contracts with customers and requires management to exercise significant judgment and make estimates that affect revenue recognition. IFRS 15 is effective for annual periods beginning on or after January 1, 2017, with earlier adoption permitted. Pure Multi has not yet reviewed the impact of IFRS 15 on the consolidated financial statements.

SECTION V

RISKS AND UNCERTAINTIES

All income producing property investments are subject to a degree of risk and uncertainty. They are affected by various factors including general market conditions and local market circumstances. An example of general market conditions would be the availability of long-term financing whereas local conditions would relate to factors affecting specific properties in a particular geographic location, such as changes in market lease rates as a result of an over-supply of space or a reduction in demand for real estate. Management attempts to manage these risks by acquiring investment properties in various cities with strong economic and growth indicators, and engaging property management groups with local knowledge and experience.

The board of directors of the Governing GP has the overall responsibility for the establishment and oversight of Pure Multi's risk management framework. Pure Multi's risk management policies are established to identify and analyze the risks faced by Pure Multi, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and in response to Pure Multi's activities.

In the normal course of business, Pure Multi is exposed to a number of risks that can affect its operating performance. These risks, and the actions taken to manage them, are as follows:

Interest Rate and Financial Risk

Interest rate risk arises from the possibility that the value of, or cash flows related to, a financial instrument will fluctuate as a result of changes in market interest rates. Pure Multi is exposed to financial risk from the interest rate differentials between the market rate and the rates used on these financial instruments.

Pure Multi manages its financial instruments and interest rate risks based on its cash flow needs. Pure Multi minimizes interest rate risk by obtaining long-term, fixed rate mortgages whenever possible. It targets a conservative ratio of debt to gross book value within the range of 55% to 65% and is restricted under the LP Agreement to a maximum of 70%. The credit facility is the only financial instrument that bears interest at a variable rate, as currently all mortgages payable bear interest at fixed rates; therefore Pure Multi currently is not exposed to significant interest rate risk.

The profile of Pure Multi's interest-bearing financial instruments was:

	Face Value			
Pure Multi's interest	**March 31, 2015**		**December 31, 2014**	
Fixed rate instruments				
Mortgages payable	$	239,355,524	$	255,573,769
Convertible debentures		23,000,000		23,000,000
Preferred units of subsidiary		125,000		125,000
		262,480,524		278,698,769
Variable rate instruments				
Credit facility		5,546,485		5,546,485

Credit Risk

Credit risk is the risk of financial loss to Pure Multi if a tenant, customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from Pure Multi's receivables from tenants.

Pure Multi's exposure to credit risk is influenced mainly by the individual characteristics of each tenant. Pure Multi, through the US REIT, minimizes the risk by checking tenants' credit histories, requesting security deposits and initiating a prompt collection process. In addition, there is no concentration of credit risk due to the large number of individual tenants.

Currency Risk

Pure Multi is exposed to minimal currency risk since a small portion of the expenses is in Canadian dollars.

Lease Rollover Risk

Lease rollover risk arises from the possibility that Pure Multi may experience difficulty renewing leases as they expire or in re-leasing space vacated by tenants upon lease expiry. All leases of Pure Multi's investment properties have lease terms of one year or less. Typically, Pure Multi instructs its property managers to initiate the renewal process before the existing leases expire. For any vacant spaces, Pure Multi uses qualified leasing agents to actively market the spaces.

Class A Unit Prices

It is not possible to predict the price at which units will trade and there can be no assurance that an active trading market for the Class A Units will be sustained. The Class A Units will not necessarily trade at values determined solely by reference to the value of the investment properties of Pure Multi. Accordingly, the Class A Units may trade at a premium or discount to the value implied by the value of Pure Multi's investment properties. The market price for the Class A Units may be affected by changes in general market conditions, fluctuations in the markets for equity securities and numerous other factors beyond Pure Multi's control.

Environmental Risk

As an owner of real property, Pure Multi is subject to various federal, state and municipal laws relating to environmental matters.

Management carries out environmental inspections, by qualified environmental consultants, before a property is purchased. Management is not aware of any material non-compliance with environmental laws with respect to the current portfolio and is not aware of any pending or threatened investigations or actions by environmental regulatory authorities in connection with the current portfolio.

Liquidity Risk

Real property investments tend to be relatively illiquid, with the degree of liquidity generally fluctuating in relation to demand for and the perceived desirability of such investments. Such illiquidity may tend to limit Pure Multi's ability to vary its portfolio promptly in response to changing economic or investment conditions. If Pure Multi were required to liquidate a real property investment, the proceeds to Pure Multi might be significantly less than the aggregate carrying value of such property.

Liquidity risk is the risk that Pure Multi will not be able to meet its financial obligations as they fall due. Pure Multi's approach to managing liquidity is to ensure that it will have sufficient cash available to meet its liabilities when due. In addition, Pure Multi intends to refinance any mortgages which mature within six months.

Pure Multi's interest	**Nominal interest rate**	**Year of maturity**	**March 31, 2015 Face value**	**December 31, 2014 Face value**
Oakchase Apartments	3.28%	2017	$ 8,661,113	$ 8,706,995
Stoneleigh at Valley Ranch	3.51%	2022	13,680,000	13,680,000
Sunset Point Apartment Homes	3.54%	-	-	15,921,585
Prairie Creek Villas	6.02%	2019	31,589,817	31,712,271
Stoneleigh at Bear Creek	3.45%	2019	32,080,000	32,080,000
Fairways at Prestonwood	3.46%	2023	8,670,000	8,670,000
Vistas at Hackberry Creek	3.90%	2028	29,500,000	29,500,000
The Boulevard at Deer Park	4.21%	2023	16,480,000	16,480,000
Fountainwood Apartments	4.46%	2023	12,895,571	12,948,076
Livingston Apartments	3.51%	2018	15,749,023	15,824,842
San Brisas Apartments	3.26%	2021	16,980,000	16,980,000
Walker Commons	3.11%	2019	28,470,000	28,470,000
Preserve at Arbor Hills	3.26%	2021	24,600,000	24,600,000
Total mortgages principal payable			239,355,524	255,573,769
Unamortized mortgage transaction costs			(1,812,097)	(2,048,215)
Unamortized mark to market mortgage adjustment			3,033,648	3,209,439
Total carrying value of mortgages payable			$ 240,577,075	$ 256,734,993

Tax Risk

The US REIT currently qualifies as a real estate investment trust for U.S. federal income tax purposes. Thus, the US REIT is not subject to U.S. federal income tax. If the US REIT does not qualify or ceases to qualify as a REIT under the REIT exception, adverse consequences could arise including a material reduction of distributions to unitholders and Pure Multi.

There can be no assurance that Canadian or U.S. federal income tax laws regarding the treatment of REITs will not be changed, or that administrative and assessment practices of the Canada Revenue Agency or IRS will not develop in a manner which adversely affects Pure Multi or its unitholders.

RELATED PARTY TRANSACTIONS

Managing GP

Pure Multi is related to the Managing GP, by virtue of having an officer and director in common (Stephen Evans). During the three months ended March 31, 2015, Pure Multi declared distributions to the Managing GP in the amount of $171,882 (year ended December 31, 2014 - $595,945). Included in accounts payable and accrued liabilities at March 31, 2015 was $171,882 (December 31, 2014 - $495,630).

Sunstone U.S. Opportunity (No. 2) Realty Trust

Pure Multi is related to Sunstone U.S. Opportunity (No. 2) Realty Trust, by virtue of having officers and directors in common (Stephen Evans, Robert King and James Redekop).

There has been no related party transactions between Pure Multi and Sunstone U.S. Opportunity (No. 2) Realty Trust during the three months ended March 31, 2015. During the year ended December 31, 2014, Pure Multi acquired the following investment properties from Sunstone U.S. Opportunity (No. 2) Realty Trust:

- Walker Commons acquired on June 27, 2014;
- 50% interest in Preserve acquired on August 28, 2014; and
- 80% interest in San Brisas acquired on August 28, 2014.

Pure Multi negotiated the purchase price of the properties above with reference to independently prepared third party appraisals.

As part of the closing adjustments on the acquisitions of Walker Commons and the 80% interest in San Brisas, Pure Multi paid to Sunstone U.S. Opportunity (No. 2) Realty Trust an amount equal to the fair market value adjustment that Pure Multi would have incurred if it had assumed the mortgage as part of the acquisition. The total amount paid, related to these adjustments, to Sunstone U.S. Opportunity (No. 2) Realty Trust during the year ended December 31, 2014 was $2,926,438.

Sunstone U.S. Opportunity (No. 3) Realty Trust

Pure Multi is related to Sunstone U.S. Opportunity (No. 3) Realty Trust, by virtue of having officers and directors in common (Stephen Evans, Robert King and James Redekop).

There has been no related party transactions between Pure Multi and Sunstone U.S. Opportunity (No. 3) Realty Trust during the three months ended March 31, 2015. During the year ended December 31, 2014, Pure Multi acquired the following investment property from Sunstone U.S. Opportunity (No. 3) Realty Trust:

- 50% interest in Preserve acquired on August 28, 2014.

Pure Multi negotiated the purchase price of the property above with reference to an independently prepared third party appraisal.

Tipton Asset Group, Inc.

Sunstone Multi-Family Management Inc. provides property management services to the US REIT pursuant to a Property Management Agreement, dated May 9, 2012, as amended July 9, 2012. Sunstone Multi-Family Management Inc. has subcontracted Tipton Asset Group, Inc. ("Tipton") as the property manager for Pure Multi. Pure Multi is related to Tipton by virtue of having an officer and director in common with a subsidiary of Pure Multi (Bryan Kerns). Tipton charged $391,664 in property management fees during the three months ended March 31, 2015 (year ended December 31, 2014 - $1,454,305). Included in accounts payable and accrued liabilities at March 31, 2015 was $nil (December 31, 2014 - $nil).

Compensation

Currently, the directors of the Governing GP who are not affiliated with or employees of the Managing GP receive annual compensation in the amount of $12,500, plus $500 for attendance at meetings of the directors or any committee. As well, the Governing GP indirectly reimburses such directors for any out of pocket expenses, including out of pocket expenses for attending meetings. Pure Multi reimburses the Governing GP for such amounts. In addition, Pure Multi has obtained insurance coverage for such directors. Compensation is reviewed on an annual basis, giving consideration to Pure Multi's growth and the extent of its portfolio. The amount incurred during the three months ended March 31, 2015 was $24,039 (year ended December 31, 2014 - $96,797).

Asset Management Agreement

The Managing GP, pursuant to the Asset Management Agreement, provides asset management, administrative and reporting services to Pure Multi as its managing general partner. The Asset Management Agreement also requires the Managing GP to provide Pure Multi with support services consisting of office space and equipment and the necessary clerical and secretarial personnel for the administration of its day-to-day activities, at no cost. The Asset Management Agreement may be terminated by Pure Multi at any time upon the occurrence of certain events of default and at any other time upon not less than 60 days notice, without bonus or penalty. In lieu of the fees typically associated with a third party asset management agreement, the Managing GP will only be entitled to a reimbursement of any reasonable costs and expenses (including legal and audit costs but excluding personnel costs) that it incurs providing asset management services to Pure Multi and will not be entitled to any other remuneration or compensation for its services.

OUTSTANDING UNIT DATA

Except as set out in the LP Agreement, no Class A Unit or Class B Unit has any preference or priority over another. The Class A Units and the Class B Units have voting rights as set out in the LP Agreement.

Upon completion of the offerings and exercise of the over-allotment option, holders of Class A Units share in a 95% equity interest in all distributions and all net assets of Pure Multi, and the Managing GP, as the holder of Class B Units, shares in a 5% equity interest in all distributions and all net assets of Pure Multi.

As at May 14, 2015, the following of Pure Multi's securities were outstanding:

(a) 200,000 Class B Units. Pursuant to the LP Agreement, the Class B Unitholders as a class are entitled to convert some or all of their Class B Units into Class A Units based on the Specified Ratio (as defined in the LP Agreement). See "Financial Condition – Partners' Capital";

(b) 41,734,824 Class A Units;

(c) 2,197,912 Warrants; and

(d) 23,000 Convertible Debentures. The Convertible Debentures are convertible at the option of the holder and redeemable by Pure Multi in accordance with the terms of the trust indenture dated August 7, 2013. See "Financial Condition – Convertible Debentures".

SECTION VI

SUBSEQUENT EVENTS

(a) **Park at West Avenue ("Park at West Ave")**

On May 7, 2015, Pure Multi, through the US REIT, acquired Park at West Ave, a multi-family apartment community located in San Antonio, Texas, for a purchase price of $54,250,000, plus standard closing costs and adjustments. This acquisition was financed with cash and proceeds from a new mortgage financing.

(b) **Issuance of Units**

On May 8, 2015, Pure Multi completed the closing of a public offering of 6,900,000 Class A Units, on a bought deal basis, at a price of $5.10 per Class A Unit for gross proceeds of $35,190,000.

ADDITIONAL INFORMATION

Additional information relating to Pure Multi is available on SEDAR at www.sedar.com or on Pure Multi's website at www.puremultifamily.com.

TRADING SYMBOLS

TSX Venture Exchange: RUF.U, RUF.UN, RUF.DB.U

OTCQX: PMULF