



# REIT Income Portfolio 2021-1

## An alternative strategy unit trust

### Trust specifics

#### Deposit information

Public offering price per unit <sup>†</sup>	\$10.00
Minimum investment (\$250 for IRAs) <sup>2</sup>	\$1,000.00
Deposit date	02/11/21
Termination date	02/09/23
Distribution dates	25th day of March 2021 and each month thereafter
Record dates	10th day of March 2021 and each month thereafter
Term of trust	24 months
Historical 12 month distributions <sup>†</sup>	\$0.23314

#### VCSR211 Sales charge and CUSIPs

#### Brokerage

#### Sales charge<sup>3</sup>

Deferred sales charge	2.25%
Creation and development fee	0.50%
Total sales charge	2.75%
Last deferred sales charge payment date	11/10/21

#### CUSIPs

Cash	46148R-42-9
Reinvest	46148R-43-7
Historical 12 month distribution rate <sup>†</sup>	2.33%

#### Fee-based

#### Sales charge<sup>3</sup>

Fee-based sales charge	0.50%
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#### CUSIPs

Fee-based cash	46148R-44-5
Fee-based reinvest	46148R-45-2
Historical 12 month distribution rate <sup>†</sup> (fee-based)	2.39%

Investors in fee-based accounts will not be assessed the deferred sales charge for eligible fee-based purchases and must purchase units with a Fee-based CUSIP.

<sup>†</sup> The historical 12 month distributions per unit and each historical 12 month distribution rate of the securities included in the trust are for illustrative purposes only and are not indicative of the trust's actual distributions or distribution rate. The historical 12 month distributions per unit amount is based upon the weighted average of the actual distributions paid by the securities included in the trust over the 12 months preceding the trust's deposit date, and is reduced to account for the effects of fees and expenses which will be incurred when investing in a trust. Each historical 12 month distribution rate is calculated by dividing the historical 12 month distributions amount by the trust's initial \$10 public offering price per unit. There is no guarantee the issuers of the securities included in the trust will declare dividends or distributions in the future. Due to the negative economic impact across many industries caused by the recent COVID-19 outbreak, certain issuers of the securities included in the trust have elected or may elect to reduce the amount of, or cancel entirely, dividends and/or distributions paid in the future. As a result, the historical 12 month distributions per unit and each historical 12 month distribution rate will likely be higher, and in some cases significantly higher, than the actual distribution rate achieved by the trust. The distributions paid by the trust, as well as the corresponding rates, may be higher or lower than the figures shown due to certain factors that may include, but are not limited to, a change in the dividends or distributions paid by issuers, actual expenses incurred, currency fluctuations, the sale of trust securities to pay any deferred sales charges, trust fees and expenses, variations in the trust's per unit price, or with the call, maturity or the sale of securities in the trust. Distributions made by certain securities in the trust may include non-ordinary income.

### Objective

The Portfolio seeks total return through growth of capital and current income. The Portfolio seeks to achieve its objective by investing in a portfolio of real estate investment trusts ("REITs").

### Portfolio composition (As of the business day before deposit date)

Diversified	Office
American Tower Corporation AMT	Alexandria Real Estate Equities, Inc. ARE
Crown Castle International Corporation CCI	Highwoods Properties, Inc. HIW
CyrusOne, Inc. CONE	Kilroy Realty Corporation KRC
Equinix, Inc. EQIX	
Gaming and Leisure Properties, Inc. GLPI	Residential
SBA Communications Cororation - CL A SBAC	AvalonBay Communities, Inc. AVB
Weyerhaeuser Company WY	Invitation Homes, Inc. INVH
	Mid-America Apartment Communities, Inc. MAA
	Sun Communities, Inc. SUI
	UDR, Inc. UDR
	Retail
	Agree Realty Corporation ADC
	National Retail Properties, Inc. NNN
	Regency Centers Corporation REG
	Self Storage
	Extra Space Storage Inc. EXR
	Public Storage PSA

#### Health Care

Healthcare Realty Trust, Inc. HR
Omega Healthcare Investors, Inc. OHI
Welltower, Inc. WELL

#### Industrial

Duke Realty Corporation DRE
First Industrial Realty Trust, Inc. FR
Prologis, Inc. PLD
Rexford Industrial Realty, Inc. REXR

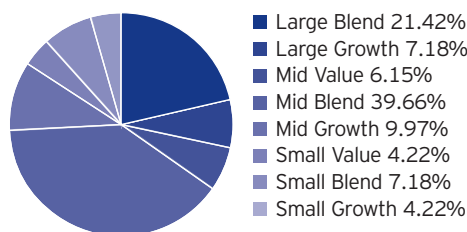
#### Lodging/Resorts

Apple Hospitality REIT, Inc. APLE
DiamondRock Hospitality Company DRH

The trust portfolio is provided for informational purposes only and should not be deemed as a recommendation to buy or sell the individual securities shown above.

### Style breakdown

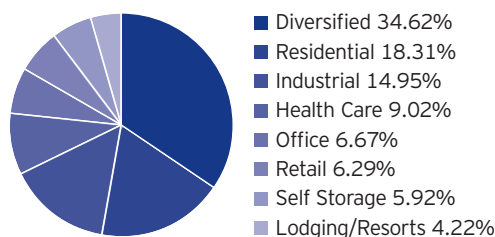
(As of the business day before deposit date)



Source: Morningstar, Inc.

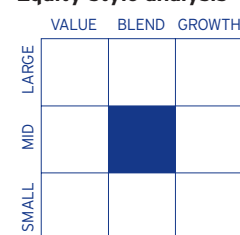
### Portfolio diversification

(As of the business day before deposit date)



See page 2 for the footnotes on trust specifics.

### Equity style analysis



The style characteristics of the Portfolio are determined as of the initial date of deposit. For a complete description of these characteristics refer to the following page.

## What is a real estate investment trust?

A real estate investment trust, or REIT, is a publicly traded entity formed for the purpose of acquiring different types of properties with the capital of many investors. Unlike other types of real estate companies, a REIT generally must pay 90% of its taxable income to its shareholders, thus offering the potential for high yields, attractive returns and stable income.

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### About risk

There is no assurance the trust will achieve its investment objective. An investment in this unit investment trust is subject to market risk, which is the possibility that the market values of securities owned by the trust will decline and that the value of trust units may therefore be less than what you paid for them. Recently, an outbreak of a respiratory disease caused by a novel coronavirus, COVID-19, has spread globally in a short period of time, resulting in the disruption of, and delays in, production and supply chains and the delivery of healthcare services and processes, as well as the cancellation of organized events and educational institutions, quarantines, a decline in consumer demand for certain goods and services, and general concern and uncertainty. COVID-19 and its effects have contributed to increased volatility in global markets, severe losses, liquidity constraints, and lowered yields. The duration of such effects cannot yet be determined but could be present for an extended period of time and may adversely affect the value of your Units. This trust is unmanaged and its portfolio is not intended to change during the trust's life except in limited circumstances. Accordingly, you can lose money investing in this trust. The trust should be considered as part of a long-term investment strategy and you should consider your ability to pursue it by investing in successive trusts, if available. You will realize tax consequences associated with investing from one series to the next.

The financial condition of an issuer may worsen or its credit ratings may drop, resulting in a reduction in the value of your Units. This may occur at any point in time, including during the initial offering period.

You could experience dilution of your investment if the size of the Portfolio is increased as Units are sold. There is no assurance that your investment will maintain its proportionate share in the Portfolio's profits and losses.

A portfolio concentrated in a single market sector presents more risk than a portfolio broadly diversified over several market sectors. The Portfolio is concentrated in securities issued by companies in the real estate industry. Companies, which consist primarily of REITs, face risks such as economic recession, over-building, tax law changes, environmental issues, and higher interest rates. Negative developments in the real estate industry will affect the value of your investment more than would be the case in a more diversified investment.

REIT shares do not assure dividend payments. Dividends are paid only when declared by an issuer's board of directors and the amount of any dividend may vary over time. An issuer may be unwilling or unable to declare dividends in the future, or may reduce the level of dividends declared.

Value, blend and growth are types of investment styles. Growth investing generally seeks stocks that offer the potential for greater-than-average earnings growth, and may entail greater risk than value or blend investing. Value investing generally seeks stocks that may be sound investments but are temporarily out of favor in the marketplace, and may entail less risk than growth investing. A blend investment combines the two styles.

1 Including sales charges. As of deposit date.

2 Represents the value of 100 units on the deposit date. The value of the minimum investment amount of 100 units may be greater or less than \$1,000.00 following the deposit date.

3 Assuming a public offering price of \$10 per unit. There is no initial sales charge if the public offering price per unit is \$10 or less. If the public offering price per unit exceeds \$10, an initial sales charge is paid at the time of purchase. The per unit amount of the initial sales charge is 2.75% of the dollar amount that the public offering price per unit exceeds \$10.

***Before investing, investors should carefully read the prospectus and consider the investment objectives, risks, charges and expenses. For this and more complete information about the trust, investors should ask their advisor(s) for a prospectus or download one at [invesco.com/uit](https://www.invesco.com/uit).***

This does not constitute a recommendation of any investment strategy or product for a particular investor. Investors should consult a financial professional before making any investment decisions.

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