



 Congebec

**Modern industrial real estate assets.
Prime locations.
Warehousing and logistics focused.**

Disclaimer



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Commissions, trailing commissions, management fees and expenses all may be associated with investments in exempt market products. Please read the confidential offering documents before investing. The indicated rate of return is the annualized return including changes in unit value and reinvestment of all distributions and does not consider sales, redemption, distribution or optional charges or income taxes payable by any unitholder that would have reduced returns. There is no active market through which the securities may be sold, and redemption requests may be subject to monthly redemption limits. The payment of distributions is not guaranteed and may fluctuate. The payment of distributions should not be confused with an exempt market product's performance. Distributions paid as a result of capital gains realized by an exempt market product, and income and dividends earned are taxable in your hands in the year they are paid. Your adjusted cost base will be reduced by the amount of any returns of capital. If your adjusted cost base goes below zero, you will have to pay capital gains tax on the amount below zero. Exempt market products are not guaranteed, their values change frequently, and past performance may not be repeated.

Certain statements contained within could be considered forward-looking information within the meaning of applicable securities legislation. Forward-looking information is based on a number of assumptions and is subject to a number of risks and uncertainties, many of which are beyond the Skyline Industrial REIT's control, which could cause actual results to differ materially from those disclosed in or implied by such forward-looking information. These risks and uncertainties include, but are not limited to, general and local economic and business conditions, the financial condition of tenants, our ability to refinance maturing debt, rental risks, including those associated with the ability to rent vacant suites, our ability to source and complete accretive acquisitions, and interest rates. The information in this commentary is based on information available to Management as of December 31st, 2023. The Skyline Industrial REIT does not undertake to update any such forward-looking information whether as a result of new information, future events or otherwise. In some instances, forward-looking information can be identified by the use of terms such as "may", "should", "expect", "will", "anticipate", "believe", "intend", "estimate", "predict", "potentially", "starting", "beginning", "begun", "moving", "continue", or other similar expressions concerning matters that are not historical facts. Forward-looking statements in this commentary include, but are not limited to, statements related to acquisitions or dispositions, development activities, future maintenance expenditures, financing and the availability of financing, tenant incentives, and occupancy levels.



- Our Company and Strategy
- Financial Highlights
- Growth and Value Add
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Our Company and Strategy

About Skyline Industrial REIT



9.6M SF

Owned and
Managed GLA *

98.6%

In-Place
Occupancy
Rate

48.4%

Net Total Debt to
Total Assets (Net of
Cash and Cash
Equivalents)

4.44%

Distribution Yield

31%

Mark to Market on
Base Rents

\$121.2M

Unencumbered
Investment
Properties

Corporate Snapshot

Established in 2012, the Skyline Industrial REIT (the “REIT”) has grown from \$143.5M in AUM, as of Q4 2012, to approximately \$1.8B in AUM as of Q4 2023. The REIT owns and manages 9.6M square feet of industrial assets across Canada from Nova Scotia to Alberta.

In June 2020, the REIT shifted its focus towards development, acquiring a 75% interest in 261085 High Plains Drive, Rocky View County, Alberta, which is now a wholly-owned property. Subsequently, the REIT has established joint venture development partnerships in Quebec, Ontario, and Nova Scotia, creating the potential to acquire a further 3.5M square feet, as at Q4 2023, of best-in-class industrial product upon completion and stabilization of all developments, which is estimated to occur by Q4 2025.

About Us

By Q4 2023, the REIT had deployed approximately \$100M in development equity across all projects and as of February 2024, the REIT has acquired 373,670 square feet of this 3.5M square feet development pipeline from their joint venture partners. Furthermore, development is underway on a 96,726 square foot modern industrial building on land owned by the REIT in Edmonton, Alberta. This Edmonton development project will be the first development project that is 100% owned and managed by the REIT without development partners.

*Gross Leasable Area

All numbers are as at December 31, 2023, unless otherwise stated.

Our Strategy



100% Canadian

Staying true to our Canadian roots, Skyline Industrial REIT owns assets or development interest in six provinces between Alberta and Nova Scotia, providing geographic diversity.



New Generation Industrial Product

The average age of our portfolio is 16 years old, and the average clear height is 31 feet. Providing a plethora of modern industrial product that will remain in high tenant demand for years to come.



Local JV Development Partners in Different Markets

We leverage the local expertise of various developing partners in local markets to mitigate risks associated with development, reduce delays, and streamline our development projects.



Financial Policy

We balance encumbered and unencumbered assets to keep overall debt levels manageable, allowing us to remain nimble and take advantage of the most cost-effective capital sources for acquisitions and capital projects.



Organic NOI* Growth

Through acquiring high-quality, well-located industrial assets over the years, the REIT is well-positioned to take advantage of the approximate 31% current gap between in-place rents and market rents at lease maturity. Most leases have embedded contractual rental growth.



Historical NAV per Unit Growth**

Skyline Industrial REIT unit value has increased 125% since inception (2012), or an average of 11.4% per year, providing unit holders with strong equity appreciation in addition to reliable dividend distribution.



FFO*** Payout Ratio Target

The REIT maintains a conservative FFO payout ratio target of 75-95%.

Well Located, Modern Industrial Assets Focused on Distribution



6600 72nd Ave SE, Calgary, AB
498,618 sf



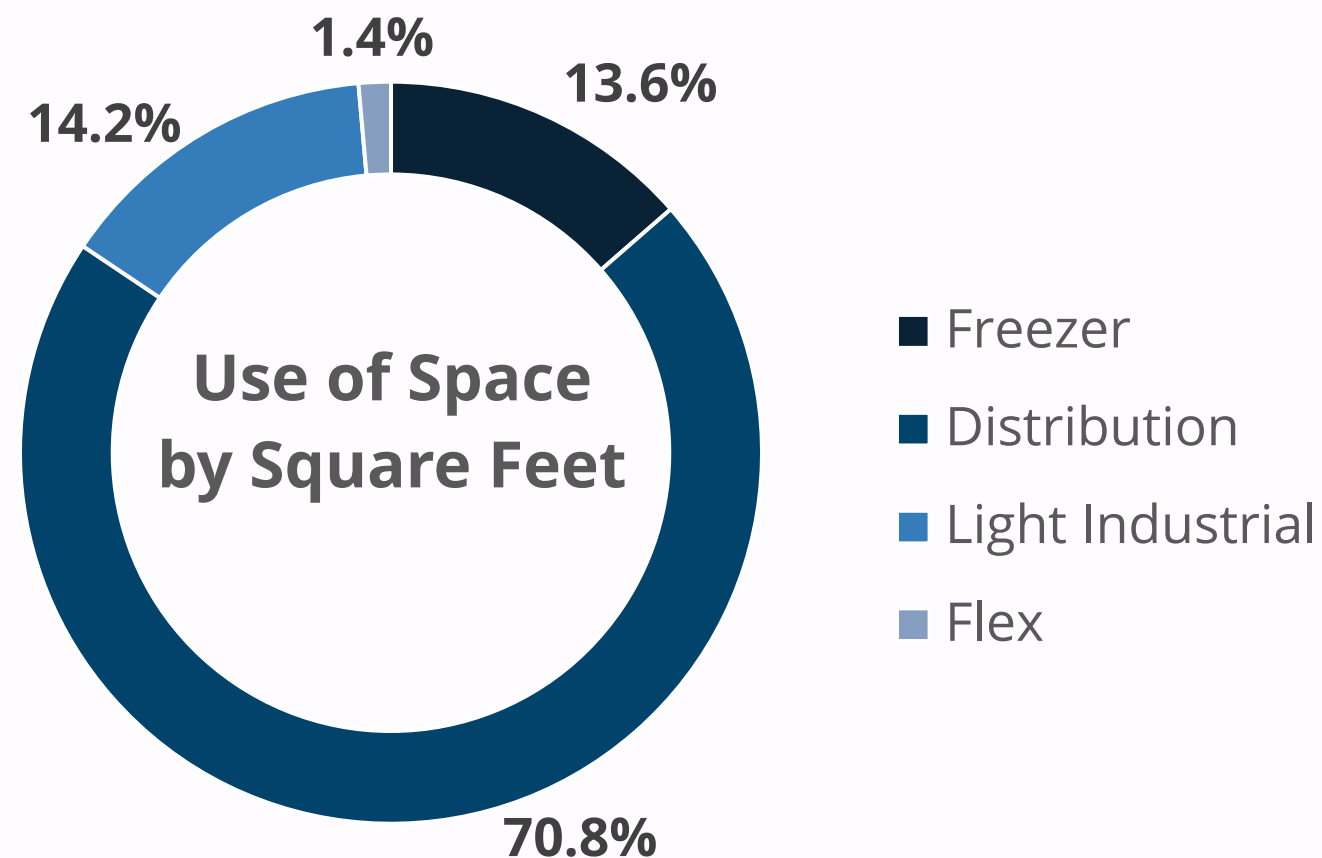
**465-473 Jutras Drive S,
Lakeshore, ON**
95,000 sf



**8300 Place Marien & 11235 Boulevard
Metropolitain E, Montreal, QC**
259,198 sf



**261085 High Plains Way, Rocky
View County, AB**
150,000 sf



84.4%

**Of tenants are in the
warehousing and
distribution sector**

⁸ Solid Development Pipeline Across Canada

Development Projects in the provinces of Ontario, Quebec, Nova Scotia and Alberta

11

Total Current
Development Projects
(10 Joint venture projects; one wholly-owned)

\$100M

Current Equity
Invested

3.5M SF

Total GLA Under
Development

\$1.0B

Estimated Completed
Project Value
(Value at 100% ownership interest)

Strong Balance Sheet

48.4%

Net Total Debt-to-Total
Assets (Net of Cash &
Cash Equivalents)

\$121.2M

Unencumbered
Assets

\$21.2M

Line of Credit
Available

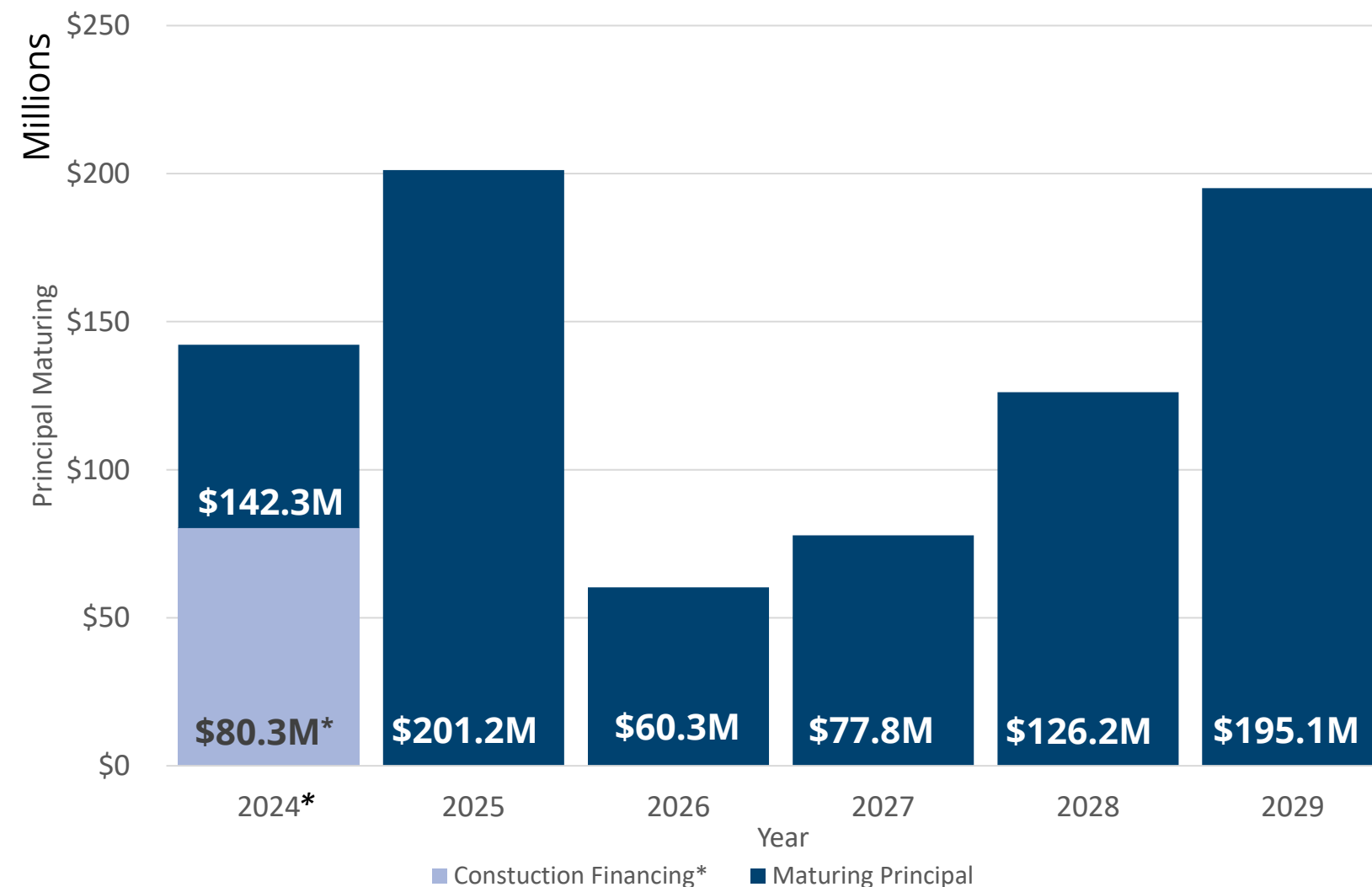
4.6%

Average Interest Rate
on Term Debt

3.0 yrs

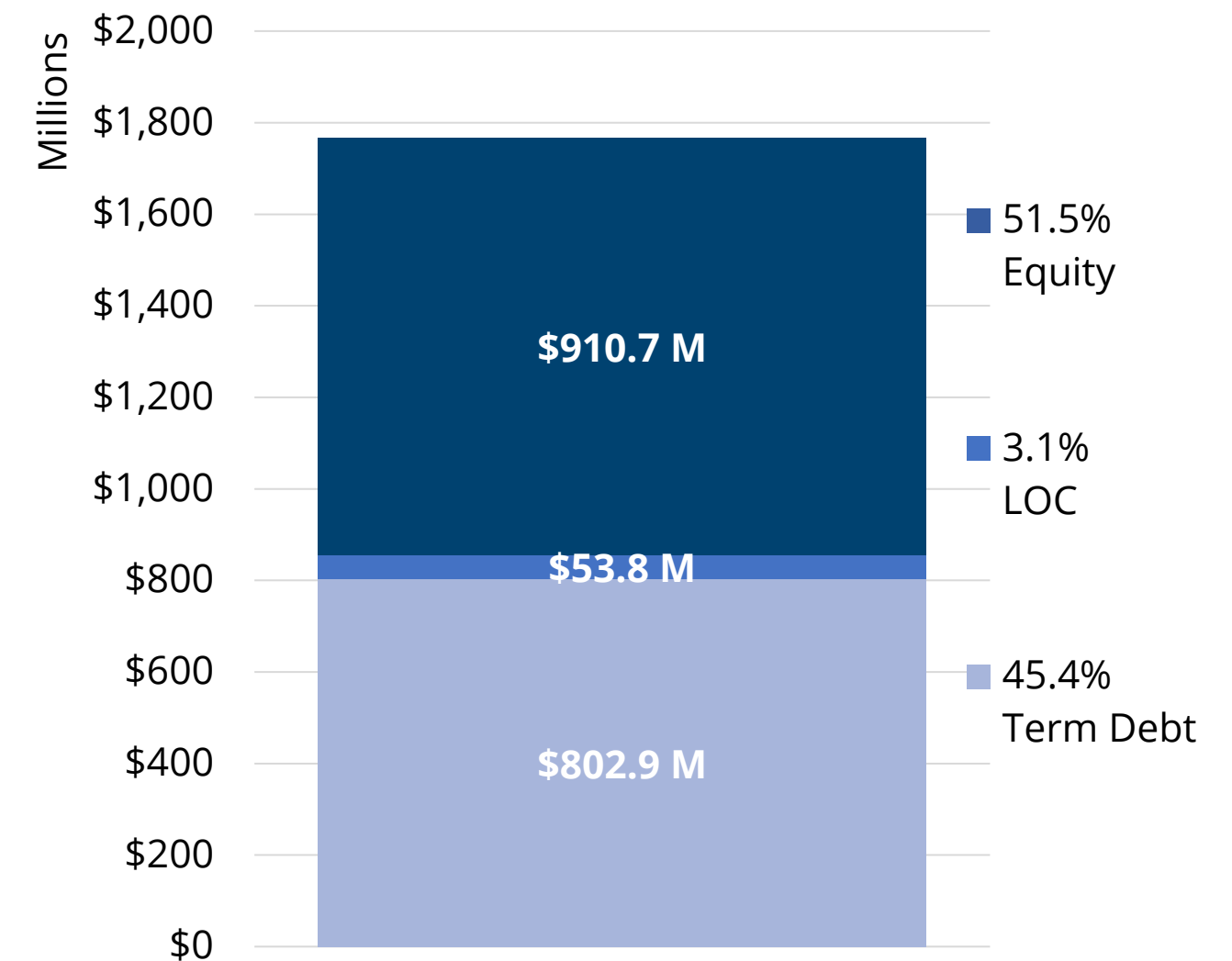
Weighted Average Term
to Maturity

Principal Maturing of Term Debt Expiries



* Year 2024 includes \$62M of construction financing at 3601 Avenue De la Gare, Mascouche, QC. This construction financing was subsequently replaced with conventional term financing in Q1 2024.

Capital Stack Q4-2023



All numbers are as at December 31, 2023, unless otherwise stated.

Established Track Record and Strong Performance



Fundserv Code: SKY2012

15.26%

Annualized Return
(Since Inception - 2012)

4.84%

1-Year Annualized
Returns

23.72%

3-Year Annualized
Returns

22.16%

5-Year Annualized
Returns

18.60%

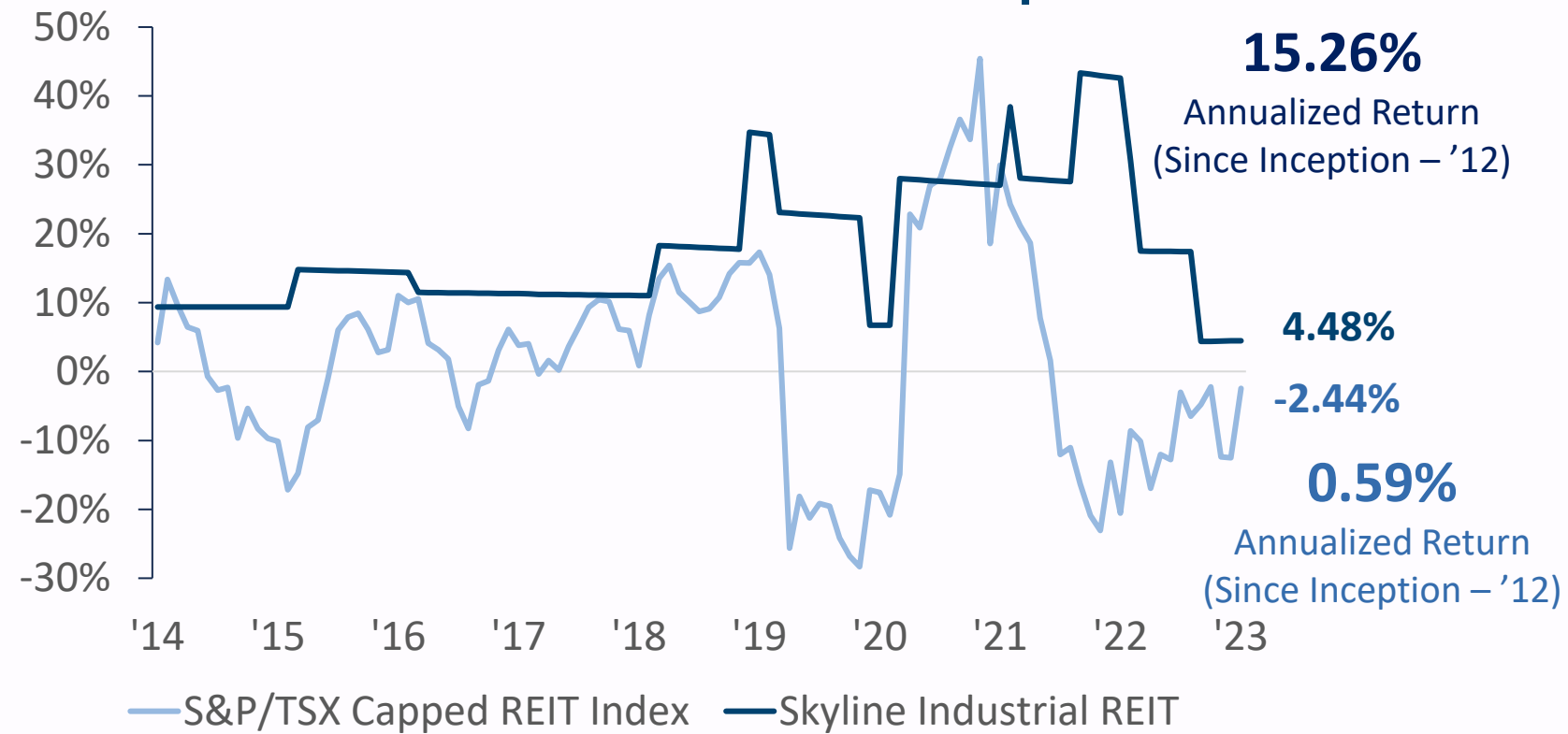
10-Year Annualized
Returns

Portfolio Upgrade and Modernization

- Increased unit value by 104.5% ($\$22.50 / \$11.00 - 100\% = 104.5\%$) since the beginning of 2018.
- Over the past 10 years, REIT unitholders have experienced annualized returns of 18.60%, outperforming the S&P/TSX Capped REIT Index which experienced annualized returns of 0.59%* over the same time period.
- From 2018 to the end of 2023, Skyline Industrial REIT has disposed of \$708.1M (4.7M square feet) of older, non-core assets and acquired \$1.0B (6.8M square feet) of modern industrial assets in-line with the REIT's investment strategy.
- The unit value is based on net asset value and is directly correlated to current modern industrial real estate values.

Index Comparison

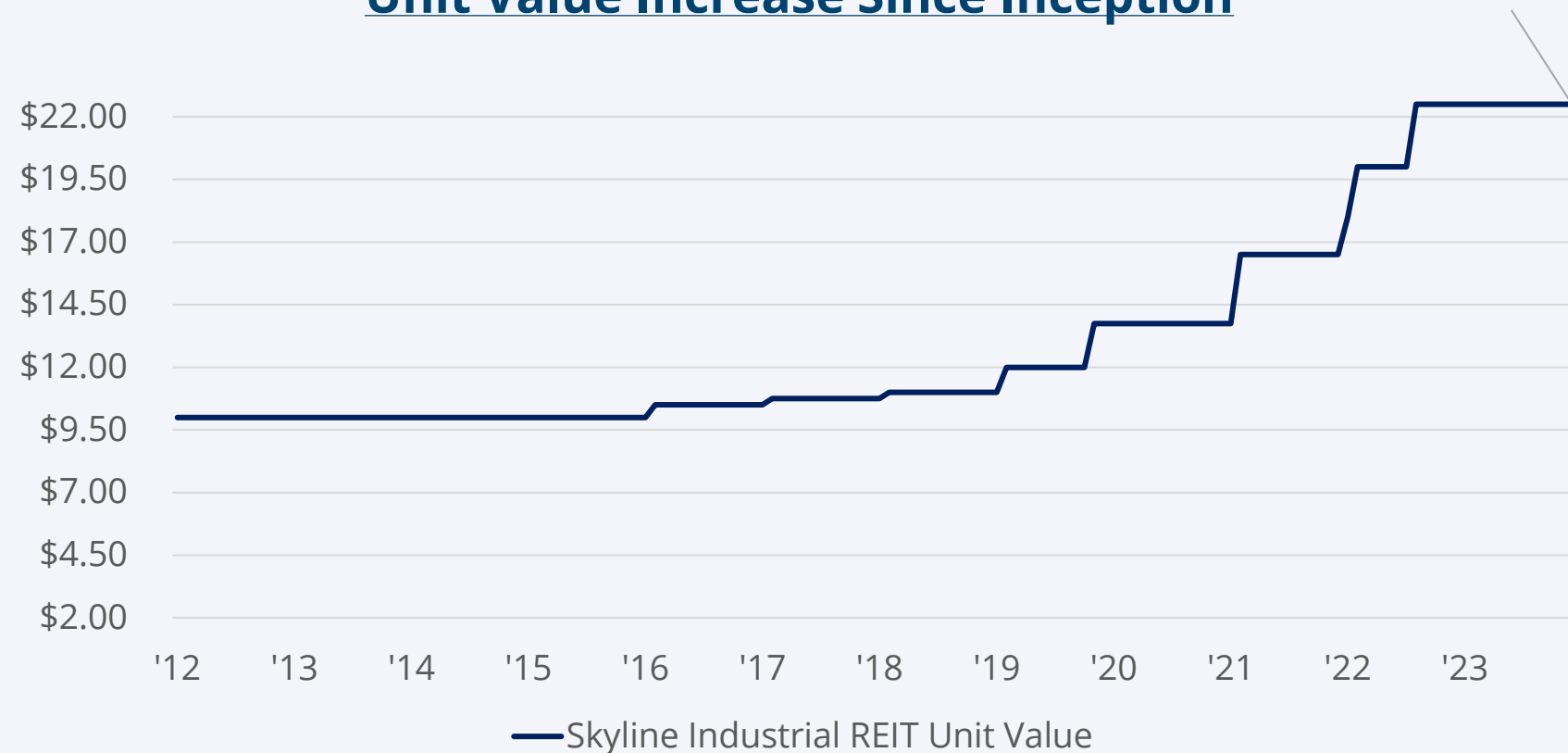
1 Year Annualized Return Comparison



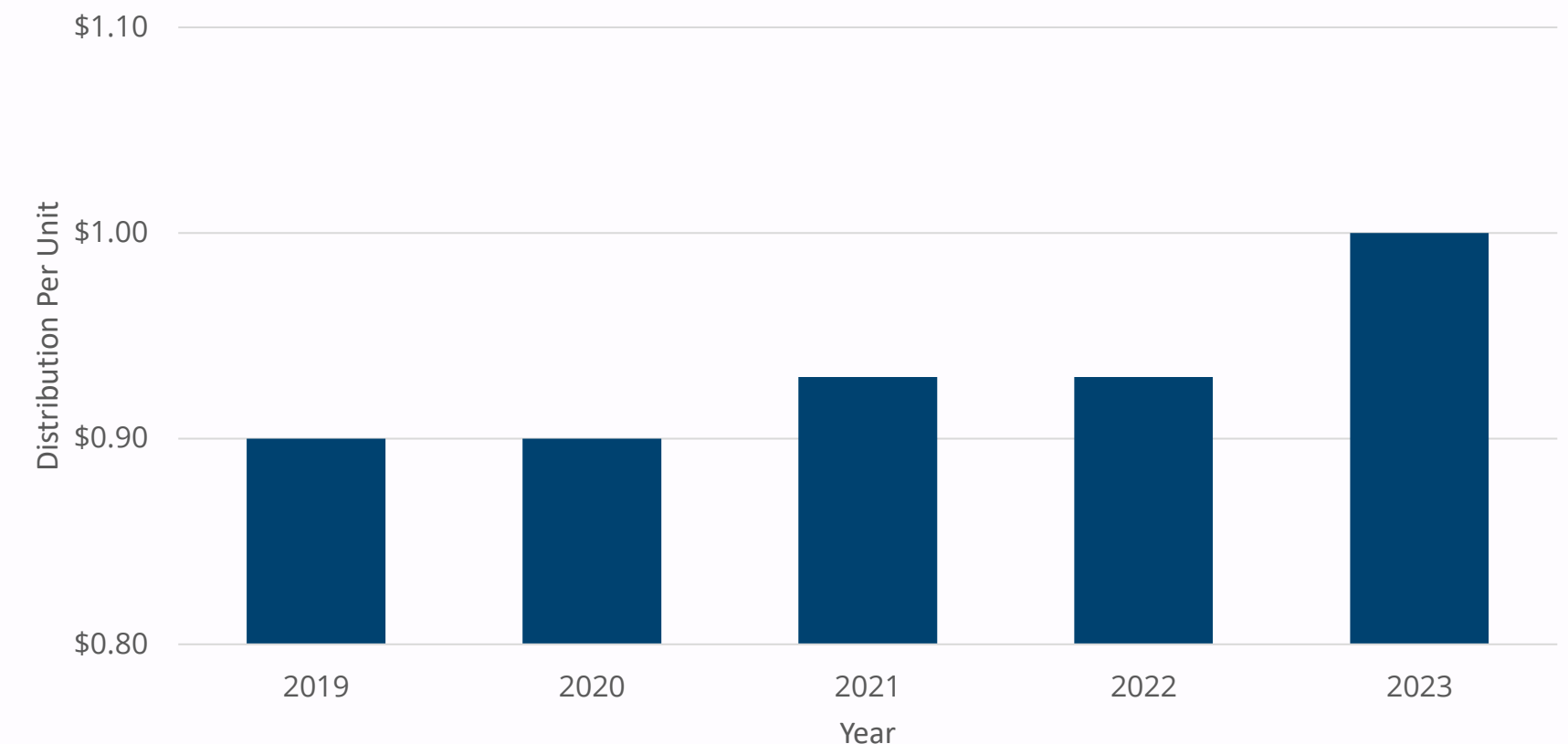
“ Skyline Industrial REIT has achieved an annualized return of 15.26% since inception, providing strong returns versus the S&P/TSX Capped REIT Index. The REIT performed exceptionally well throughout the pandemic and is expected to continue to grow as under market leases mature and are rolled over to market rent. ”

Unit Value Increase Since Inception

\$22.50



Annual Distribution – Past 5 Years



Executives of Skyline Industrial REIT Management



Asset Management



Mike Bonneveld

President,
Skyline Industrial REIT



Cornell Haynes

Associate Director, Acquisitions,
Skyline Commercial Asset
Management Inc.



Karyn Sales

General Counsel,
Skyline Group of Companies



Alex LeLiever

National Director of Leasing,
Skyline Industrial REIT



Krish Vadivale

Vice President, Finance,
Skyline Group of Companies

Property Management



James Goguen

Director, Finance,
Skyline Commercial
Management Inc.



Maria Duckett

Vice President,
Skyline Commercial
Management Inc.



Jennifer Patton

Director, Commercial Business
Operations,
Skyline Commercial
Management Inc.



Chelsea Cattrysse

Manager, Commercial Business
Operations,
Skyline Commercial
Management Inc.

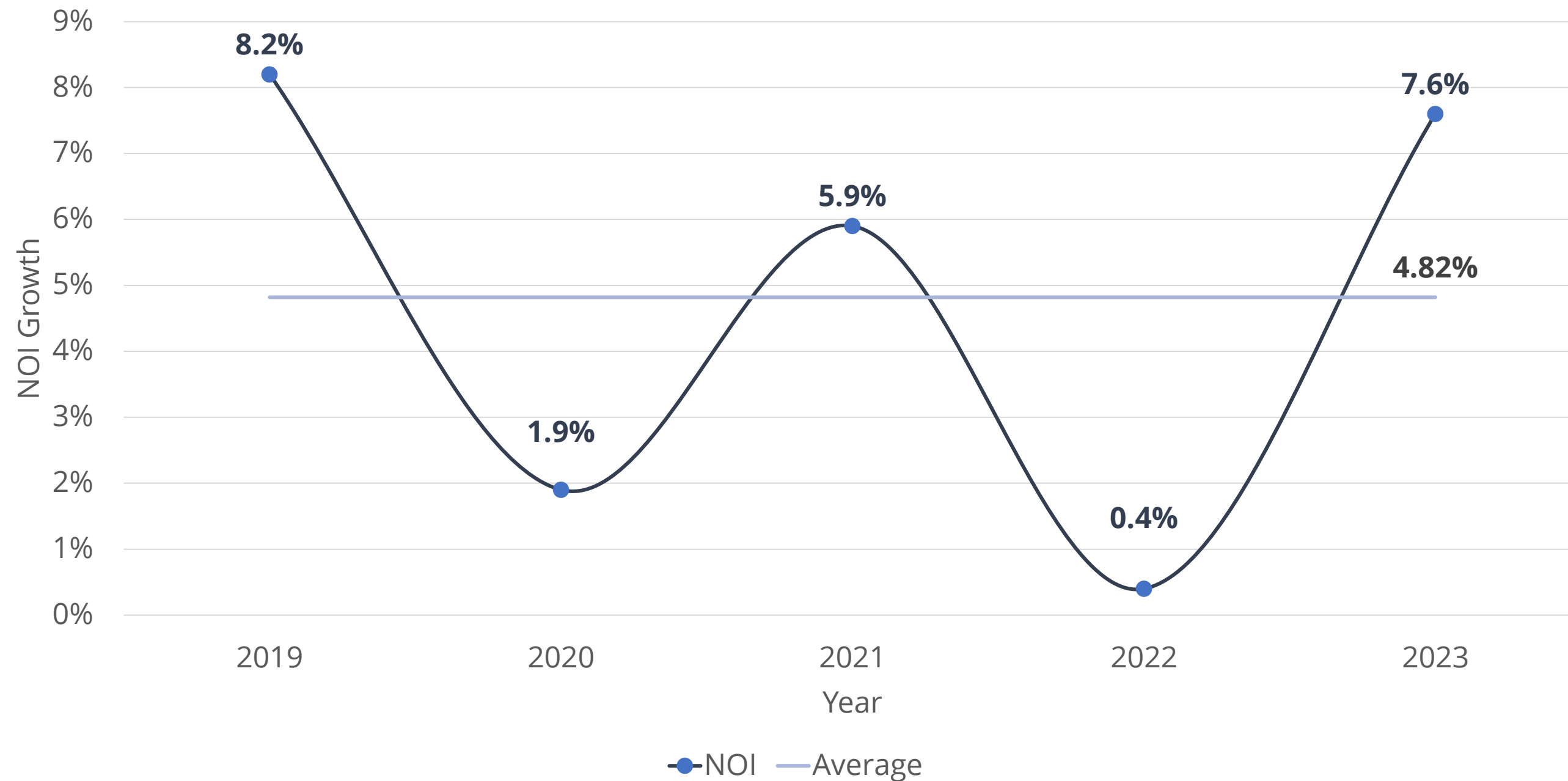


Financial Highlights

Increase Pace of Growth Drives Strong Unit Growth



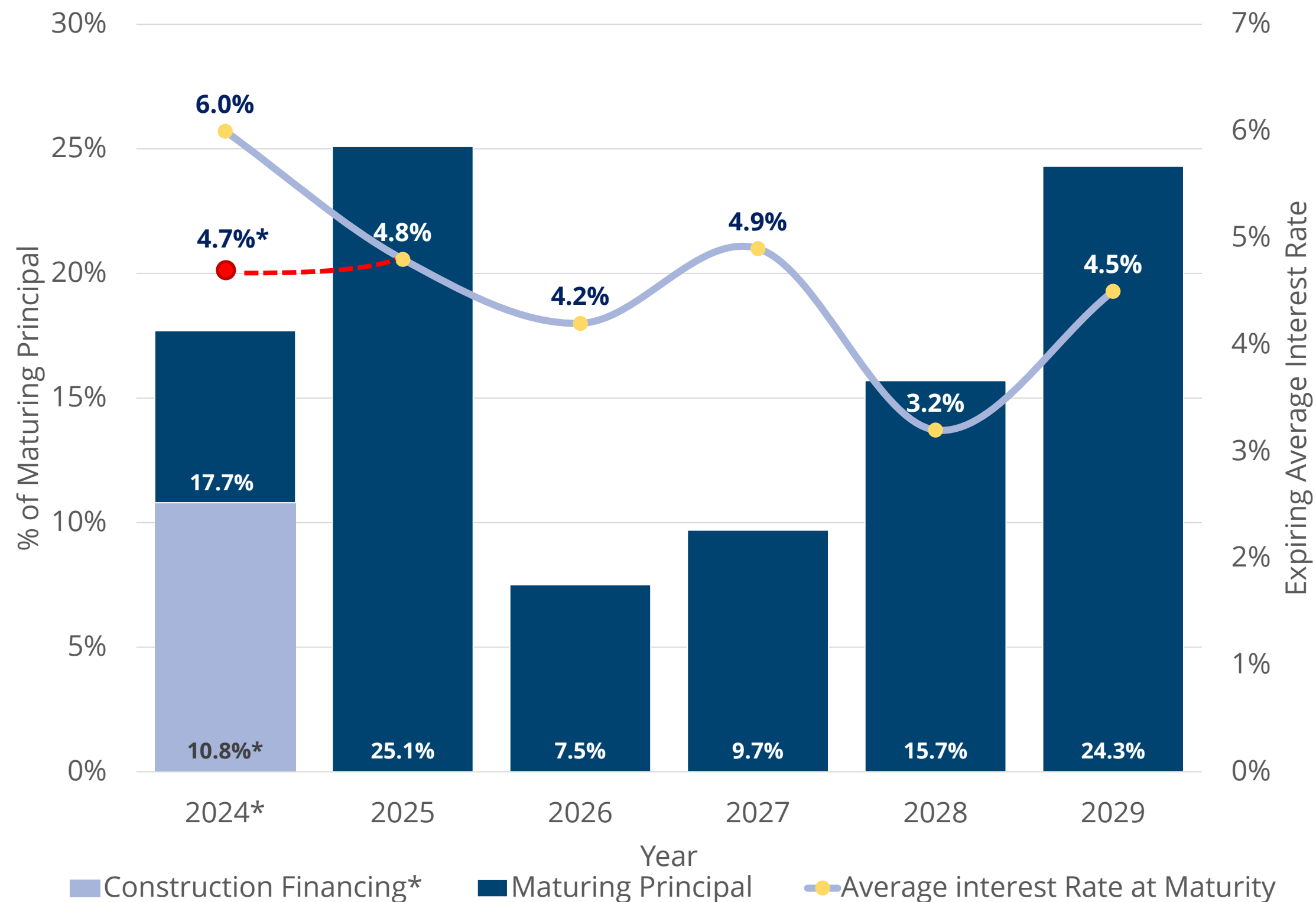
Annual NOI Growth (*retained assets only*)



Strong Unit Growth

Near-Term Cash Obligations

Fund Debt Exposure by Maturity 2024-2029



4.6%

Portfolio Weighted Average Interest of Debt



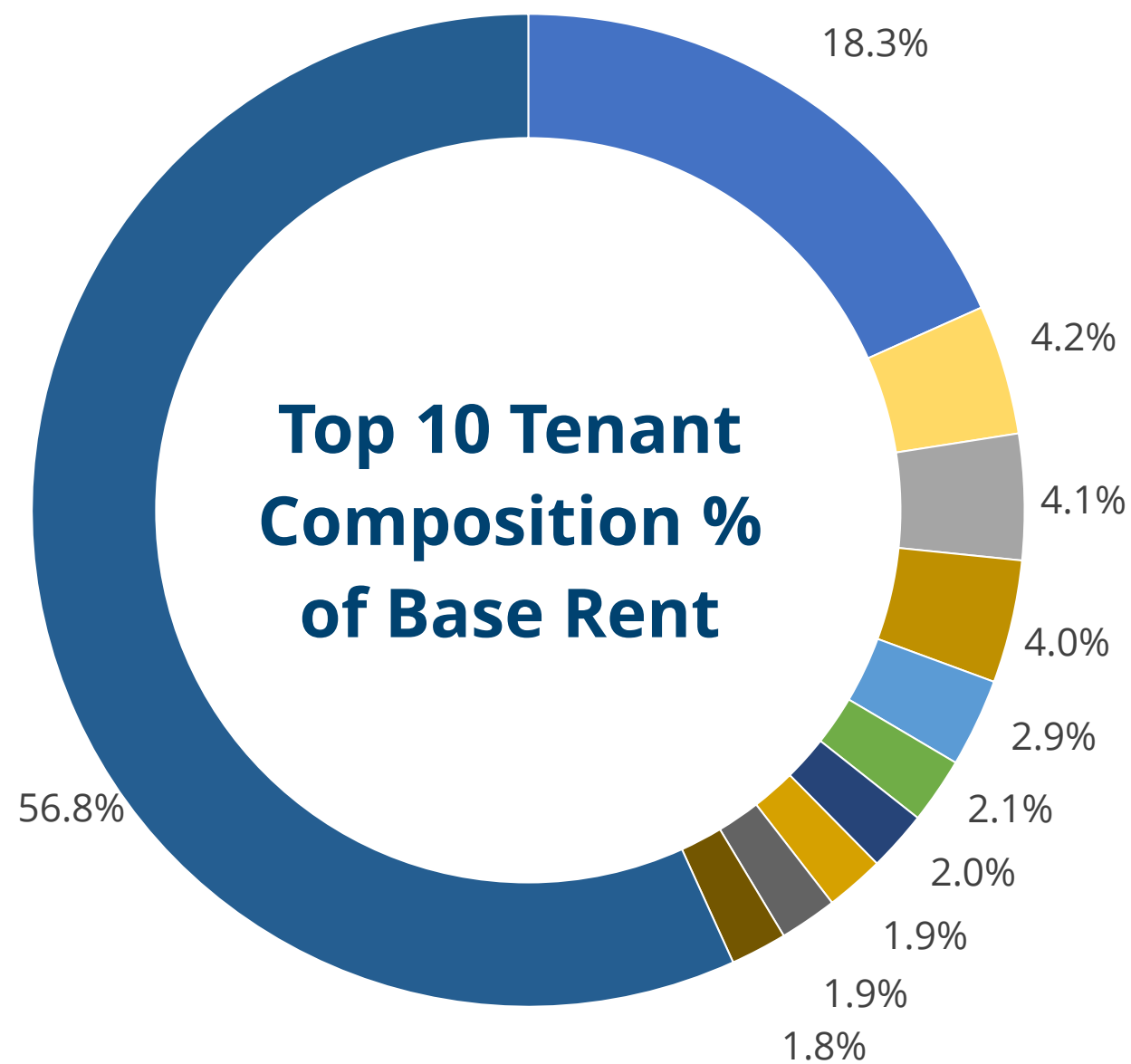
3.0 Years

Portfolio Weighted Average Remaining Term to Maturity

* Year 2024 includes \$62M of construction financing at 3601 Avenue De la Gare, Mascouche, QC. The interest rate of this construction financing at maturity was 7.6%. Adjusting for this short-term outlier, the weighted average interest rate of the REIT's portfolio term debt is 4.7% in 2024.

Top Ten Tenants

Top Ten Tenants

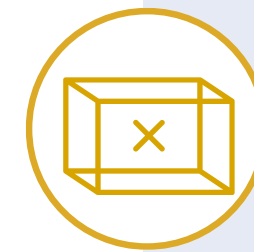


- Congebec Inc.
- Nespresso
- Canadian Tire Corporation, Limited
- MTE Logistix Edmonton Inc.
- Sunset Converting Corp.
- Ipex Management Inc.
- Moulure Alexandria Moulding Inc.
- Purolator Inc.
- CHP Canada Corp.
- Bombardier Recreational Products Inc.
- Other



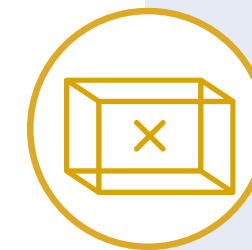
43.2%

Base Rent from Top Ten Tenants



\$8.36

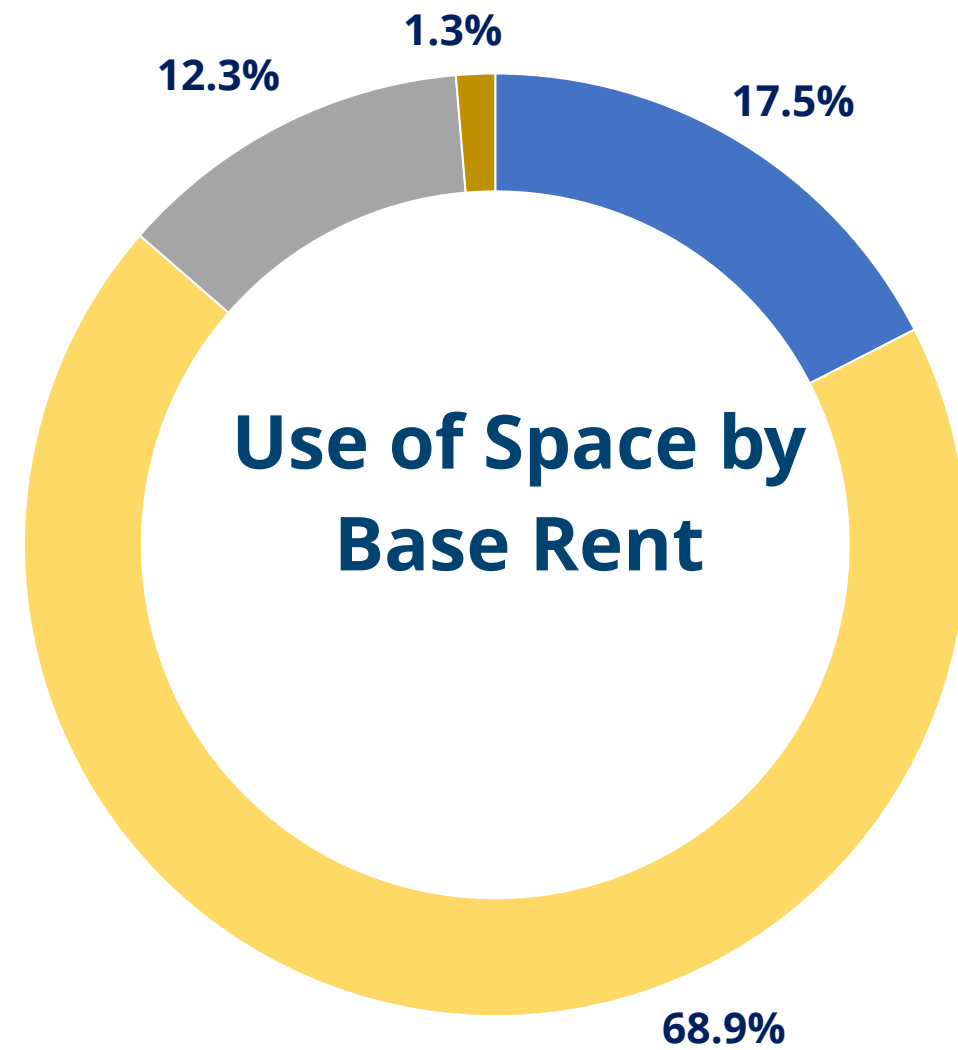
Average Base Rent Per Square Foot



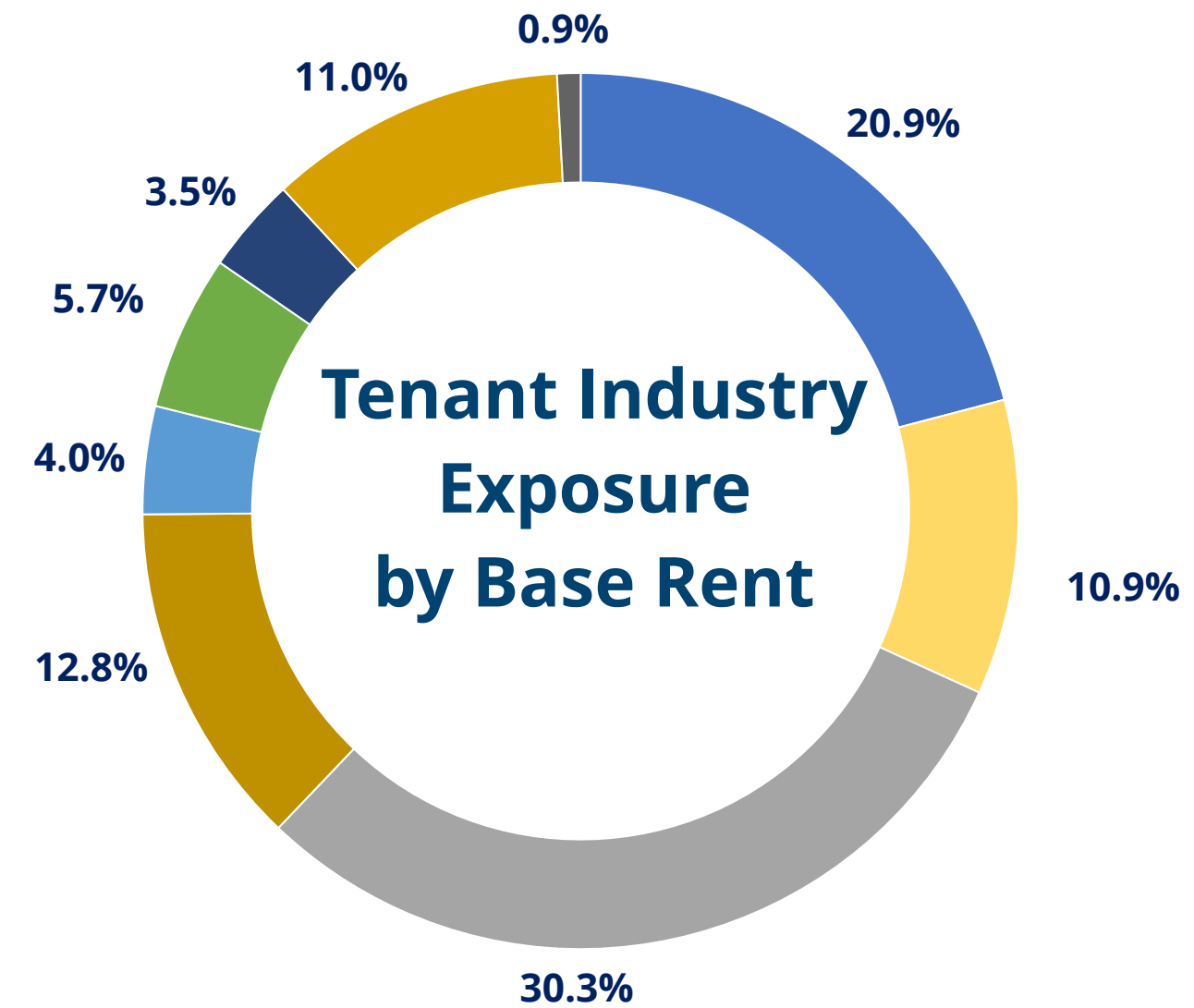
1.4%

Portfolio Wide Vacancy Rate

Portfolio Highlights



- Freezer
- Distribution
- Light Industrial
- Flex



- Logistics
- Consumer Goods
- Food & Beverage
- Diversified Industries
- Auto
- Packaging & Printing
- Other
- Construction
- Health, Wellness & Medical

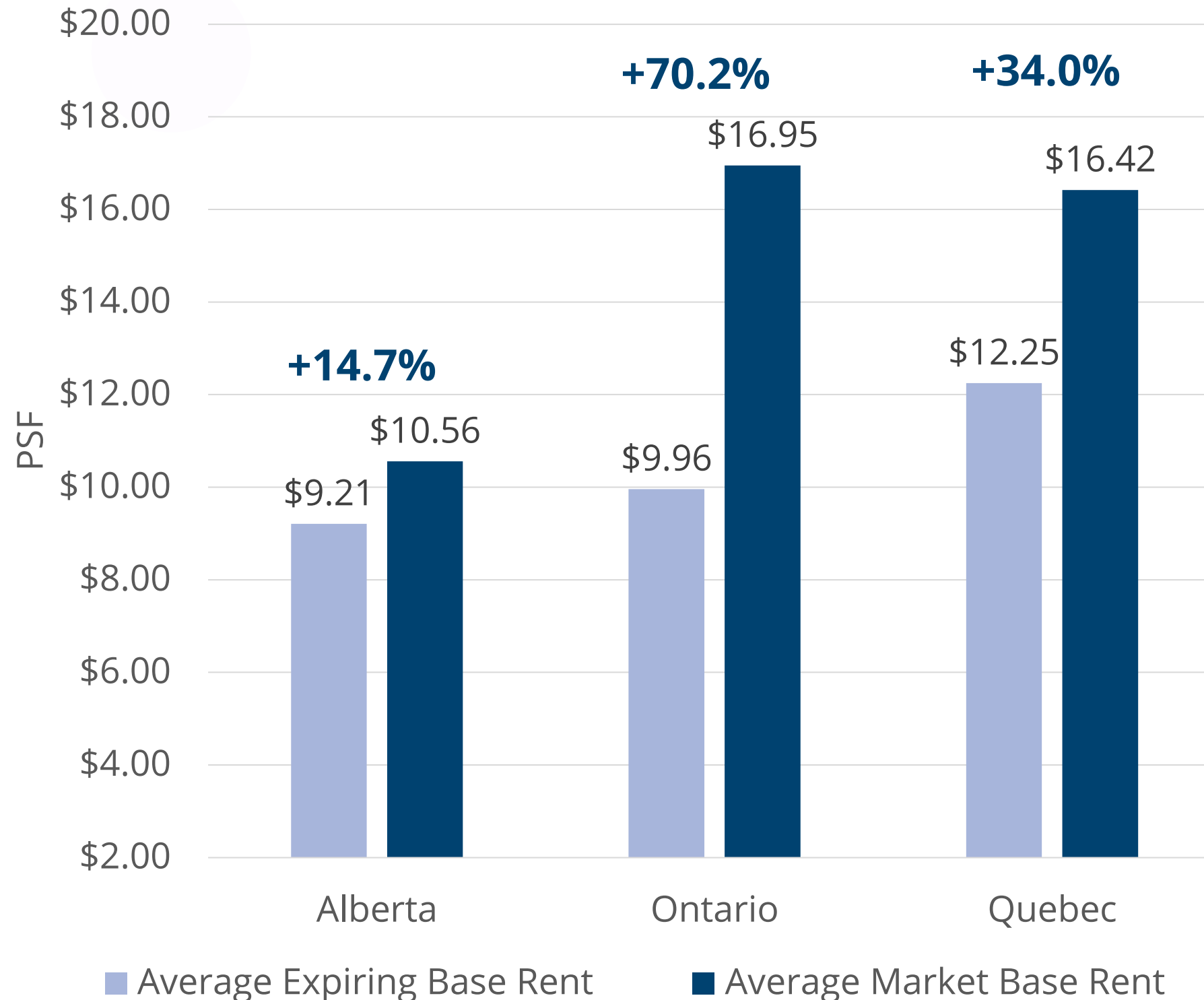


SKYLINE
INDUSTRIAL REIT

Growth and Value Add

Industrial Market Fundamentals

Mark to Market Base Rental Growth Potential



Prime Driver of Market Rental Growth

- The Canadian Industrial Market has experienced significant rental growth over the past 12 – 24 months. As a result, the REIT has experienced **7.6%** growth in NOI (*on retained assets only*) over the past 12 months, leading to an increased bottom line for investors.
- Utilizing CBRE's Q4 2023 industrial market reports, the REIT's average in-place expiring base rent is materially under market led by 70.3% in Ontario, 34.0% in Quebec and 14.7% in Alberta, respectively.
- The weighted average lease term of the existing portfolio is **7 years 11 months.**



With the portfolio, on average, 31% below-prevailing market rent, there is potentially significant upside as management continues to roll these spaces and tenants to a market level base rental rate.



Significant Growth in Market Rent

- According to CBRE's industrial Q4 2023 market outlooks, national year-over-year market rents have increased by approximately **6.2%**.
 - By **7.5%** in Ontario;
 - By **6.7%** in Quebec; and
 - By **0.7%** in Alberta.
- The average in-place base rent for the REIT as of Q4 2023 was **\$8.36 PSF**, and the estimated delta between in-place base rents and market base rents was **31%**.
- The REIT has:
 - 520,000 sf (5.4%) of space maturing during 2024 (**24%** in Ontario and **76%** in Alberta); and
 - 840,000 sf (8.7%) of space maturing in 2025 (**23%** in Ontario, **12%** in Quebec and **65%** in Alberta).

Leasing Highlights Negotiated in 2023 (Retained Assets Only)



70 Hymus, Montreal, QC

111.5%

Increase vs. Prior Rent
\$16.50 PSF vs. \$7.80 PSF
Expiry: May-2024



275 Steelwell, Brampton, ON

166.7%

Increase vs. Prior Rent
\$18.00 PSF vs. \$6.75 PSF
Expiry: March-2024



131 Savannah Oaks Dr,
Brantford, ON

88.5%

Increase vs. Prior Rent
\$11.50 PSF vs. \$6.10 PSF
Expiry: September-2023



Foothills 6B, Calgary, AB

33.3%

Increase vs. Prior Rent
\$10.00 PSF vs. \$7.50 PSF
Expiry: June-2024



454 Innovation Way,
Woodstock, ON

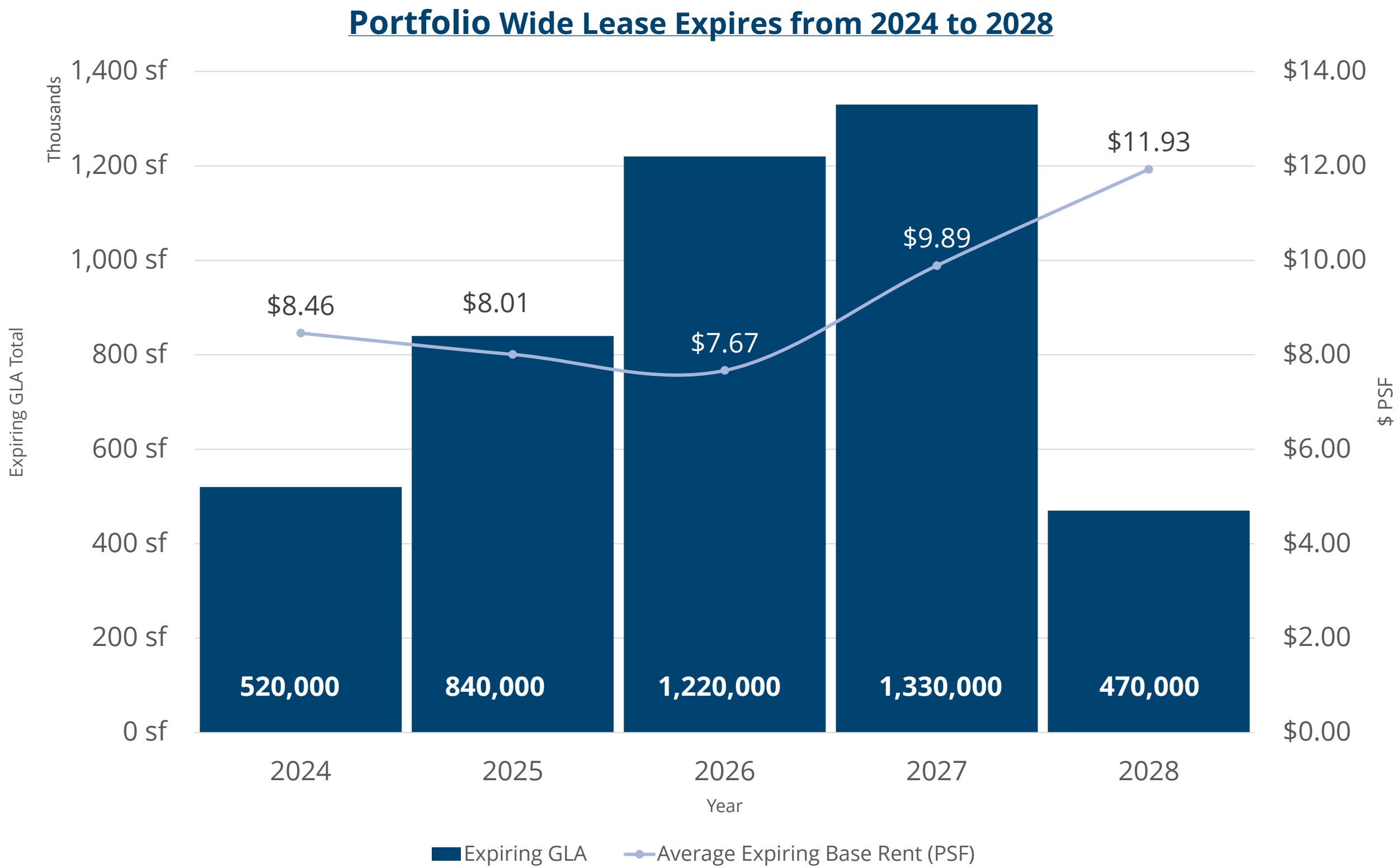
90.0%

Increase vs. Prior Rent
\$9.50 PSF vs. \$5.00 PSF
Expiry: August-2023

Lease Expiry Profile



Lease Rollover



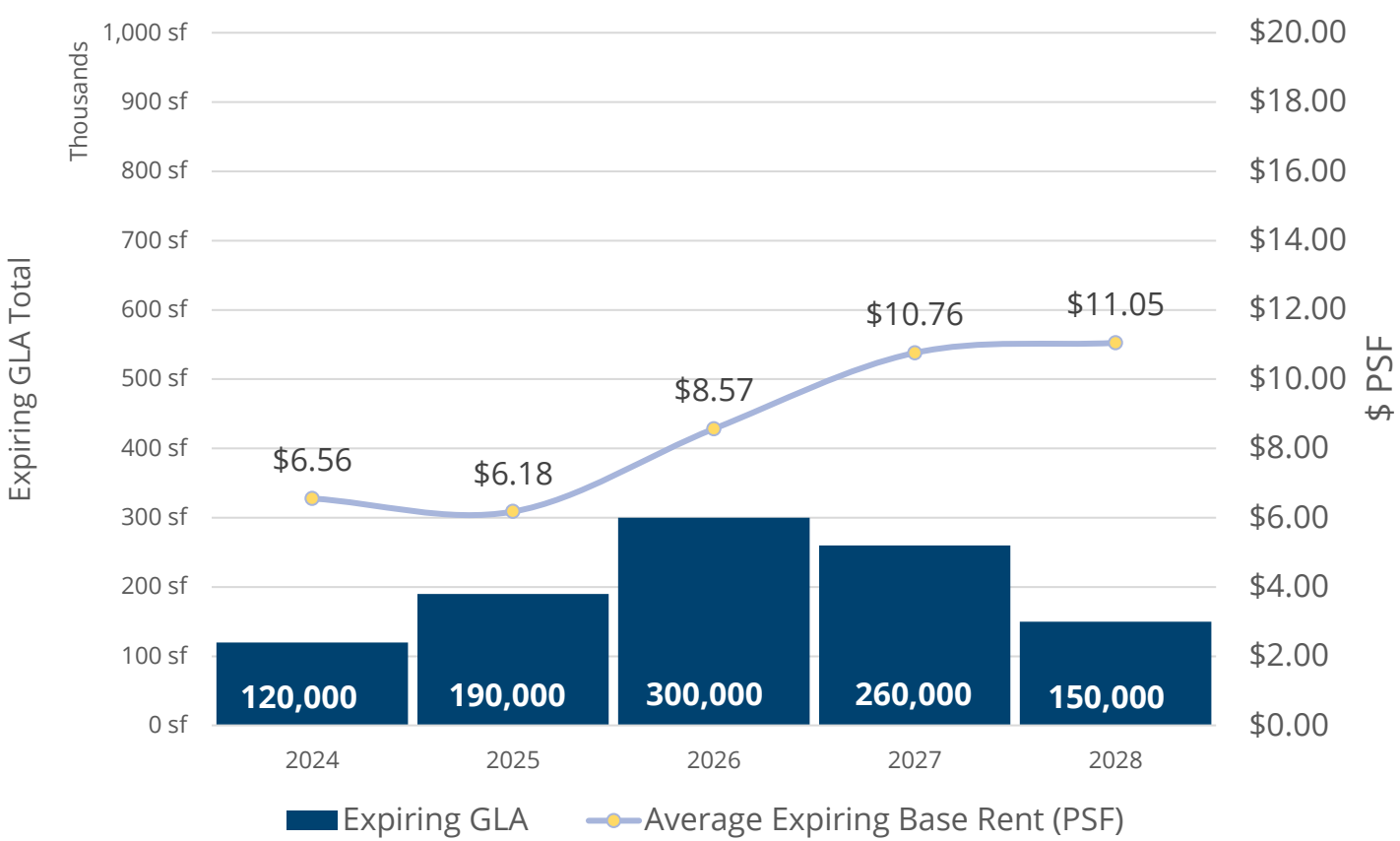
All numbers are as at December 31, 2023, unless otherwise stated.

Lease Expiry Profile

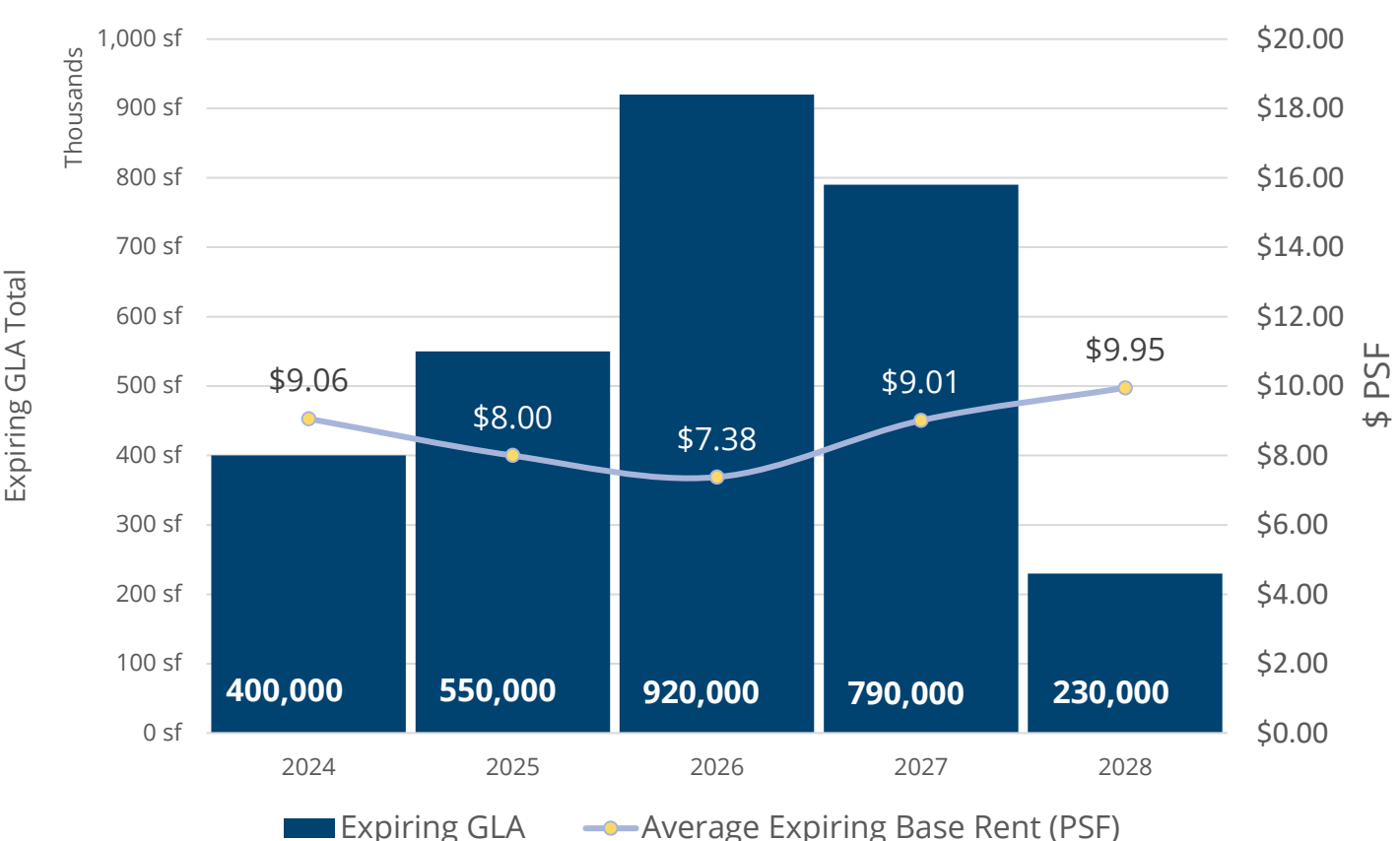


Lease Expires Next 5 Years, Top 3 Provinces

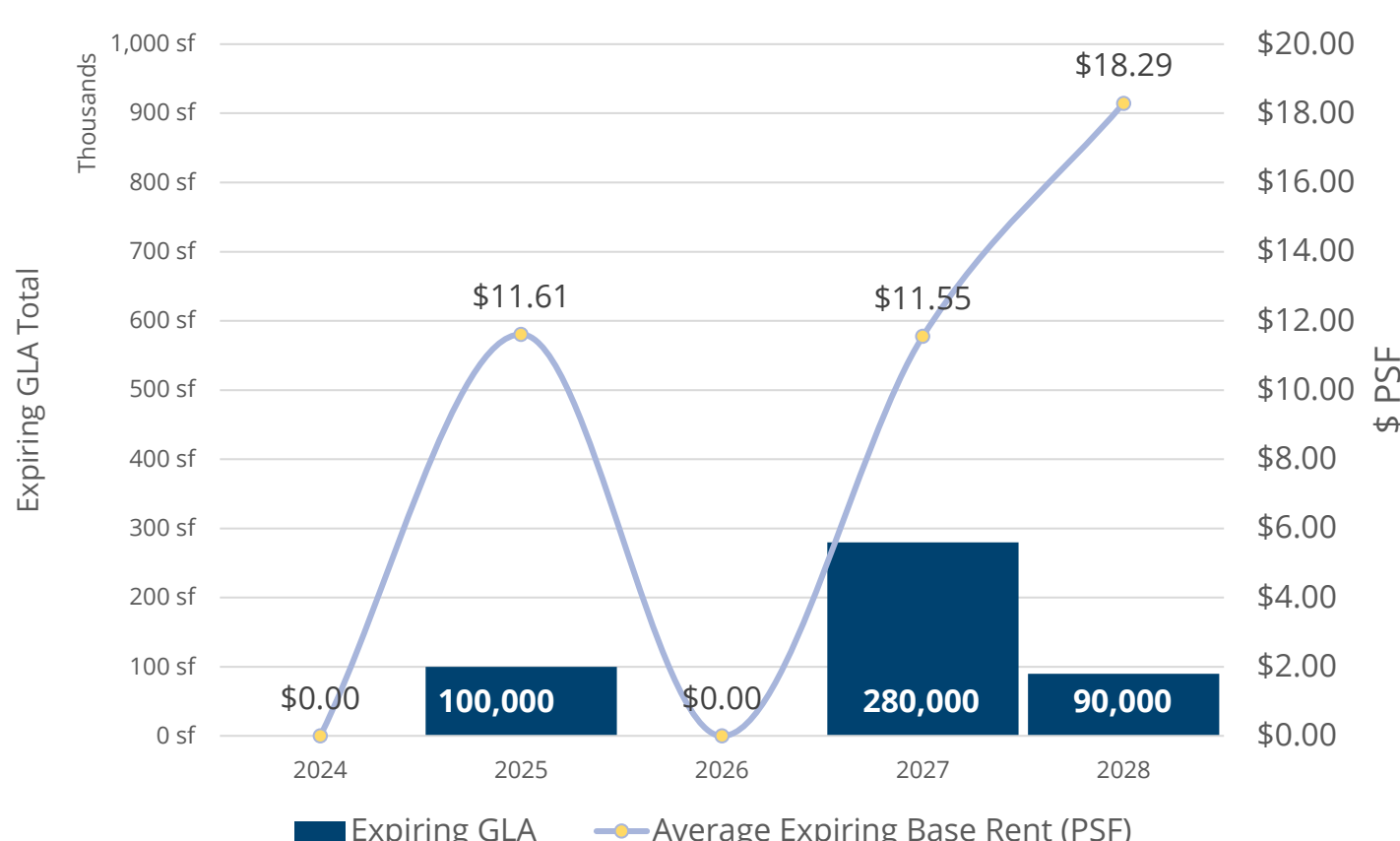
Ontario



Alberta



Quebec



Lease Rollover

“ The REIT expects to capitalize on the lease maturities over the next 5 years and bring these spaces to a market level base rental rate. ”

All numbers are as at December 31, 2023, unless otherwise stated.



Development Strategy



Rosefellow Funds

- The REIT has invested in two industrial development funds, focused on the Montreal and Ottawa markets.
- There are nine projects, totaling 2.9M square feet at various stages of development remaining.
- The REIT has a Right of First Refusal on each development project; once completed and stabilized.
- The REIT expects to acquire the unowned interest on at least three projects from the funds in 2024 (approximately 500,000 sf).

Intensification of Excess Land

- Construction began in November 2023 on 4.8 acres, 100% owned by the REIT, at the Rampart Business Park development lands in Edmonton, AB.
- Delivery is expected for Q3 2024 which, upon completion, will add a further 96,726 sf of Class-A logistics space.
- The REIT owns an additional 24.8 acres of vacant, zoned industrial land in the same park.

Expansions at Existing Properties

- Recently completed construction of a 52,000 sf expansion for an existing tenant at 6365 Hawthorne Drive, Windsor, ON.
- After completion, the total GLA of the property increased to 196,450 sf while also extending the contract lease term to 12 years with a 27.5% increase in base rent.

Halifax

- Developing a two-building project in the Bayer's Lake node of Halifax, NS.
- Upon completion, this project will bring 400,688 sf of Zero Carbon industrial product to a supply-constrained market.
- Per the Colliers Q4 2023 Halifax Industrial Market Report, the market vacancy is approximately 3%.
- Target construction completion date of Q3-2024.

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Development Projects Currently Underway



450 Rue Paul-Gaugion, Candiac, QC (Candiac 2.0)

Est. GLA upon completion: 125,750 sf

Target completion of construction: Q2-2024

Ownership interest through development: 49%



Trans Canada Highway, Kirkland, QC

Est. GLA upon completion: 585,400 sf

Target completion of construction: Q2-2024

Ownership interest through development: 30%



131 Boulevard Montcalm Nord, Candiac, QC (Candiac 1.0)

Est. GLA upon completion: 491,000 sf

Target completion of construction: Q3-2024

Ownership interest through development: 49%



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Development Projects Currently Underway



125 & 265 Julius Boulevard, Halifax, NS

Est. GLA upon completion: 400,688 sf

Target completion of construction: Q3-2024

Ownership interest through development: 85%



15804-15836 142 Street NW, Edmonton, AB

Est. GLA upon completion: 96,726 sf

Target completion of construction: Q3-2024

Ownership interest through development: 100%



137 Boulevard Bellerose Ouest, Laval, QC

Est. GLA upon completion: 290,350 sf

Target completion of construction: Q4-2024

Ownership interest through development: 49%



Development Projects Currently Underway



Rue Leon-Malouin, Coteau Du Lac, QC

Est. GLA upon completion: 300,200 sf

Target completion of construction: Q4-2024

Ownership interest through development: 49%



405 Huntmar Drive, Ottawa, ON

Est. GLA upon completion: 478,745 sf

Target completion of construction: Q4-2024

Ownership interest through development: 50%



575 Dealership Drive, Ottawa, ON

Est. GLA upon completion: 319,550 sf

Target completion of construction: Q2-2025

Ownership interest through development: 50%



Transactions and Development Highlights

Completed Transactions in Q3 and Q4 2023 – Acquisitions



353 Griffin Way, Woodstock, ON

Sale price: \$28.3M (\$190 PSF)

Transaction date: 8-Nov-2023

GLA: 148,050 sf

Arms length acquisition of a newly constructed single-tenant industrial building, 100% occupied by IPEX. The Vendor of this transaction was the local developer.



1 High Plains, Rocky View County, AB

Sale price: \$69.0M (\$167 PSF)

Transaction date: 21-Dec-2023

GLA: 414,459 sf

Arms length acquisition of a newly constructed two-tenant industrial building anchored by DSV Solutions. This asset was fully occupied at the time of acquisition. The Vendor of this transaction was the local developer.

Completed Transactions in Q3 and Q4 2023 – Dispositions



11 Property Western Canada Portfolio tenanted by Cervus Equipment, located in Alberta and Saskatchewan

Sale price: \$68.0M (\$186 PSF)

Original acquisition price: \$55.7M

Transaction date: 1-Sep-2023

GLA: 364,951 sf



7801 Boulevard Henri Bourassa Est, Montreal, QC

Sale price: \$23.0M (\$190 PSF)

Original acquisition price: \$10.4M

Transaction date: 13-Sep-2023

GLA: 120,534 sf

31 Completed/Acquired Development Project in Q3 and Q4 2023

3601 Avenue de la Gare, Mascouche, QC

On October 24, 2023, Skyline Industrial REIT acquired Rosefellow's (the Developer) remaining ownership interest in this project. This **321,008 square foot** building includes approximately 223,000 square feet of state-of-the-art freezer space, with the balance being modern, dry warehouse space. **Congebec Inc.** will occupy **100%** of the freezer space component of this building, pursuant to a **20-year lease**.

GLA: 321,008 sf

Average in-place rent: \$16.38 PSF

WALT*: 18.9 years

Closed: 24-Oct-2023



Completed Infill Development Project

6365 Hawthorne Drive, Windsor, ON

In Q4 2023, Skyline Industrial REIT completed a **52,000-square-foot expansion** on an existing industrial building, bringing the new gross leaseable area to **196,450 square feet**. The building is **100% occupied** by a single tenant, extending the lease term to 2036.



Development Projects to be Acquired in Q1-2024

555 & 565 Avenue Victor Davis, Pointe-Claire, QC

Skyline Industrial REIT has acquired the unowned **51%** partnership's interest in this development project. This newly constructed multi-tenant industrial building is **100% occupied** by Sleep Country Canada and Steve Madden.

GLA: 274,716 sf

Average in-place rent: \$12.26 PSF

WALT*: 13.2 years

Closed: 16-Jan-2024



* Weighted Average Lease Term.

Development Projects to be Acquired in Q1-2024

6100 Rue Notre-Dame Est, Montreal, QC

Skyline Industrial REIT has acquired the unowned **51%** partnership's interest in this development project. This newly constructed single-tenant industrial building is **100% occupied** by Proactive Logistics.

GLA: 98,956 sf

Average in-place rent: \$15.13 PSF

WALT*: 9.9 years

Closed: 20-Feb-2024



* Weighted Average Lease Term.



ESG Highlights

36 Skyline Industrial REIT Sustainability Highlights

Environmental	Social	Governance
Over 6.5 million sf of LED lighting upgrades, 68% of Industrial REIT Portfolio ¹	57% of Skyline leadership roles (title of Supervisor and above) ⁵ are occupied by women	100% of properties assessed for climate change risk ¹⁰
Incorporated Zero Carbon and LEED into the design and construction of five new industrial developments, currently at various stages of construction, resulting in over 1.8 million sf of new, Zero Carbon industrial space in Quebec and Nova Scotia ²	Top Growing Company Skyline was recognized as one of Canada's Top Growing Companies for 2023 with a remarkable three-year growth rate of 82% ⁶	Commitment to the UN SDGs by critically reflecting where Skyline can have the most impact and creating overarching sustainability goals ¹¹
50 EV chargers installed at 11 properties ³	77% employee engagement feedback survey ⁷	Align and report to formal reporting frameworks such as GRESB ¹²
Zero Carbon Construction Skyline is looking at energy efficiency & renewable sources of energy for properties in the REIT	Platinum Member within Canada's Best Managed Companies for the ninth consecutive year ⁸	Tracking Racial Diversity with an aim to increase opportunities for diverse representation in leadership and at all levels of decision-making
806 trees planted in 2023, equivalent to an offset of 161.2 tCO ₂ e ⁴	Paid annual volunteer day to increase participation and influence positive change in the community	Partnered with Conservice ESG to implement an ISO-14001-aligned Environmental Management System (EMS) that enables the tracking of ongoing portfolio-wide consumption data to develop carbon reduction targets
Addition of Environmental Coordinator to monitor tenants with high-risk operations, as well as develop standard practices and procedures in the event of an environmental emergency	3921 hours of company-wide training completed, covering topics like Human Rights, Gender Inclusivity, Sustainability, Earth Month, Black History Month, Indigenous Reconciliation, Awareness, PRIDE, Unconscious Bias and Anti Racism ⁹	

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Skyline Industrial REIT ESG Objectives

Environmental	Social	Governance	Resilience
Promote energy efficiency and sustainable practices throughout portfolio	Engage with our tenants, employees, shareholders, and property managers to drive objectives	Align and report to formal reporting frameworks such as GRESB ¹⁴ and the UN SDG ¹⁵	Future-proofing assets against impacts of climate change
Collaborate with tenants to pursue sustainability projects including EV charger and solar installations, as well as LED retrofits	Promote health and wellness in the workplace	Communicate and report on the progress of our objectives with stakeholders	Pursue green building certifications
Develop GHG inventory for operations ¹³	Provide development opportunities through specialized learning and leadership training	Incorporate energy management initiatives into capital expenditures	Build EV infrastructure and invest in solar energy
Evaluate and understand physical and transitional climate change risks on an asset-by-asset basis	Encourage employees to volunteer within the community	Improve policies to help sustainability partners exercise and improve Skyline’s sustainability, such as Skyline’s Sustainable Procurement Policy	Invest in and engage tenants on energy management
Work with tenants to improve electricity, water, and gas conservation through retrofitting buildings with high-efficiency equipment	Annual employee engagement feedback survey	Continue to introduce and implement sustainable / ethical policies and SOPs ¹⁶ to guide daily operations in alignment with corporate sustainability commitments	Develop Zero Carbon road maps and incorporate Zero Carbon into design and construction of new buildings
Discuss waste management practices with tenants to find ways to reduce waste generation and divert waste from landfills	Enhance Diversity, Equity and Inclusion training for all employees and continue to improve accessibility accommodations according to AODA and equivalent accessibility guidelines ¹⁷	Developed Asbestos Management Plan (AMP) to meet responsibilities as an employer and building owner, to manage operational issues respecting asbestos; Completed Asbestos Assessment Reports (AARs) for over 80% of the REIT’s properties ¹⁸	Begin to embed Zero Carbon consideration in capital programs and asset planning strategy for existing assets
Continue to develop environmental policies and procedures to ensure timely response to environmental emergencies			

Skyline Industrial REIT's Investments in Clean Power and Green Technology



Windsor, ON

Photo of EV charger at 6365 Hawthorne Drive, Windsor, ON (December 7, 2023).



Windsor, ON

Photo of EV charger at 599 Sprucewood Avenue, Windsor, ON (December 7, 2023).



Calgary, AB

Photo of EV charger at 10770 25th Street NE, Calgary, AB (December 7, 2023).



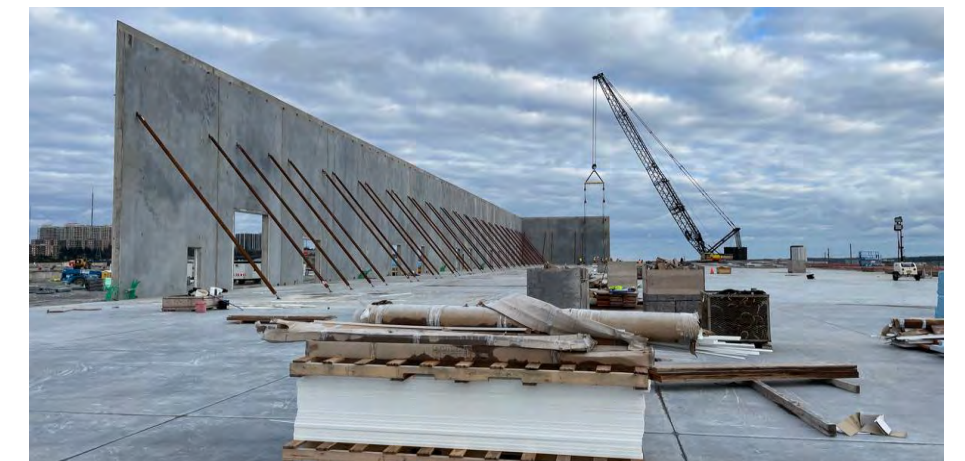
Candiac, QC

Photo of Zero Carbon development at 131 Blvd. Montcalm N., Candiac, Quebec (November 8, 2023).



Kirkland, QC

Photo of Zero Carbon development off Trans-Canada (Highway 40) in the Kirkland, QC (November 9, 2023).



Halifax, NS

Photo of Zero Carbon development in the Bayers Lake submarket of Halifax, NS (October 19, 2023).

Over **50 electric vehicle charger** installations completed across 11 properties located in Alberta, Ontario, and Quebec, with additional installations planned. **1.8 million square feet** of green building certifications (LEED/Zero Carbon) are underway for five properties, all of which are under development. Additionally, the REIT is exploring the feasibility of rooftop solar projects in collaboration with several tenants

Skyline Wealth Management Contacts



Team Member	Industry Experience	Role
 <div>Ray Pun Vice President, Wealth Solutions rpunn@skylinewealth.ca</div>	<i>20+ years of experience</i>	Responsible for the operational and financial performance of Skyline Wealth Management Inc., ensuring the sustainable growth and profitability of the business.
 <div>Mustafa Bukhari National Team Lead, Wealth Solutions mbukhari@skylinewealth.ca</div>	<i>12+ years of experience</i>	Responsible for managing Skyline Wealth Management’s Advisor team and sourcing new business opportunities to further expand Skyline Wealth Management’s investor base across Canada.
 <div>Christian Langman Institutional Sales, Wealth Solutions clangman@skylinewealth.ca</div>	<i>10+ years of experience</i>	Responsible for managing relations with portfolio managers and investment professionals, as well as educating them on the benefits of alternative assets.

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Appendix

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