



CURRENT INDUSTRIAL DEVELOPMENTS

Skyline Industrial REIT's portfolio is comprised of industrial assets located in strong Canadian markets. The portfolio's acquisition strategy focuses on assets in warehousing, logistics, and distribution sectors, located along major transportation routes.



From left to right:

Andy Fillmore, Mayor of Halifax; **Adam Waltman**, Vice President-Investments, Nicola Institutional Realty Advisors; **Mike Bonneveld**, President, Skyline Industrial REIT; **Ron Bastin**, Managing Director, Nicola Institutional Realty Advisors; **Paul Au**, Director, Nicola Institutional Realty Advisors; **Ben McFaul**, Manager-Development, Nicola Institutional Realty Advisors; **Alex LeLiever**, National Director of Leasing, Skyline Commercial Asset Management Inc.

Skyline Industrial REIT is capitalizing on the growing needs of the supply chain as it evolves and expands by developing new purpose-built industrial properties that maximize value for investors.

2022

151 - Rue Reverchon, Pointe-Claire, Montreal, QC



326,125 sq. ft. | **COMPLETED**

151 Avenue Reverchon is a 326,125 sq. ft. industrial development situated on a 15-acre site that was completed in Q1-2022 and is now fully owned by Skyline Industrial REIT. The property is 100% leased.

8300 Place Marien & 11215 Boulevard Metropolitain Est. Montreal-Est, QC



259,198 sq. ft. | **COMPLETED**

Place Marien is comprised of two buildings totaling 259,198 sq. ft. of industrial space situated on an 11.7-acre site. Completed and acquired by the REIT in 2022, the building is 100% leased.

2023

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



274,716 sq. ft. | **COMPLETED**

This joint venture development project is owned by RF Limited Partnership I and adds more than 270,000 sq. ft. of industrial space to Pointe-Claire, QC. Completed and acquired by the REIT in 2023, the building is 100% leased.

6100 Rue Notre Dame, Montreal-Est, QC



98,956 sq. ft. | **COMPLETED**

Notre Dame East is an industrial project that brings just under 98,956 sq. ft. of logistics space to the east end of the Island of Montreal. This development is owned by RF Limited Partnership I. Construction is now complete and the building is 100% leased.

3601 Avenue De la Gare, Mascouche, Montreal, QC



321,000 sq. ft. | **COMPLETED**

This joint venture industrial project brings approximately 321,000 sq. ft. of logistics space, including a 222,813 sq. ft. cold storage facility, to Congebec Mascouche, QC. Completed and acquired by the REIT in October 2023.

2024

Kirkland, Montreal, QC



590,949 sq. ft. | **CONSTRUCTION COMPLETED**



This three-phase, zero carbon, project will bring approximately 590,949 sq. ft. of logistics space to the west end of the Island of Montreal. The development is well located, with excellent exposure to Hwy. 40. This project was 44% pre-leased. The REIT sold their development interest in this project on November 12, 2024 for gross proceeds of \$24.0M to two JV Partners.

2025

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



126,000 sq. ft. | **CONSTRUCTION COMPLETED**



This project provides approximately 126,000 sq. ft. of industrial space to the heart of Candiac, QC. The development is owned by RF Limited Partnership I. Construction is complete and is 50% leased.

137 Boulevard Bellerose Ouest, Laval, QC



295,000 sq. ft. | **CONSTRUCTION COMPLETED**



This project will bring approximately 295,000 sq. ft. of purpose-built industrial space to Laval, QC. The development LEED and Carbon-Zero certified and is owned by RF Limited Partnership I and is 73% leased.

131 Boulevard Montcalm, Candiac, QC (Candiac 1.0)



491,000 sq. ft. | **CONSTRUCTION COMPLETED**



This project will bring approximately 491,000 sq. ft. of industrial space to the heart of Candiac, QC, in 2024. The development is owned by RF Limited Partnership I. The project is 62% leased.

125 & 265 Julius Boulevard, Halifax, NS (Bayers Lake)



401,000 sq. ft. | **CONSTRUCTION COMPLETED**



This multiphase, zero carbon development will bring approximately 401,000 sq. ft. to the Bayers Lake Business Park. The development is a joint venture. Project construction was completed in December 2024.



3601 Avenue de la Gare
Mascouche, QC

Skyline Industrial REIT focuses on underserved major markets to meet ever-increasing demand for larger logistics and warehousing facilities. These facilities allow for more efficient storage, distribution and last-mile services.



151 Avenue Reverchon
Pointe-Claire, QC

Rue Leon-Malouin, Coteau Du Lac, QC



300,000 sq. ft. | **CONSTRUCTION COMPLETED**

This project provides approximately 300,000 sq. ft. of industrial space to the City of Coteau Du Lac. The development is owned by RF Limited Partnership I. The space is being marketed for lease.

405 Huntmar Drive, Ottawa, ON (Kanata West)



480,000 sq. ft. | **CONSTRUCTION COMPLETED**

This two-building development will bring approximately 480,000 sq. ft. of logistics space to the Ottawa suburb of Kanata. The development is owned by RF Limited Partnership II. Construction was completed in December 2024. The project is 52% leased.

15804 - 15836 142 Street NW, Edmonton, AB (Rampart III)



97,726 sq. ft. | **CONSTRUCTION COMPLETED**

This industrial development has added 97,726 sq. ft. to the existing Rampart Business Park owned by the REIT. The development is 100% owned by Skyline Industrial REIT. The space is being marketed for lease.

575 Dealership Drive, Ottawa, ON



322,000 sq. ft. | **PLANNING & DESIGN** | Available Q4-2026

This two-building industrial development will bring approximately 322,000 sq. ft. of logistics space to Ottawa. The development is owned by RF Limited Partnership II. Construction is projected to commence in 2025 and has a target completion date in 2026, subject to partner approval to proceed.

Skyline Industrial REIT is proud to have the following companies as joint venture partners for the development of best-in-class industrial assets across Canada:



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The information and content mentioned herein are for informational purposes only. Dimensions, renderings, specifications, and construction details are approximate and are subject to change without notice.



151 Avenue Reverchon
Pointe-Claire, QC