

Summit II REIT

Summit Industrial Income REIT

Investor Fact Sheet

Q4 2013

Profile:

Summit Industrial Income Real Estate Investment Trust is an unincorporated open-end trust focused on growing and managing a portfolio of light industrial properties across Canada. Currently the REIT owns 30 properties well-located in five Canadian provinces aggregating approximately 3.3 million square feet of gross leaseable area. The REIT is managed by Sigma Asset Management Limited, composed of an experienced and proven team of real estate professionals responsible for a ten-year 20% compound annual return generated for investors with the former Summit REIT.

Quick Facts

Stock Exchange:	TSX (SMU.UN)
Units Outstanding:	18.1 million
Manager/Principals Interest	12%
Investor Contact:	Mr. Paul Dykeman Chief Executive Officer (902) 405-8813 pmdykeman@sigmarea.com

Why Invest in Summit II REIT?

- Solid industry fundamentals provide stable secure and growing cash flows
 - Highly fragmented asset class provides consolidation opportunity
- Strong portfolio growth
 - \$224 million in acquisitions in 2013
- Attractive current cash yield
 - Annual \$0.49 per Unit distribution
- Experienced, proven management team
 - Fully aligned with 12% principals' interest



Recent Events:

- ✓ Assumed management in September 2012
- ✓ Conservative 75% AFFO payout ratio in 2013
- ✓ Attractive and accretive financing for recent acquisitions
- ✓ Trust Units moved to TSX effective Nov .11, 2013
- ✓ Successful leasing renews majority of 2014 expiries and head lease space



SUMMARY OF QUARTERLY RESULTS:

Quarter ended (\$,000 except per Unit amounts)	Dec. 31, 2013	Sept. 30, 2013	June 30, 2013	March 30, 2013
Revenue from Income properties	7,570	6,139	5,655	2,683
Net Operating Income (NOI)	5,330	4,634	4,419	2,109
Funds from Operations (FFO)	2,934	2,866	2,715	1,229
FFO per Unit ⁽¹⁾	\$0.16	\$0.16	\$0.15	\$0.11
Adjusted Funds from Operations (AFFO)	2,677	2,595	2,502	1,161
AFFO per Unit ⁽¹⁾	\$0.15	\$0.14	\$0.14	\$0.11
Weighted Average Units Outstanding	18,126	18,083	18,029	11,094
FFO Payout Ratio (%)	75.6%	77.2%	81.3%	-
AFFO Payout Ratio (%)	82.9%	85.3%	88.2%	-
As at	Dec. 31, 2013	Sept. 30, 2013	June 30, 2013	March 30, 2013
Total Debt to Gross Book Value (%)	60.9%	60.3%	53.9%	54.6%
Debt Service Coverage (times)	1.93	2.06	2.14	2.48
Interest Coverage (times)	2.74	2.88	2.89	2.98

⁽¹⁾ Includes additional one-time, non-recurring general and administrative costs of \$197,000, or \$0.011 FFO per unit and AFFO per unit, in the fourth quarter relating to the REIT's move from the TSXV to the TSX on November 11, 2013.

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