

Summit II REIT

Summit Industrial Income REIT

Investor Fact Sheet

First Quarter 2017 – May 9, 2017

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 interests in 60 properties well-located in five Canadian provinces aggregating approximately 6.4 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 over 20% compound annual return generated for investors with the former Summit REIT.

Quick Facts

Stock Exchange:	TSX (SMU.UN)
Units Outstanding:	42.6 million
Insiders' Interest	11.4%
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 opportunities
- Strong portfolio growth
 - Targeting select high growth Canadian markets
- Attractive current cash yield
 - Annual \$0.516 per Unit distribution
- Experienced, proven management team
 - Fully aligned with 11.4% insiders' interest



Recent Events:

- ✓ Strong property operations, focused on accelerated growth
- ✓ Acquisitions expand presence in vibrant GTA / Montreal markets
- ✓ Re-entry into Calgary, Edmonton markets with strong cap rates
- ✓ Attractive and accretive acquisition financing
- ✓ Joint venture partnerships to drive additional growth
- ✓ Only 3.8% of lease portfolio maturing in 2017
- ✓ 2.4% increase in monthly cash distributions announced in May 2017



FINANCIAL HIGHLIGHTS

	Q1 2017	Q1 2016	2016	2015	2014	2013
(\$,000 except per Unit amounts)						
Portfolio Occupancy	99.7%	99.8%	98.9%	98.1%	100.0%	98.9%
Revenue	12,971	10,164	44,950	38,377	28,740	22,047
Net Operating Income (NOI)	8,505	6,858	30,253	26,512	21,214	16,492
Funds from Operations (FFO)	5,535	4,323	19,635	16,980	12,447	9,707
FFO per Unit	\$0.138	\$0.149	\$0.610	\$0.593	\$0.588	\$0.593
Weighted Average Units Outstanding	40,003	28,961	32,178	28,628	21,164	16,356
FFO Payout Ratio	91.1%	84.4%	82.6%	85.0%	84.9%	68.7%
Total Debt to Gross Book Value	53.2%	55.4%	54.0%	53.7%	55.2%	60.9%
Wtd. Avg. Mortgage Interest Rate	3.38%	3.47%	3.43%	3.52%	3.68%	3.68%
Wtd. Avg. Mortgage Term to Maturity	4.4 yrs	4.5 yrs	4.5 yrs	4.5 yrs	4.5 yrs	5.0 yrs