

Summit II REIT

Summit Industrial Income REIT

Investor Fact Sheet

Q2 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 29* 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 Venture (SMU.UN) |
| Units Outstanding: | 18.1 million |
| Manager Interest | 10.2% |
| Investor Contact: | Mr. Paul Dykeman Chief Executive Officer (902) 405-8813 pmdykeman@sigmare.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 to date in 2013
- Attractive current cash yield
 - Annual \$0.49 per Unit distribution
- Experienced, proven management team
 - Fully aligned with 10.2% ownership interest



Recent Events:

- ✓ Assumed management in September 2012
- ✓ Acquired 15 properties for \$171.2 million totaling 2.0 million sq. ft.
- ✓ Committed to acquire 7 properties for \$52.7 million totaling 653,000 sq. ft.
- ✓ DRIP launched with 5% bonus currently with 13.2% participation
- ✓ Conservative 81.3% FFO payout ratio in Q2 2013



SUMMARY OF QUARTERLY RESULTS:

| (\$,000 except per Unit amounts) | June 30, 2013 | March 30, 2013 | Dec. 31, 2012 | Sept. 30, 2012 |
|---------------------------------------|---------------|----------------|---------------|----------------|
| Revenue from Income properties | 5,655 | 2,683 | 1,670 | 306 |
| Net Operating Income (NOI) | 4,419 | 2,109 | 1,237 | 311 |
| Funds from Operations (FFO) | 2,715 | 1,229 | 778 | 33 |
| FFO per Unit | \$0.15 | \$0.11 | \$0.11 | \$0.04 |
| Adjusted Funds from Operations (AFFO) | 2,502 | 1,161 | 720 | 33 |
| AFFO per Unit | \$0.14 | \$0.11 | \$0.10 | \$0.04 |
| Weighted Average Units Outstanding | 18,029 | 11,094 | 6,893 | 940 |
| FFO Payout Ratio (%) | 81.3% | - | - | - |
| AFFO Payout Ratio (%) | 88.2% | - | - | - |
| Total Debt to Gross Book Value (%) | 53.9% | 54.6% | 47.0% | 40.7% |
| Debt Service Coverage (times) | 2.04 | 2.48 | 2.39 | 2.64 |
| Interest Coverage (times) | 2.90 | 2.98 | 2.40 | 3.37 |

* Includes properties under contract

www.summitllreit.com