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GROWTH & EXPERIENCE PROFILE
HIGHLIGHTS

1. Expanding and strengthening property portfolio
2. Generating strong quarterly growth in all performance metrics
3. Capitalizing on experienced and proven operating platform
4. Accretively financing growth & recycling capital
CAPITALIZING ON OUR EXPERIENCE

Years ended December 31

Revenues

<table>
<thead>
<tr>
<th>Year</th>
<th>($,000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$0</td>
</tr>
<tr>
<td>2013</td>
<td>$5,000</td>
</tr>
<tr>
<td>2014</td>
<td>$15,000</td>
</tr>
</tbody>
</table>

AFFO

<table>
<thead>
<tr>
<th>Year</th>
<th>($,000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$0</td>
</tr>
<tr>
<td>2013</td>
<td>$5,000</td>
</tr>
<tr>
<td>2014</td>
<td>$10,000</td>
</tr>
</tbody>
</table>
## As at September 30, 2015

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annualized Cash Distribution</td>
<td>$0.504</td>
</tr>
<tr>
<td>Current Yield</td>
<td>~8.4%</td>
</tr>
<tr>
<td>2015 AFFO Payout Ratio</td>
<td>91.4%</td>
</tr>
<tr>
<td>(Plus Realized Gain &amp; Special Distribution in Q2 2015)</td>
<td></td>
</tr>
<tr>
<td>Units Outstanding</td>
<td>28.8 M</td>
</tr>
<tr>
<td>Market Capitalization</td>
<td>$175 M</td>
</tr>
<tr>
<td>Listed Toronto Stock Exchange</td>
<td>SMU.UN</td>
</tr>
</tbody>
</table>
STRENGTHENING PORTFOLIO

• Acquired interests in 11 properties to date in 2015
  – Added 850,646 square feet of GLA
  – Total purchase price of $79.0 million

• Strong 6.95% average cap rate

• All well-below replacement cost

• Properties to make strong full year’s contribution in 2016

• Sold 75% interest in two properties in Q2 2015
  – $24.9 million in proceeds / $2.0 million realized gain
  – Directed proceeds to growth in core GTA, Montreal markets
TARGET GTA MARKET

Stable and growing market:
- Low availability & vacancy rates
- Absorption outpacing new supply

Supply constrained market:
- Rising development charges
- Increased construction costs
- Growing land preservation initiatives

Increasing Monthly Rents

Perfect Time to Expand in GTA
Established credible JV partner:
- High quality assets
- Newer properties
- Longer term leases

Example – Elopak property:
- Brand new building
- Quality tenant
- Twenty-year lease
- Solid annual rent escalations

High Quality Assets

Replicate Montreal JV Model in GTA
QUALITY PORTFOLIO

As at September 30, 2015

British Columbia
- 2 properties
- 21,700 sq ft

Alberta
- 2 properties
- 76,163 sq ft

New Brunswick
- 1 property
- 42,369 sq ft

Ontario
- 29 properties
- 3.6M sq ft
- 71.7% in GTA

Quebec
- 11 properties
- 635,811 sq ft
- 14.4% in MTRL

45 Properties
4.4 million sq. ft. GLA
99.1% occupied
ENHANCING UNITHOLDER VALUE

1.6 cents per Unit

SPECIAL DISTRIBUTION
June 2015

Benefiting from Property Sales
STRAONG REAL ESTATE SECTOR
## SOLID FUNDAMENTALS

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Benefit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Broad customer base</td>
<td>Stable cash flow</td>
</tr>
<tr>
<td>Light industrial activities</td>
<td>Low maintenance and capex</td>
</tr>
<tr>
<td>Domestic business focus</td>
<td>Use of relationships</td>
</tr>
<tr>
<td>Fragmented ownership</td>
<td>Consolidation opportunities</td>
</tr>
<tr>
<td>Short development timeline</td>
<td>Prudent new supply of space</td>
</tr>
<tr>
<td>High levels of liquidity</td>
<td>Strong deal flow</td>
</tr>
<tr>
<td>Stable &amp; growing markets</td>
<td>High occupancy</td>
</tr>
</tbody>
</table>
Canadian industrial sector ownership:

- 47% owner-occupied / 53% investor owned
- 4.2% vacancy / 5.6% availability

<table>
<thead>
<tr>
<th>City</th>
<th>Inventory (sf mm)</th>
<th>Availability Rate (%)</th>
<th>Average Rent (psf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vancouver</td>
<td>182.3</td>
<td>5.9%</td>
<td>$8.26</td>
</tr>
<tr>
<td>Edmonton</td>
<td>111.2</td>
<td>7.0%</td>
<td>$11.37</td>
</tr>
<tr>
<td>Calgary</td>
<td>127.0</td>
<td>6.3%</td>
<td>$7.35</td>
</tr>
<tr>
<td>Toronto</td>
<td>755.3</td>
<td>4.1%</td>
<td>$5.33</td>
</tr>
<tr>
<td>Ottawa</td>
<td>29.8</td>
<td>6.5%</td>
<td>$8.75</td>
</tr>
<tr>
<td>Montreal</td>
<td>300.4</td>
<td>7.5%</td>
<td>$5.28</td>
</tr>
<tr>
<td>Halifax</td>
<td>11.8</td>
<td>9.5%</td>
<td>$7.61</td>
</tr>
</tbody>
</table>

Source: CBRE Global Research and Consulting Q3 2015
FINANCIAL REVIEW
## STRONG 2014 RESULTS

<table>
<thead>
<tr>
<th>Year ended December 31, ($,000 except per Unit amounts)</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue from Income properties</td>
<td>28,740</td>
<td>22,047</td>
</tr>
<tr>
<td>Net Operating Income</td>
<td>21,214</td>
<td>16,492</td>
</tr>
<tr>
<td>Funds from Operations (FFO)</td>
<td>12,447</td>
<td>9,707</td>
</tr>
<tr>
<td>FFO per Unit</td>
<td>$0.588</td>
<td>$0.593</td>
</tr>
<tr>
<td>Adjusted Funds from Operations (AFFO)</td>
<td>11,032</td>
<td>8,875</td>
</tr>
<tr>
<td>AFFO per Unit</td>
<td>$0.521</td>
<td>$0.543</td>
</tr>
<tr>
<td>AFFO Payout Ratio</td>
<td>95.8%</td>
<td>75.2%</td>
</tr>
<tr>
<td>Weighted Avg. Units Outstanding</td>
<td>+29.4%</td>
<td></td>
</tr>
</tbody>
</table>
GROWTH CONTINUES IN 2015

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue from Income properties</td>
<td>28,669</td>
<td>21,208</td>
</tr>
<tr>
<td>Net Operating Income</td>
<td>19,770</td>
<td>15,755</td>
</tr>
<tr>
<td>Funds from Operations (FFO)</td>
<td>12,665</td>
<td>9,196</td>
</tr>
<tr>
<td>FFO per Unit</td>
<td>$0.444</td>
<td>$0.450</td>
</tr>
<tr>
<td>Adjusted Funds from Operations (AFFO)</td>
<td>10,328</td>
<td>8,027</td>
</tr>
<tr>
<td>AFFO per Unit</td>
<td>$0.362</td>
<td>$0.393</td>
</tr>
<tr>
<td>AFFO Payout Ratio*</td>
<td>91.4%</td>
<td>62.5%</td>
</tr>
<tr>
<td>Weighted Avg. Units Outstanding</td>
<td>+39.8%</td>
<td></td>
</tr>
</tbody>
</table>

* Plus net realized gain (loss) and special distribution in Q2 2015
## SOLID FINANCIAL POSITION

<table>
<thead>
<tr>
<th>As at</th>
<th>Sept. 30, 2015</th>
<th>Sept. 30, 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Assets ($,000)</strong></td>
<td>403,693</td>
<td>311,542</td>
</tr>
<tr>
<td><strong>Leverage Ratio</strong></td>
<td>54.1%</td>
<td>51.7%</td>
</tr>
<tr>
<td><strong>Wtd. Avg. Effective Interest Rate</strong></td>
<td>3.52%</td>
<td>3.68%</td>
</tr>
<tr>
<td><strong>Debt Service (times)</strong></td>
<td>1.76</td>
<td>1.74</td>
</tr>
<tr>
<td><strong>Interest Coverage (times)</strong></td>
<td>2.92</td>
<td>2.60</td>
</tr>
</tbody>
</table>

**Capacity & Flexibility for Continued Growth**
Lease Maturities by Year
(at September 30, 2015)

Lease Rollover (sq. ft.)

<table>
<thead>
<tr>
<th>Year</th>
<th>Lease Rollover</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>2.5%</td>
</tr>
<tr>
<td>2016</td>
<td>8.7%</td>
</tr>
<tr>
<td>2017</td>
<td>9.7%</td>
</tr>
<tr>
<td>2018</td>
<td>9.0%</td>
</tr>
<tr>
<td>2019</td>
<td>14.5%</td>
</tr>
<tr>
<td>Thereafter</td>
<td>55.6%</td>
</tr>
</tbody>
</table>

STABLE CASH FLOW / SECURE DISTRIBUTIONS
Mortgage Maturities by Year
(at September 30, 2015)

Principal Repayments $ millions

Wtd. Avg. Effective Interest Rate

- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- Thereafter
SUCCESSFUL LEASING PROGRAM

- 5.7 year average remaining lease term
- 1.6% average annual contractual rent increases
- Modest lease renewals over next three years
- Proactively renewing leases in advance of expiry date
  - Strong relationships with blue-chip tenants
- Leasing of head lease space now confirmed
GROWTH & EXPERIENCE
ENHANCING VALUE
Acquire high quality industrial properties

- New, well maintained, low capex
- Focus on multi-tenant properties
- Priced below replacement cost
- Main focus on GTA / Montreal markets

All acquisitions must be accretive

- Strong 300bp spread between cap rates & cost of debt
ORGANIC GROWTH

Strong industry fundamentals
- Decades of stability
- Broad diverse tenant base
- Low capex, maintenance and tenant costs

Industry-leading operating company
- Standard leases with built-in rent escalators
- Ensure tenants in appropriate properties
- Sound tenant covenants

Economies of scale and operating synergies

Growth in Cash Flow
Partnerships for co-ownerships, development & re-development

Proven expertise in asset management / leasing

Strong relationships with local developers

High Value ROI
TWO NEW JV PARTNERS

Sale of 75% interest in three non-core properties
- $6.6 million total realized gain
- Strong relationship with major institution
- Exploring further transactions & acquisitions

Purchase of 50% interest in Montreal portfolio
- Montoni Group
- Respected developer of LEED-certified properties
- Own 1.1 million sq.ft. industrial properties
- Another 1.4 million sq.ft. under development
AN EXCITING FUTURE

Proven, experienced management team:
– Combined 90+ years experience
– Grew original Summit REIT into Canada’s largest industrial REIT
  • 20% compounded annual return from 1996 – 2006
– Fully aligned with 13.4% ownership interest

Strong and growing property portfolio:
– Institutional quality portfolio 4.4 million sq. ft. of GLA
– Weighted average lease term to maturity of 5.7 years
– Fully occupied at 99.1%
– 1.6% annual contractual rent increases

Significant growth potential:
– Extensive network to acquire properties at attractive valuations
– Scalable platform for growth
– Industrial sector highly fragmented – consolidation opportunity
– Liquidity and resources available to capitalize on growth potential
APPENDICES
## CREDIT WORTHY TENANTS

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Location</th>
<th>GLA</th>
<th>% of Total Base Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Van-Rob Inc.</td>
<td>Aurora, ON</td>
<td>322,187</td>
<td>8.0%</td>
</tr>
<tr>
<td>Bellwyck Packaging</td>
<td>Multiple GTA, ON</td>
<td>261,746</td>
<td>5.1%</td>
</tr>
<tr>
<td>Ford Motor Company of Canada</td>
<td>Mississauga, ON</td>
<td>220,000</td>
<td>5.0%</td>
</tr>
<tr>
<td>Canplas Industries</td>
<td>Barrie, ON</td>
<td>216,460</td>
<td>4.8%</td>
</tr>
<tr>
<td>Elopak</td>
<td>Boisbriand, QC</td>
<td>154,166</td>
<td>4.7%</td>
</tr>
<tr>
<td>Giant Tiger Stores</td>
<td>Brockville, ON</td>
<td>68,093</td>
<td>3.9%</td>
</tr>
<tr>
<td>Renin Corp</td>
<td>Brampton, ON</td>
<td>148,832</td>
<td>3.4%</td>
</tr>
<tr>
<td>Ventra Group</td>
<td>Mississauga, ON</td>
<td>163,000</td>
<td>3.2%</td>
</tr>
<tr>
<td>Magna International</td>
<td>Brampton, ON</td>
<td>150,044</td>
<td>3.0%</td>
</tr>
<tr>
<td>Associated Brands</td>
<td>Etobicoke, ON</td>
<td>142,386</td>
<td>2.9%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>1,846,914</td>
<td><strong>44.0%</strong></td>
</tr>
</tbody>
</table>
Proven track record of growth:
– Accretively acquired over 33 million square feet of industrial assets
– Assembled Canada’s largest industrial portfolio

Best-in-class asset managers:
– Built a national operating platform
– Steady, stable occupancies and tenant retention

Industry leaders:
– Innovative leasing, cost savings and operating programs
– Proven track record in raising growth capital

Value-add expertise:
– Assembled 900 acre land portfolio
– Developed / re-developed over 4 million square feet

National relationships:
– Well-connected, respected management team
– Successfully created partnerships to enhance value
MANAGEMENT TEAM

Lou Maroun | Chairman, Sigma Asset Management Limited
- 33 years experience in the commercial real estate industry
- Previously CEO of Summit REIT, Canada’s largest industrial REIT

Paul Dykeman | CEO, Sigma Asset Management Limited
- 25 years experience in the commercial real estate industry
- Previously CFO of Summit REIT, Canada’s largest industrial REIT

Ross Drake | CFO, Sigma Asset Management Limited
- 23 years experience in the commercial real estate industry
- Previously Senior Vice President of Research & Analysis at ING Real Estate Canada

Jonathan Robbins | VP of Acquisitions, Sigma Asset Management Limited
- 24 years experience in the commercial real estate industry
- Previously the Vice President of Investments at Summit REIT

Kimberley Hill | VP of Asset Management, Sigma Asset Management Limited
- 24 years experience in the commercial real estate industry
- Previously the Senior Vice President of Asset Management at ING Real Estate Canada
### Asset Management Fee
- 0.25% of gross book value

### Acquisition Fee
- On each acquisition, (i) 1% on the first $50 million; (ii) 0.75% on the next $50 million; (iii) 0.50% on the balance greater than $100 million
- Acquisition fee removed upon reaching a gross book value of $1 billion

### Initial Term
- 10 years

### Fully Aligned
- Manager / Principles own 13.4% of Trust Units, will continue to invest going forward