

Summit II REIT

Summit Industrial Income REIT

Investor Fact Sheet

Q1 2016

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 49 properties well-located in five Canadian provinces aggregating approximately 4.6 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: 29.0 million

Insiders' Interest 13.9%

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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 high growth GTA and Montreal markets
- Attractive current cash yield
 - Annual \$0.504 per Unit distribution
- Experienced, proven management team
 - Fully aligned with 13.9% insiders' interest



Recent Events:

- ✓ Strong property operations, focused on accelerated growth
- ✓ Acquisitions expand presence in vibrant GTA / Montreal markets
- ✓ Attractive and accretive acquisition financing
- ✓ New joint venture partnerships to drive additional growth
- ✓ Interest in first value-add property acquired in Montreal
- ✓ Only 2.8% of lease portfolio remaining to mature in 2016



FINANCIAL HIGHLIGHTS

(\$,000 except per Unit amounts)	Q1 2016	Q1 2015	2015	2014	2013
Portfolio Occupancy	99.8%	100.0%	97.8%	100.0%	98.9%
Revenue	10,164	9,049	38,377	28,740	22,047
Net Operating Income (NOI)	6,858	6,299	26,512	21,214	16,492
Funds from Operations (FFO)	4,323	4,098	17,003	12,447	9,707
FFO per Unit	\$0.149	\$0.145	\$0.594	\$0.588	\$0.593
Weighted Average Units Outstanding	28,961	28,226	28,628	21,164	16,356
FFO Payout Ratio	84.4%	86.8%	85.0%	84.9%	68.7%
Total Debt to Gross Book Value	55.4%	55.3%	53.7%	55.2%	60.9%
Wtd. Avg. Mortgage Interest Rate	3.47%	3.57%	3.52%	3.68%	3.68%
Wtd. Avg. Mortgage Term to Maturity	4.5 yrs	5.1 yrs	4.5 yrs	4.5 yrs	4.9 yrs