

Summit II REIT

Summit Industrial Income REIT

Investor Fact Sheet

Second Quarter 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:	52.5 million
Insiders' Interest	10.0%
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 10.0% 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
- ✓ Only 2.9% of lease expiries remain in 2017
- ✓ 2.4% increase in monthly cash distributions announced in May 2017
- ✓ 4 acquisitions under contract or agreement to add 1.0 million sq. ft. to portfolio in Q3



FINANCIAL HIGHLIGHTS

(\$,000 except per Unit amounts)	6 months 2017	6 months 2016	2016	2015	2014	2013
Portfolio Occupancy	99.7%	100.0%	98.9%	98.1%	100.0%	98.9%
Revenue	26,789	20,668	44,950	38,377	28,740	22,047
Net Operating Income (NOI)	18,335	13,882	30,253	26,512	21,214	16,492
Funds from Operations (FFO)	11,946	8,796	19,635	16,980	12,447	9,707
FFO per Unit	\$0.289	\$0.299	\$0.610	\$0.593	\$0.588	\$0.593
Weighted Average Units Outstanding	41,370	29,448	32,178	28,628	21,164	16,356
FFO Payout Ratio	88.0%	84.4%	82.6%	85.0%	84.9%	68.7%
Total Debt to Gross Book Value	44.9%	51.4%	54.0%	53.7%	55.2%	60.9%
Wtd. Avg. Mortgage Interest Rate	3.34%	3.45%	3.43%	3.52%	3.68%	3.68%
Wtd. Avg. Mortgage Term to Maturity	4.2 yrs	4.8 yrs	4.5 yrs	4.5 yrs	4.5 yrs	5.0 yrs