NICOLA REAL ESTATE

Nicola U.S. Real Estate Limited Partnership Quarterly Report | Q3 2025

Objective

The Nicola U.S. Real Estate Limited Partnership's (NUSRELP) objective is to provide clients of Nicola Wealth access to long-term investments in real estate throughout the United States (U.S.). Returns are generated from rental income, capital appreciation and historically stable distributions primarily from net operating income.

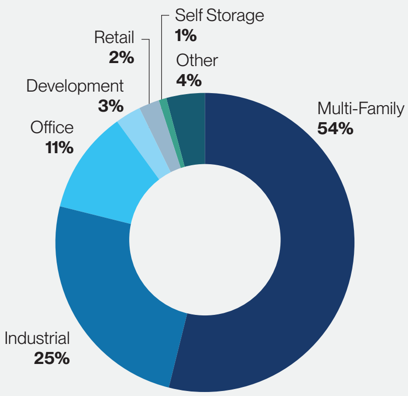
Strategy

NUSRELP invests in income-producing properties with a long-term investment horizon. This includes a limited amount of "build-to-own" development properties. The portfolio is diversified by asset type (multi-family, industrial, office, retail and self storage) and geographic location across the U.S.

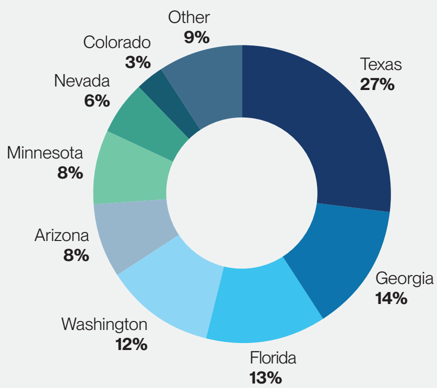
Stated in U.S. Dollars

Gross Asset Value

GROSS ASSET VALUE BY TYPE



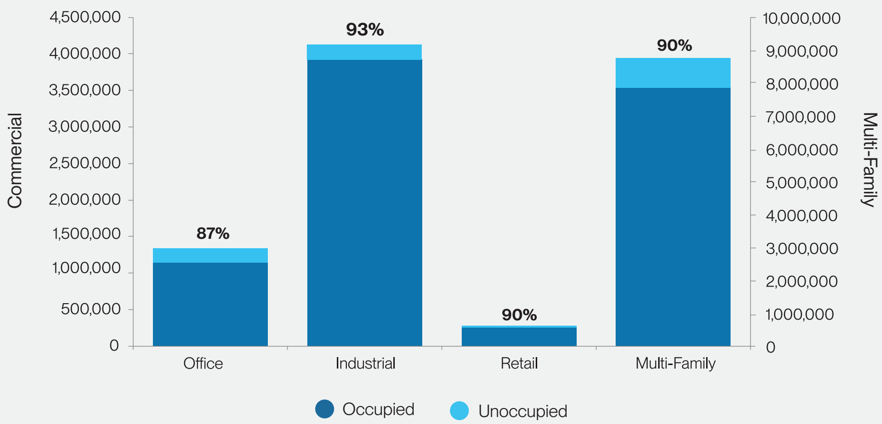
GROSS ASSET VALUE BY LOCATION



Key Statistics

Inception Date	**June 2010**
Net Asset Value	**$1.456 Billion**
NAV Per Unit (Class O)	**$172.37**
Number of Assets	**181**
Total Asset Value	**$3.474 Billion**
Debt Leverage Ratio	**51.9%**
Trailing 12 Month Distribution	**4.7%**
Total Square Feet	**14,400,405**
Portfolio Occupancy*	**90.5%**
Average Cap Rate*	**5.7%**
Average Cost of Debt	**4.6%**

Portfolio Occupancy by Square Foot



Development properties and non-stabilized completed projects are not included in the occupancy calculation. Additionally, any income generated during the holding, construction, and stabilization period is not considered in the LP's weighted cap rate determination. However, the value of the development properties and non-stabilized completed projects are included within Net Asset Value.

Returns for the period ending September 30, 2025

Year-to-date	**-2.4%**
1 year	**-1.8%**
3 year	**0.0%**
5 year	**6.4%**
10 year	**8.8%**
Since Inception	**9.5%**

Investment Activity

	Current Quarter	Value
Acquisitions	**1**	**$4.5M**
Dispositions	-	-
Acquisitions Under Contract	-	-
Dispositions Under Contract	**2**	**$21.4M**

Mason Creek Office Center - 21420 Merchants Way, Katy, TX

Project Description: Originally acquired in 2015, this property is comprised of a single-tenant 135,716-sf office building leased to a high-profile insurance company. The original 10-year lease with the tenant was set to expire later this year and a five-year extension was recently completed. The lease extension helps de-risk the asset, helps support cash flow and preserves the property valuation.

6131 West Van Buren Street, Phoenix, AZ

Project Description: Originally acquired in 2021, this property is comprised of three industrial buildings, situated on 13 acres of land in West Phoenix, in close proximity to Interstate 10 and Phoenix Sky Harbor Airport. After the previous tenant vacated, a new 44,874-sf lease was completed for an entire building. The remaining space is being marketed for lease and has received good interest.

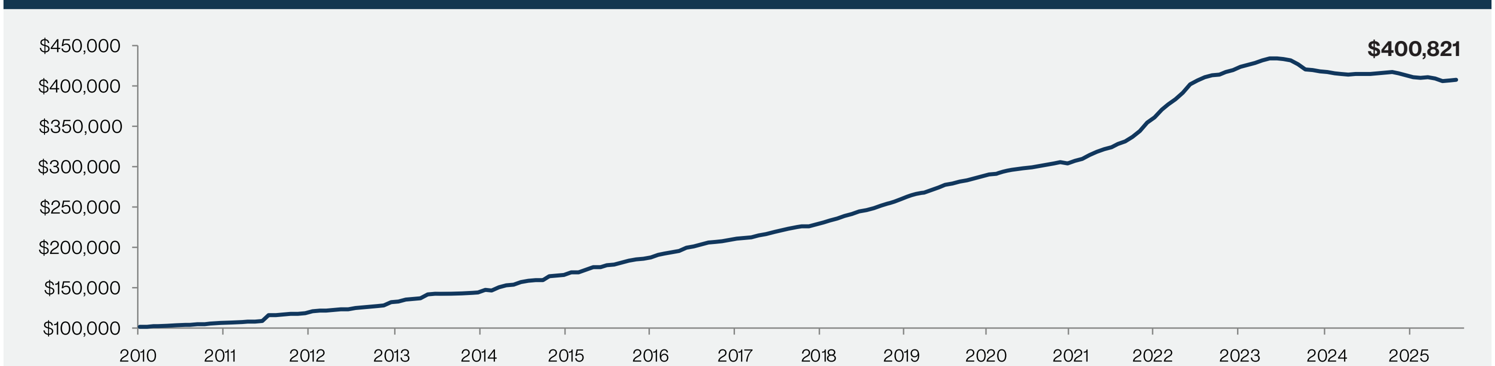
Par Mac 200 – 11011 120th Avenue NE, Kirkland, WA

Project Description: This property is comprised of a two-tenant industrial building totaling 27,342 sf located in Kirkland, a submarket on Seattle's Eastside. The asset was originally acquired in 2021 and a firm and binding contract of purchase and sale was finalized this quarter. The sale closed in early Q4.

Multi Property Re-Financing – WA, TX and AZ

Project Description: In August, a term sheet was signed to re-finance five industrial and office assets totaling 810,655 sf in Washington, Texas, and Arizona with a portfolio loan. The new loan facility is structured with interest-only payments at an attractive rate, which will help enhance the free cash flow from the properties. The portfolio structure also provides greater flexibility in the event that assets are sold, and an accordion feature allows other properties to be financed under the same loan. The financing closed in early Q4.

$100,000 Invested Since Inception



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