NICOLA
REAL ESTATE

Nicola Canadian Real Estate Limited Partnership Quarterly Report | Q4 2025

Objective

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

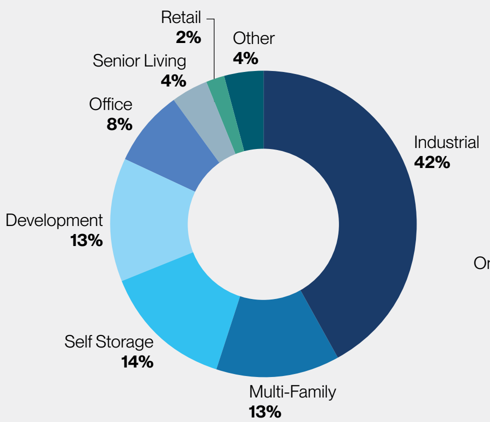
Strategy

NCRELP 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 (industrial, self storage, senior living, multi-family, office and retail) and geographic location across Canada.

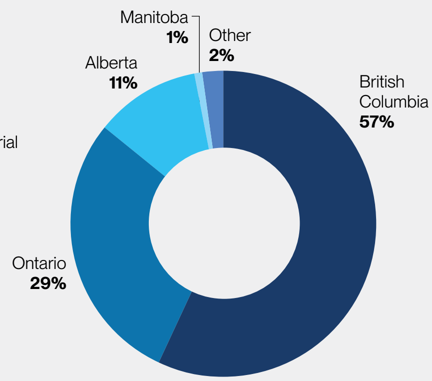
Stated in Canadian Dollars

Gross Asset Value

GROSS ASSET VALUE BY TYPE



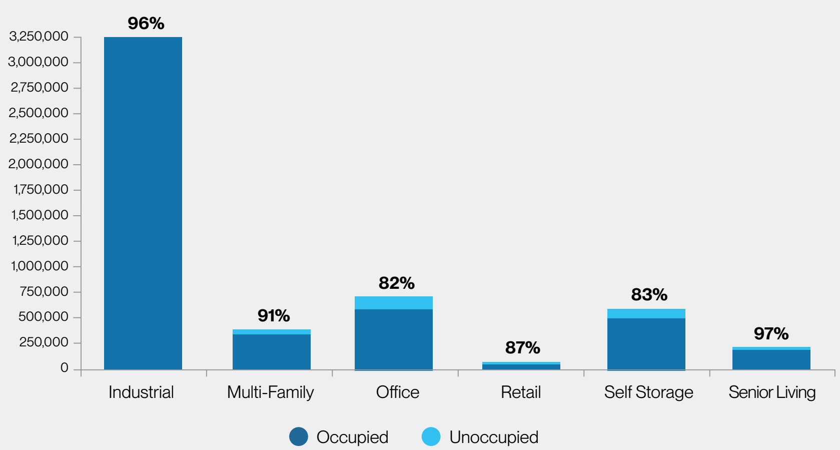
GROSS ASSET VALUE BY LOCATION



Key Statistics

Inception Date	December 2005
Net Asset Value	$1.270 Billion
NAV Per Unit (Class O)	$147.60
Number of Assets	94
Total Asset Value	$2.691 Billion
Debt Leverage Ratio	49.5%
Trailing 12 Month Distribution	3.3%
Total Square Feet	5,603,155
Portfolio Occupancy*	92.5%
Average Cap Rate*	5.4%
Average Cost of Debt	4.3%

Portfolio Occupancy by Square Foot



Returns for the period ending December 31, 2025

Year-to-date	1.6%
1 year	1.6%
3 year	2.0%
5 year	7.3%
10 year	7.7%
Since Inception	8.6%

Investment Activity

	Current Quarter	Value
Acquisitions	-	-
Dispositions	1	$24.3M
Acquisitions Under Contract	-	-
Dispositions Under Contract	-	-

** 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.*

Bronte Station Business Park – Oakville, ON

Project Description: Completed in 2024, this project is comprised of a two-building industrial development totaling approximately 367,000 sf, located in close proximity to the QEW Highway in Oakville. The first building of 76,000 sf was 100% pre-leased to two tenants prior to construction completion. In December 2025, a new lease was completed with a distribution tenant for the entire second building totaling approximately 291,000 sf. This property is now 100% leased and de-risked, which will support the replacement of construction financing with term financing. This building is intended to be retained long term as part of NCRELP's "build-to-own" strategy.

25 Dyas Road – Toronto, ON

Project Description: Originally acquired in 2019, this property is comprised of a 74,717-sf flex office property located in the Don Mills commercial sub-market in close proximity to the Don Valley Parkway. After the previous tenant relocated, the property was marketed for lease or sale. In December 2025, an owner-occupier purchased the property at a price that resulted in a favourable outcome for NCRELP.

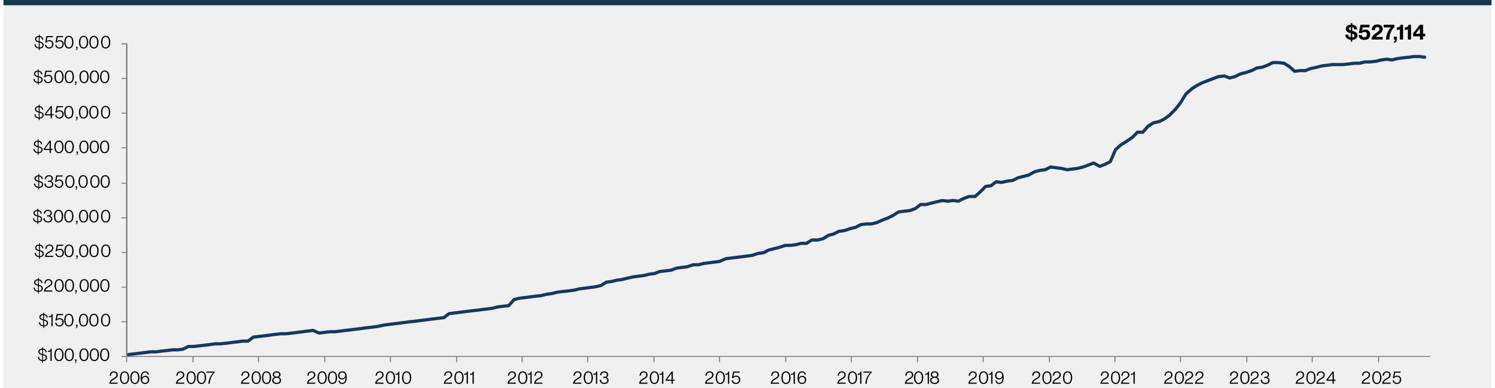
Origin at Longwood – 6205 Oliver Road, Nanaimo, BC

Project Description: This property is a 176-unit senior living residence located in close proximity to Nanaimo North Town Centre. In October 2025, the property was re-financed through CMHC's MLI Select Financing program. The re-financing was secured at a favourable interest rate and 40-year amortization which enhances the property's cash flow after debt service. The property continues to benefit from a healthy occupancy rate which was consistently over 98% during Q4 2025.

Deerfoot Junction II – Calgary, AB

Project Description: Originally acquired in 2012, this property is comprised of a 47,048-sf low-rise office building located in northeast Calgary. In December 2025, a new lease for the entire building was completed. This new lease helps de-risk the asset, supports cash flow and will support an increase in the property's valuation. This building is adjacent to Deerfoot Junction I & III which are also held within NCRELP.

$100,000 Invested Since Inception



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