NICOLA
REAL ESTATE

Nicola Canadian Real Estate Limited Partnership Quarterly Report | Q2 2026

Objective

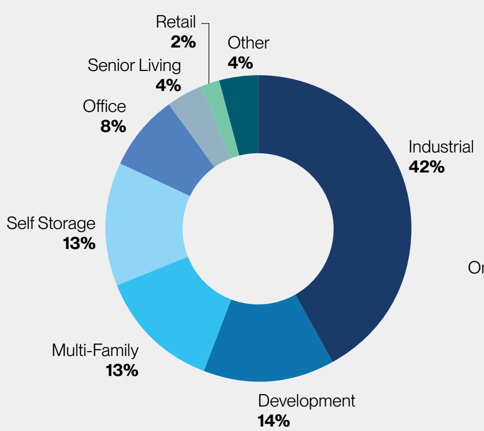
Nicola Canadian Real Estate Limited Partnership's (NCRELP) objective is to provide clients of Nicola Wealth access to long-term investments in real estate throughout Canada. Returns are generated from rental income, capital appreciation and historically stable distributions primarily from net operating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

Strategy

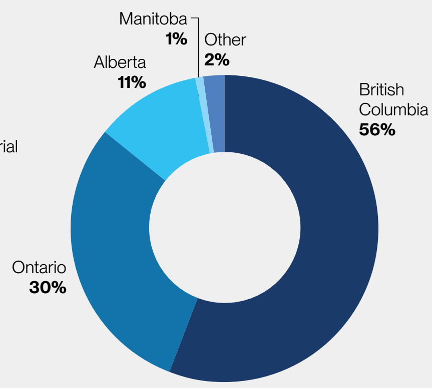
NCRELP invests in income-producing properties with a long-term investment horizon. This includes a limited amount of "build-to-own" development properties. The portfolio is diversified by asset type (industrial, self storage, senior living, multi-family, office and retail) and geographic location across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

Gross Asset Value

GROSS ASSET VALUE BY TYPE



GROSS ASSET VALUE BY LOCATION

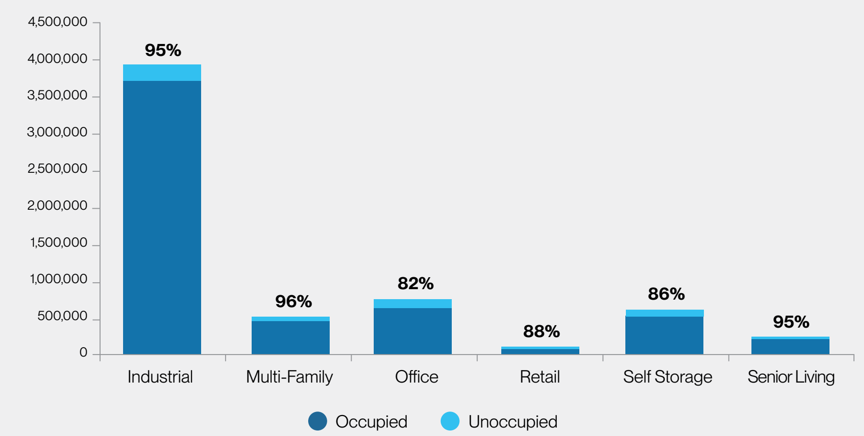


Stated in Canadian Dollars

Key Statistics

Inception Date	December 2005
Net Asset Value	$1.268 Billion
NAV Per Unit (Class O)	$147.36
Number of Assets	94
Total Asset Value	$2.734 Billion
Debt Leverage Ratio	50.2%
Trailing 12 Month Distribution	2.4%
Total Square Feet	6,030,638
Portfolio Occupancy*	92.6%
Average Cap Rate*	5.5%
Average Cost of Debt	4.2%

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 June 30, 2026

Year-to-date	0.9%
1 year	1.5%
3 year	1.2%
5 year	5.3%
10 year	7.4%
Since Inception	8.5%

Investment Activity

	Current Quarter	Value
Acquisitions	-	-
Dispositions	1	$8.64 M
Acquisitions Under Contract	-	-
Dispositions Under Contract	1	$16.80 M

Barlow Centre – Calgary, AB

Project Description: This property is a multi-tenant industrial complex totaling 403,232 square feet located at the northeast corner of Barlow Trail and Glenmore Trail in the Foothills industrial node in southeast Calgary. A new five-year lease was executed in April 2026 for approximately 76,450 square feet. The new lease de-risks the asset through a meaningful addition to the property's tenancy profile, supporting stable long-term cash flow for NCRELP.

10568 Coleraine Drive – Brampton, ON (Partner: First Gulf)

Project Description: This property is an industrial development site located in close proximity to the CP Intermodal yard in Brampton. As part of the Region of Peel's infrastructure planning for a proposed north-south arterial road and the widening of Coleraine Drive, a portion of the site was sold to the Regional Municipality of Peel. The transaction closed in June 2026, representing a positive outcome for NCRELP.

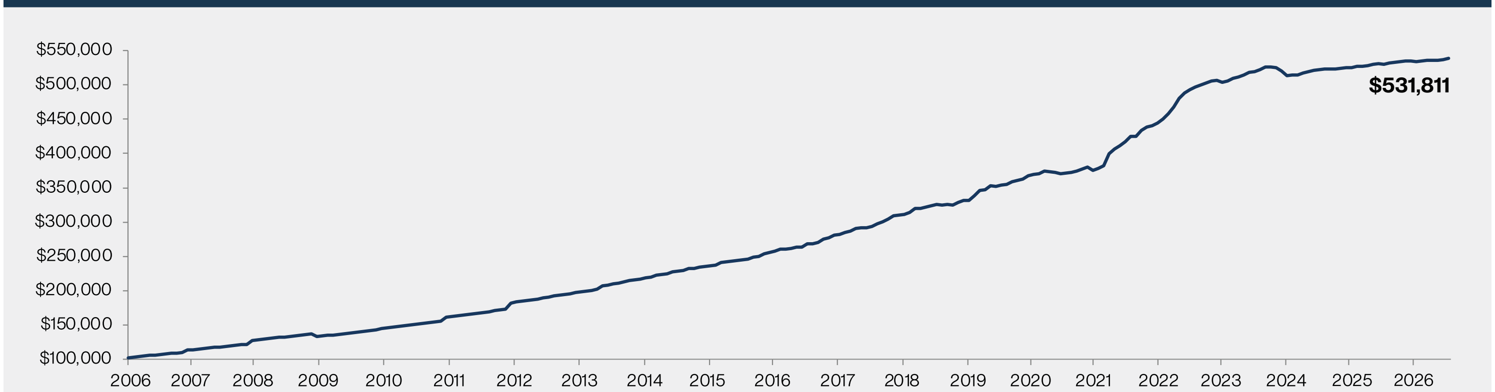
11 Plymouth Street – Winnipeg, MB

Project Description: This property is comprised of a 113,310-square foot industrial building situated on 11.8 acres of land in Winnipeg's Inkster Industrial Park. After the previous tenant vacated, the property was listed for sale or lease. A sale to an owner-occupier was negotiated during Q2 and closed in July 2026, resulting in a favourable outcome for NCRELP.

Advanced Self Storage Portfolio – British Columbia

Project Description: This portfolio comprises eight self storage facilities totaling approximately 7,500 storage lockers across locations in Vancouver, Richmond, North Vancouver, New Westminster, Squamish, Maple Ridge and Greater Victoria. In June 2026, the entire portfolio was refinanced with a new revolving credit facility, consolidating the portfolio's existing property-level mortgages into a single, interest-only structure. The refinancing reduces the weighted average cost of debt and enhances annual free cash flow from the portfolio.

$100,000 Invested Since Inception



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