Nicola U.S. Real Estate Limited Partnership Quarterly Report | Q2 2026

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 (US). Returns are generated from rental income, capital appreciation and historically stable distributions primarily from net operating income.

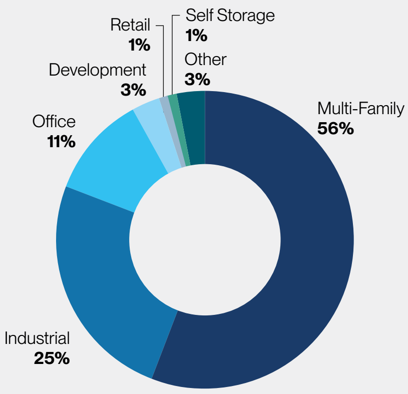
Strategy

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 US.

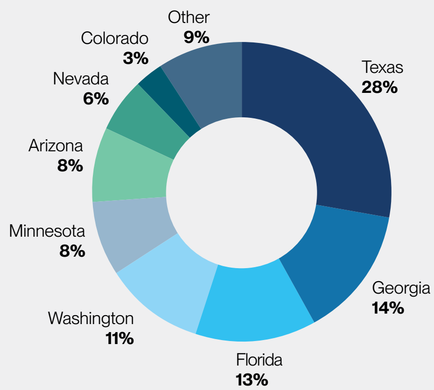
Stated in U.S. Dollars

Gross Asset Value

GROSS ASSET VALUE BY TYPE



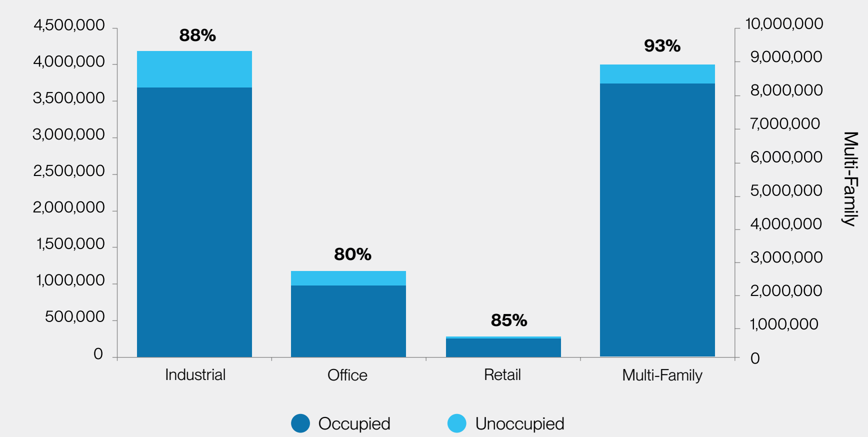
GROSS ASSET VALUE BY LOCATION



Key Statistics

Inception Date	June 2010
Net Asset Value	$1.420 Billion
NAV Per Unit (Class O)	$168.60
Number of Assets	173
Total Asset Value	$3.325 Billion
Debt Leverage Ratio	52.3%
Trailing 12 Month Distribution	3.5%
Total Square Feet	14,562,734
Portfolio Occupancy*	90.3%
Average Cap Rate*	5.6%
Average Cost of Debt	4.4%

Portfolio Occupancy by Square Foot



Returns for the period ending June 30, 2026

Year-to-date	-0.1%
1 year	-0.3%
3 year	-1.9%
5 year	5.3%
10 year	7.9%
Since Inception	9.0%

Investment Activity

	Current Quarter	Value
Acquisitions	-	-
Dispositions	-	-
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.*

Riverbend Apartments – Houston, TX (Partner: Venterra Living)

Project Description: Acquired in 2019, this property comprises a 192-unit garden-style multi-family community located in League City, Texas, approximately 25 miles southeast of Houston. Over the ownership period, Venterra's active management platform drove meaningful improvements to occupancy and rental rates, supporting net operating income and value creation. The sale of the asset went firm during Q2 2026, with closing expected in Q3 2026.

Reedo Building – Seattle, WA

Project Description: This property comprises a mixed-use office building located in Seattle's Pioneer Square submarket. A new lease was executed in Q2 for the building's 4th floor and mezzanine level, totaling 20,586 square feet. Combined with a recently completed lease extension with the existing street level restaurant tenant and a new lease on the second floor, the Reedo Building is now 76% occupied. The recent leasing activity reflects improved demand for quality office space in the Pioneer Square submarket.

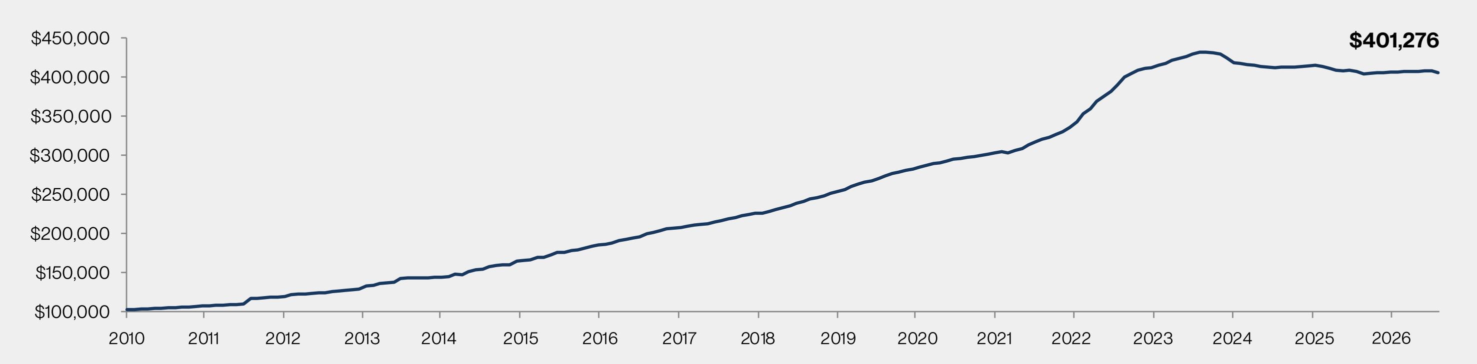
Diamond Lake Industrial Center II – Minneapolis, MN

Project Description: Acquired in 2021 as part of a larger Minneapolis industrial portfolio, Diamond Lake Industrial Center II is a flex-industrial building located in Rogers, Minnesota. During Q2, a five-year lease renewal was completed for 12,800 square feet at a rental rate above the expiring lease. The renewal extends occupancy within the asset and supports the overall stability of the Minneapolis Industrial Portfolio held by NUSRELP.

Advanced Industrial Center – Phoenix (Mesa), AZ

Project Description: Completed in 2024, this 338,275 square foot industrial asset comprises three buildings located on 20.8 acres in the Mesa submarket of Phoenix, Arizona. The property reached full occupancy as of Q2 2026 and is now considered fully stabilized. A first-time appraisal completed during the quarter resulted in a valuation that was in line with underwriting expectations.

$100,000 Invested Since Inception



This presentation contains the current opinions of the presenter and such opinions are subject to change without notice. This material is distributed for informational purposes only and is not intended to provide legal, accounting, tax or specific investment advice. Forecasts, estimates, and certain information contained herein are based upon proprietary research and should not be considered as investment advice or a recommendation of any particular security, strategy or investment product. Past performance is not indicative of future results. All investments contain risk and may gain or lose value. Please speak to your Nicola Wealth advisor for advice based on your unique circumstances. The YTD and 1 year return is a historical simple return. The 3, 5, 10 year and since inception returns are annualized compounded total returns. Returns are net of fund expenses charged to date. This is not a sales solicitation. This investment is intended for tax residents of Canada who are accredited investors. Residency restrictions apply. Please read the relevant documentation for additional details and important disclosure information, including terms of redemption and limited liquidity. Nicola U.S. Real Estate Limited Partnership was set up in July 2007 but opened to investors in June 2010. All returns are calculated from June 2010. Returns are calculated on a monthly basis and may differ from client returns which are updated with a 1 month lag. Distributions are not guaranteed and may vary in amount and frequency over time. For a complete listing of Nicola Real Estate Portfolios, please visit realestate.nicolawealth.com. Nicola Real Estate (NRE) is the in-house real estate team at Nicola Wealth Management Ltd. (Nicola Wealth), including Nicola Institutional Realty Advisory, which is a wholly owned subsidiary of Nicola Wealth. Nicola Wealth is registered as a Portfolio Manager, Exempt Market Dealer and Investment Fund Manager with the required securities commissions.