NICOLA REAL ESTATE

Nicola Value Add Real Estate Limited Partnership Quarterly Report | Q3 2026

Objective

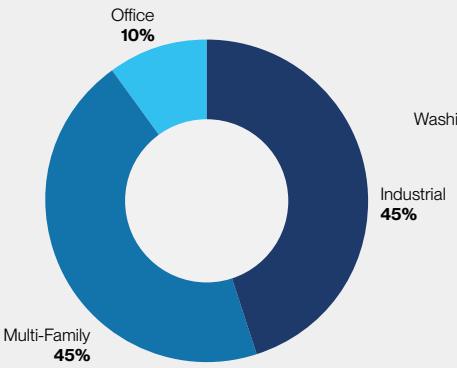
The Nicola Value Add Real Estate Limited Partnership's (NVARELP) objective is to provide clients of Nicola Wealth access to a diversified portfolio of development and/or repositioned properties throughout Canada and the United States (US).

Strategy

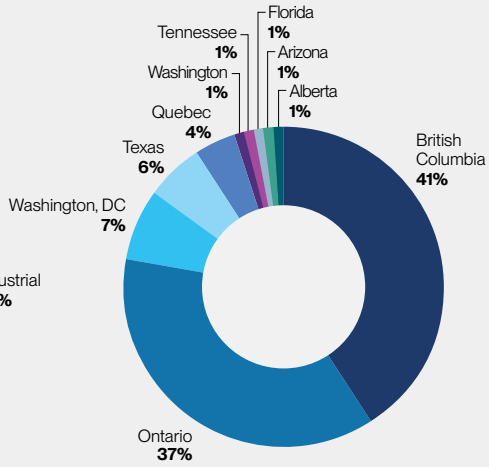
NVARELP invests in existing commercial, multi-family residential assets or development sites, with experienced partners, and adds value by developing, and/or repositioning the asset for sale.

Net Asset Value

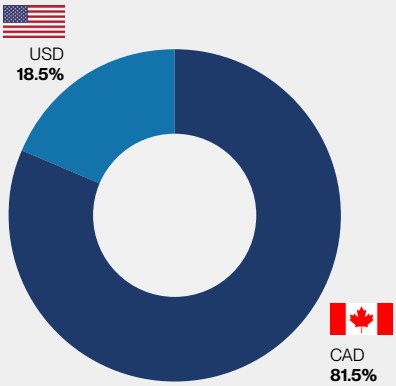
NET ASSET VALUE BY TYPE



NET ASSET VALUE BY LOCATION



Currency Exposure



Stated in Canadian Dollars

Key Statistics

Inception Date	November 2014
Net Asset Value	$541.8 Million
NAV Per Unit (Class O)	$152.14
Number of Assets	67

Calendar Year Returns

2025	-25.5%
2024	1.8%
2023	5.3%
2022	19.6%
2021	12.9%
2020	9.5%
2019	11.5%
2018	17.7%
2017	19.3%
2016	14.6%
2015	13.3%

Returns for the period ending September 30, 2026

Year-to-date	-18.2%
1 year	-22.8%
3 year	-14.6%
5 year	-4.3%
10 year	4.5%
Since Inception	5.9%

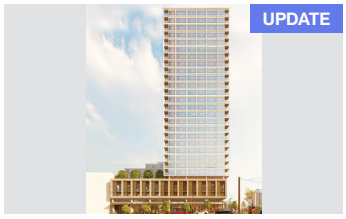
Investment Activity

2026	Q1	Q2	Q3	Q4
Acquisitions	1	-	1	-
Dispositions	3	4	3	-
Partners	27	26	26	-



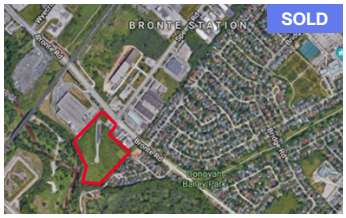
South Valley Business Park – Phoenix (Chandler), AZ

Project Description: South Valley Business Park is a 143,680-square foot multi-tenant industrial complex located in the Chandler submarket of Phoenix, Arizona. The property was developed from the ground-up and was fully leased at the time of sale. A competitive sale process was completed in Q2 and the sale closed in Q3, resulting in a favourable outcome for NVARELP.



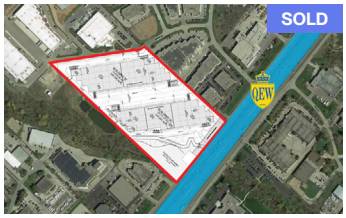
304 East 1st Avenue – Vancouver, BC

Project Description: Acquired in 2025 through a court-ordered sale, this transit-oriented development property is located on the border of Vancouver's Mount Pleasant neighbourhood. The 14,727-square foot site is surrounded by several other commercial and residential developments. A rezoning application was approved by Vancouver City Council in July 2026, allowing for the development of a 27-storey residential tower, with retail space on the ground floor and office space on the second floor. The team is actively pursuing a development permit for the site, so construction can commence in mid-2027.



574 Bronte Road – Oakville, ON

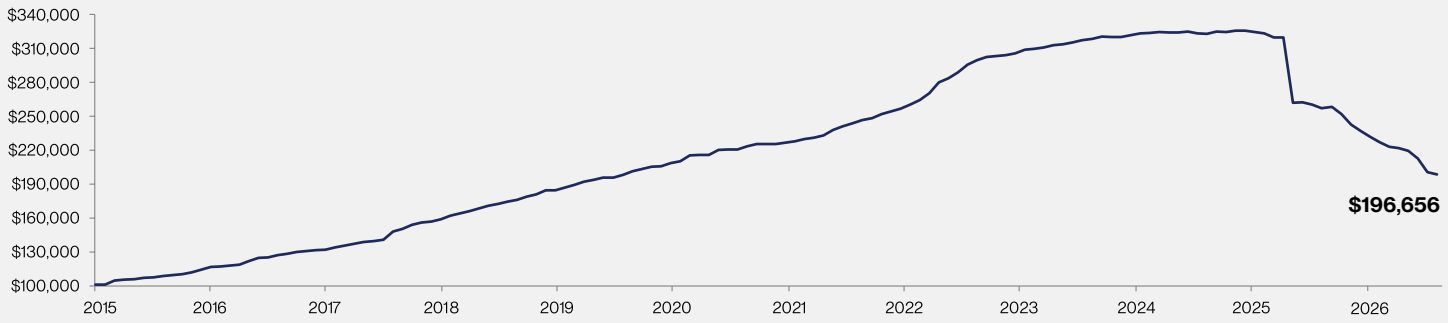
Project Description: Originally acquired in 2022, 574 Bronte Road is a 10.6-acre industrial site located in Oakville, Ontario. Approximately four acres of the property were sold following completion of a severance process. Proceeds from the sale were used to repay a portion of the project's land debt and support a more efficient path to liquidity for the overall development. We continue to explore disposition opportunities for the remaining lands.



5179 North Service Road – Burlington, ON

Project Description: A 17.5-acre industrial land site located in Burlington, Ontario, 5179 North Service Road was originally acquired in 2022. In Q3, approximately five acres of the property were sold; proceeds from the transaction were used to repay a portion of the project's land debt, supporting a more efficient path to liquidity for the overall development.

$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 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. 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 Wealth Management Ltd. (Nicola Wealth) is registered as a Portfolio Manager, Exempt Market Dealer and Investment Fund Manager with the required securities commissions. 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.