

DURUM INDUSTRIAL REIT

DURUM INDUSTRIAL REIT Q1 NEWSLETTER

AS AT APRIL 30, 2019

ABOUT

Durum Industrial REIT (the "REIT") was formed on January 30, 2017 with the objective of maximizing value for unit holders through the acquisition and operation of a diverse portfolio of industrial properties.

All reference should be made to the Durum industrial REIT Offering Memorandum dated April 30, 2019.

FUND HIGHLIGHTS

\$12.5	Million Capital Raised in the Trust
\$100	Per Investor Unit
\$20	Million Maximum Offering
>500	Investors

This is not a formal offering document. Prospective purchasers of this investment opportunity will be provided with a formal Offering Memorandum and will need to be qualified for investment prior to making any investment. No person has been authorized to give any information or to make any representation not contained in the formal Offering Memorandum. No securities regulatory authority or regulator has assessed the merits of the proposed offering or reviewed the formal Offering Memorandum. This investment opportunity is speculative and involves a high degree of risk. There is a risk that any investment made will be lost entirely or in part. Only prospective investors who do not require immediate liquidity of their investment and who can afford the loss of their entire investment should consider this investment. This document also contains reference to certain non-GAAP measures which are not defined under IFRS nor should any of these measures be viewed as an alternative to net income, cash flow from operating activities or other measures of financial performance of the REIT calculated in accordance with IFRS. Please refer to the Offering Memorandum of the REIT, and the marketing materials incorporated by reference (including this newsletter), for further information.

For more information, please contact your Authorized Dealing Representative.

PROPERTY PORTFOLIO HIGHLIGHTS

APRIL 30, 2018

7	Properties Total
82.04	Total Acres of Land
173,638	SF Leasable Building Space
\$49.5	Million Total Asset Value ¹
\$3.68	Million Annual Rental Revenue ²

APRIL 30, 2019

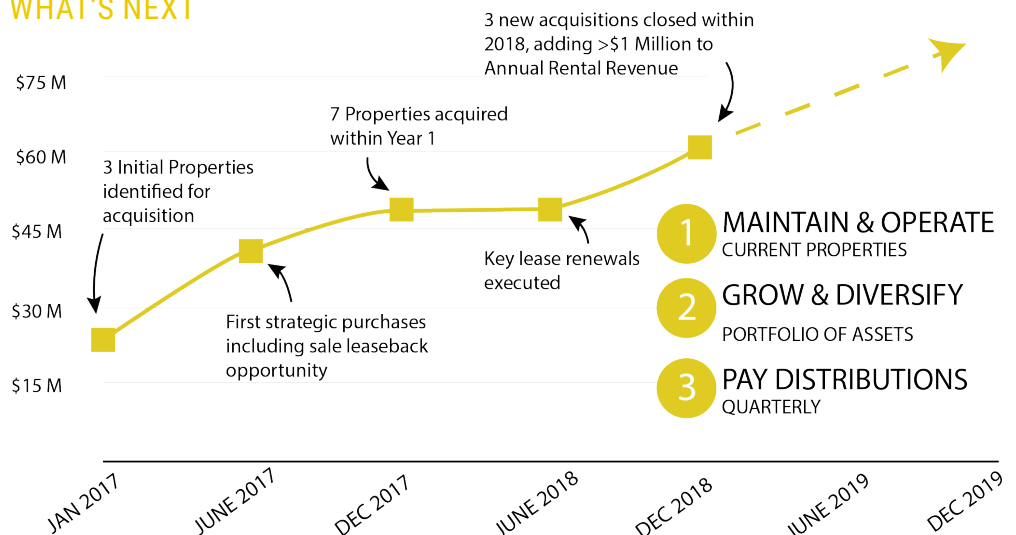
10	Properties Total
86.02	Total Acres of Land
229,410	SF Leasable Building Space
\$64.8	Million Total Asset Value ¹
\$4.5	Million Annual Rental Revenue ²

PROPERTY HIGHLIGHT | RAILWAY AVE, DRUMHELLER, ALBERTA

The tenant lease was due to expire in January of 2020 which caused the appraised value to decrease from \$760,000 to \$740,000. Management undertook early lease negotiations and secured a five year lease extension prior to expiry, increasing the rent from \$13 to \$14.75 per square foot. The new lease will increase annual rental revenue by \$10,989. It is the opinion of Management that the asset value will increase in the coming year as a result.



WHAT'S NEXT



1. The acquisition of the properties has been financed through a combination of debt and equity. Please refer to the Offering Memorandum of the REIT, and the marketing materials incorporated by reference, for further information.
2. Refers to Contracted Annual Rental Revenue