

DURUM

INDUSTRIAL REIT

FUND FACTS | SERIES C

SUBSCRIPTIONS@DURUM.CA | 403.541.5303

JULY 2020

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, 2020.

KEY FACTS

| | |
|------------------------------------|---|
| Securities Offered: | Series C Trust Units* |
| Distribution Frequency: | Quarterly |
| Distribution Target ¹ : | 6.5% per annum |
| Total Target Return ¹ : | 8-12% |
| Minimum Investment: | \$5,000 |
| DRIP: | Available with 5% discount ¹⁰ |
| Eligibility: | Eligible for exempt plans |
| Asset Class: | Private Industrial Real Estate |
| Investment Style: | Income & Growth |
| Structure: | Mutual Fund Trust |
| Redemption Rights ² : | Subject to quarterly limits and potential penalties |

* Securities Offered comprises of an offering of up to \$40,000,000 of aggregate proceeds through the sale of Series C Trust Units, Series J Trust Units and Series F Trust Units. Key Facts represented are applicable to Series C Trust Units only.

WHY INDUSTRIAL

2019 HIGHEST RETURNING
REAL ESTATE ASSET CLASS IN CANADA³

RELATIVELY PREDICTABLE AND STABLE RENTS
SUPPORTED BY LONG TERM LEASES AND LOW VACANCIES⁴

“EXPECTED THAT INVESTOR DEMAND FOR THE ASSET CLASS ACROSS CANADA WILL REMAIN ROBUST⁵”

SOURCES:

1. Distributions and target returns are not guaranteed.
2. Refer to the offering memorandum for details on the redemption restrictions including quarterly limits and penalties for early redemption
3. JLL Canada Investment Outlook 2019. Compared to residential and retail counterparts in the same markets. Past performance is not indicative of future results
4. Various Sources. Refer to the Offering Memorandum ITEM 2.2.5 - Market Assessment
5. CBRE Research. Q1 2020 Cap Rates & Investment Insights.
6. Total Asset Value refers to appraised value reported as of April 30, 2020
7. Difference between purchase price and current appraised values reported by the Limited Partnership ("LP")
8. Return on Equity = Net Income/Shareholder's Equity based on 2019 year-end LP financial statements
9. Durum Capital Inc. acts as the Manager/Management of the Trust
10. Available for a limited time only. Please refer to the Durum Industrial REIT July 2020 Press Release

PORTFOLIO HIGHLIGHTS

\$80.2 MILLION
TOTAL ASSET VALUE⁶

12 PROPERTIES ACQUIRED
SINCE INCEPTION

10 MARKETS
IN WESTERN CANADA

\$3.5 MILLION
UNREALIZED CAPITAL GAIN⁷

9% RETURN ON EQUITY
BASED ON YEAR-END FINANCIALS⁸

65% LOAN TO VALUE
BASED ON CURRENT PORTFOLIO FINANCING

MANAGEMENT⁹

\$12 MILLION INVESTED
BY MANAGEMENT,
DIRECTORS & AFFILIATES

40+ YEARS EXPERIENCE
MANAGING COMMERCIAL
REAL ESTATE

GENERAL DISCLAIMER:

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 authorised 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.

ALL REFERENCE SHOULD BE MADE TO THE OFFERING MEMORANDUM DATED APRIL 30, 2020

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