



HOW DURUM INDUSTRIAL REIT IS COMPLIMENTARY TO YOUR PORTFOLIO

WHY DURUM?

MANAGEMENT TEAM

\$300+ MILLION ASSETS UNDER MANAGEMENT¹

\$12 MILLION INVESTED BY MANAGEMENT, DIRECTORS & AFFILIATES IN THE REIT

20+ YEARS EXPERIENCE IN PRIVATE MARKET INVESTING

2 INDEPENDENT DIRECTORS ACTING ON BEHALF OF INVESTORS

FUND DESCRIPTION

Since 2017, Durum Industrial has grown to more than \$100 million in assets under management through the strategic acquisition of Western Canadian Industrial Real Estate. The REIT is uniquely positioned to benefit from demand accelerated by the shift to e-commerce, local production and strong economic growth across the prairie provinces.

INVESTMENT BENEFITS

Participation with **experienced and aligned** management team

Exposure to a **unique and strong performing** asset class in the real estate sector

Potential to benefit from yield and capital growth with **total target return of 8-12%**

WHY INDUSTRIAL?

How does industrial stack up against other types of real estate?

Higher Returns

Industrial assets are one of the most desired property types leading to increased rental rates and the option to negotiate fixed annual price increases.

Quality Tenants

Tenants are businesses, usually backed and secured by a larger parent company.

Triple Net Leases

Most industrial leases are triple net, meaning the tenant pays for costs normally taken on by the owner.

Multi-Use

Typical features of an industrial property include office space, yard space, warehousing and storage.

Asset Appreciation

Hard assets such as real estate tend to appreciate over time even during times of economic volatility including rising interest rates and inflation.

Long Lease Terms

Industrial tenants typically sign lease agreements ranging between 5-20 years. This provides investors security and predictability.

INDUSTRIAL TRENDS

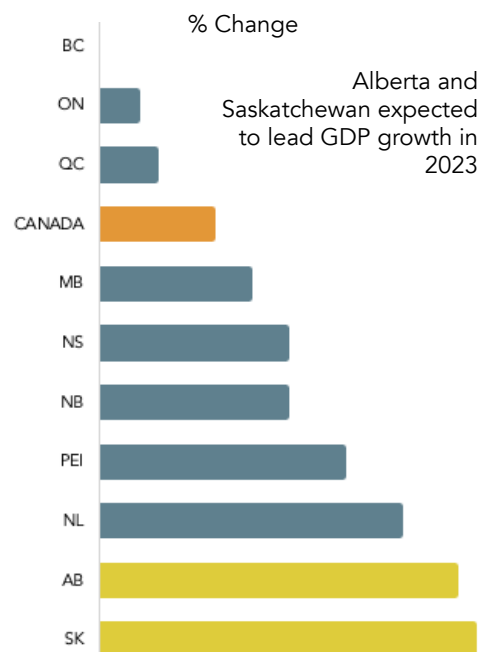
The **Amazon Effect** has changed consumer demand, decreasing need for brick and mortar storefronts

Supply Chain issues have led to increased demand for third party logistics

Covid 19 has increased demand for cold storage facilities and online grocery

WHY THE PRAIRIES?

2023 FORECASTED GDP GROWTH



RBC Provincial Outlook, March 2023

ECONOMIC TAILWINDS

ALBERTA

Alberta's economy grew at the second-fastest pace in the country and 2023 continues the trend. Strong energy markets, job creation, population growth and consumer spending mean that Alberta is expected to lead GDP growth by the end of 2023.

SASKATCHEWAN

Saskatchewan benefits from robust commodity markets including wheat, potash and mining.

RBC Macroeconomic Outlook, June 2023