

GROWTH & PERFORMANCE

2014 ANNUAL REPORT

OUR
STRENGTH
IS OUR
EXPERIENCE.

Summit Industrial Income Real Estate Investment Trust is an unincorporated open-end trust focused on growing and managing a portfolio of light industrial properties across Canada. The REIT is managed by Sigma Asset Management Limited, composed of an experienced and proven team of real estate professionals responsible for a ten-year 20% compound annual return generated for investors with the former Summit REIT.

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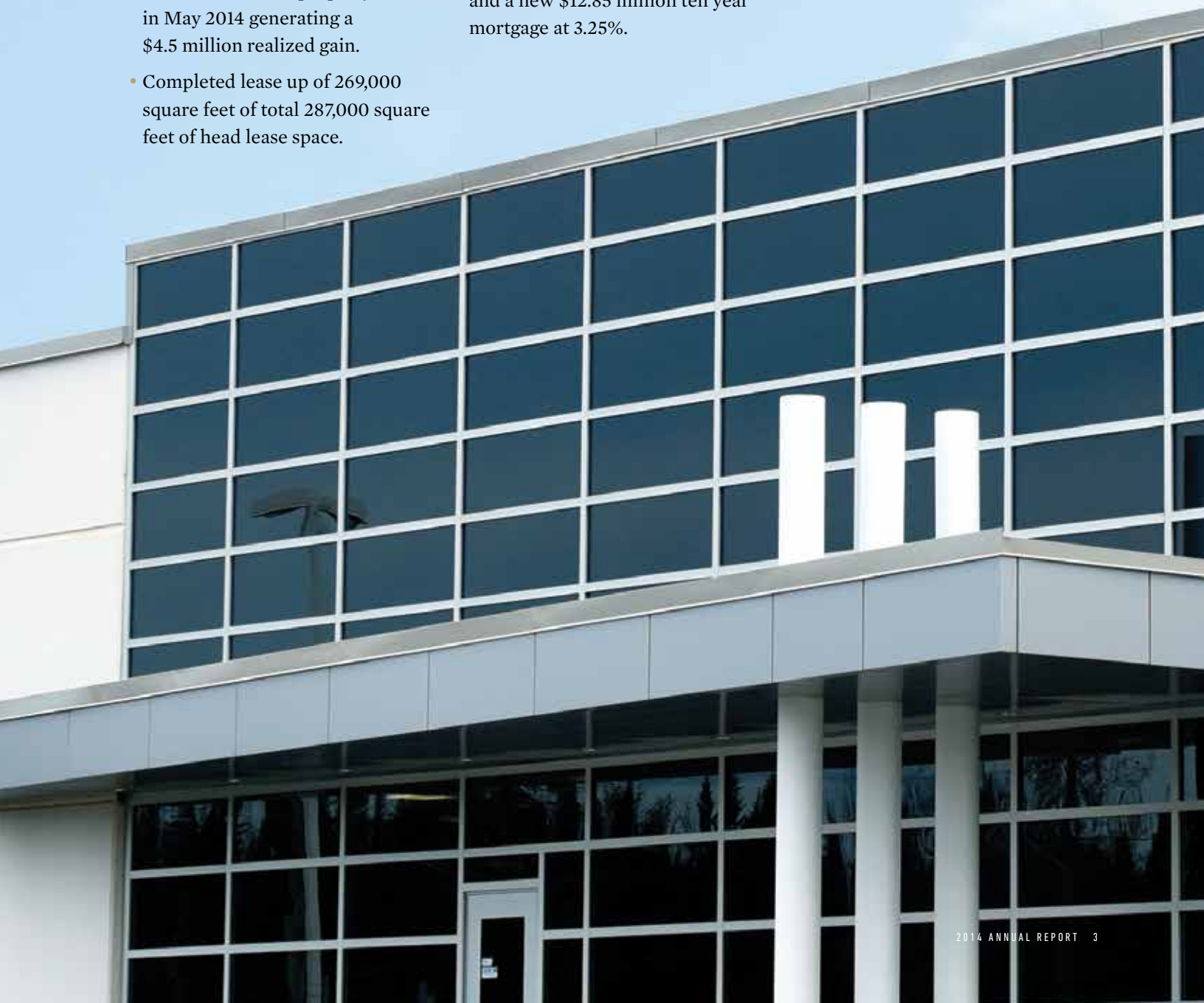
2014 FINANCIAL HIGHLIGHTS

Year Ended December 31, (\$,000 except per Unit amounts)	2014	2013
Revenue	28,740	22,047
Portfolio Occupancy	100.0%	98.9%
Net Operating Income	21,214	16,492
FFO	12,447	9,707
FFO per Unit	\$ 0.588	\$ 0.593
AFFO	11,032	8,875
AFFO per Unit	\$ 0.521	\$ 0.543
AFFO Payout Ratio	95.8%	75.2%
As at December 31,	2014	2013
Debt to Gross Book Value	55.2%	60.9%
Weighted Average Mortgage Interest Rate	3.68%	3.68%
Weighted Average Mortgage Term to Maturity	4.45 YRS	4.95 YRS
Weighted Average Remaining Lease Term	5.8 YRS	6.0 YRS
Weighted Average Units Outstanding (basic)	21,164	16,356

2013 includes additional one-time, non-recurring general and administrative costs of \$197,000 or \$0.011 FFO per unit, in the fourth quarter relating to the REIT's move from the TSXV to the TSX on November 11, 2013.

OPERATING HIGHLIGHTS

- Acquired five properties totaling 593,239 sq. ft. of GLA for \$47.5 million at an average cap rate of 6.66%.
- Completed \$29.6 million of mortgage financing at an average term of seven years and average interest rate of 3.65%.
- Completed equity offering in June 2014 for proceeds of \$28.8 million.
- Completed sale of a 75% interest in Ottawa property in May 2014 generating a \$4.5 million realized gain.
- Completed lease up of 269,000 square feet of total 287,000 square feet of head lease space.
- Subsequent to year end completed the acquisition of a 50% interest in a portfolio of six properties in Montreal and 100% of four properties in the GTA, adding 665,813 square feet to the portfolio for \$64.6 million at an average cap rate of 6.90%.
- 2015 acquisitions financed by assuming mortgages of \$11.4 million at an average interest rate of 3.45%, a new \$15.15 million seven year mortgage at 3.30% and a new \$12.85 million ten year mortgage at 3.25%.
- On January 7, 2015 completed an equity offering for proceeds of \$30 million.
- During and subsequent to the year end, Summit entered into two joint venture partnerships to pursue the REIT's growth strategies.
- Manager and Principals interest remains strongly aligned with all Unitholders through 12% insider ownership of REIT Units.





BEST IN

Well located properties
Well maintained buildings
Ample loading docks
Experienced management team
Strong tenant relations
Proven operating platform
This is why we're best in class.



CLASS



MICHAEL CATFORD
INDEPENDENT TRUSTEE
& MEMBER OF AUDIT &
GOVERNANCE COMMITTEE



LARRY MORASSUTTI, CA
INDEPENDENT TRUSTEE
& MEMBER OF AUDIT
& GOVERNANCE COMMITTEE



SAUL SHULMAN
INDEPENDENT TRUSTEE & CHAIR
OF GOVERNANCE COMMITTEE &
MEMBER OF AUDIT COMMITTEE



JAMES TADESON
LEAD INDEPENDENT TRUSTEE & CHAIR
OF AUDIT COMMITTEE & MEMBER OF
GOVERNANCE COMMITTEE



LOU MAROUN
CHAIRMAN & TRUSTEE



PAUL DYKEMAN, CA
CHIEF EXECUTIVE OFFICER
& TRUSTEE



ROSS DRAKE, CA
CHIEF FINANCIAL OFFICER



KIMBERLEY G. HILL
VICE PRESIDENT,
ASSET MANAGEMENT



JON ROBBINS
VICE PRESIDENT,
INVESTMENTS

MESSAGE TO UNITHOLDERS

2014 was another year of solid growth and strong operating performance. We further expanded and strengthened our property portfolio in our key targeted markets, while the accretive financing of these property purchases positioned us for stable and secure cash flows going forward. Our property and asset management programs generated another year of solid operating performance and strong organic growth. Our focus on a stable and prudent financial and liquidity position permits us to capitalize on future growth opportunities. Most importantly, we continue to capitalize on the deep experience and expertise of our management team to deliver enhanced Unitholder returns through the execution of our proven growth strategies.

PROVEN EXPERIENCE IN EXPANDING AND STRENGTHENING OUR PROPERTY PORTFOLIO

Following a year of significant growth in 2013, we continued to expand and strengthen our property portfolio. In 2014 we acquired 5 properties for \$47.5 million and subsequent to year end we acquired 10 properties for \$64.6 million for a total of 15 well-located properties in our targeted markets totaling over 1.26 million square feet of gross leasable area (GLA). The aggregate purchase price of \$112.1 million was funded by cash raised in two successful offerings of Trust units, new and assumed mortgage financings, and our credit facilities. We also sold a non-core, vacant property in Red Deer, Alberta for proceeds of approximately \$710,000. The average capitalization rate on our acquired properties was a very strong 6.80%.

Our near-term focus has been on increasing our presence in the Greater Toronto Area (GTA), and more than 66% of the properties acquired over the last two years have been located in this strong and growing market. We continue to believe the GTA represents compelling market fundamentals that are ripe for creating value. The region is experiencing the lowest availability and vacancy rates in the country with absorption continuing to outpace new supply. In addition, with rising development charges, increased construction costs and land preservation initiatives, there are significant constraints on future new supply of industrial properties. With these strong fundamentals, we are seeing upward pressure on rental rates, and we will continue to prudently expand our presence in this vibrant market.

With the completion of these accretive transactions during and subsequent to the end of 2014, our total property portfolio grew to 44 properties at February 25, 2015 totaling approximately 4.4 million square feet of GLA. Our properties have solid, credit-worthy tenants, and all are well located in strong urban markets near major rail, highway and airport transportation links.

PROVEN EXPERIENCE IN DELIVERING STRONG OPERATING PERFORMANCE

At Summit we believe we have one of the best and most productive operating platforms in the business, built on the deep experience and expertise of our people. We are benefiting from our industry-leading property management programs and best-practice operating procedures, and we continue to work with our tenants to ensure they have the best properties to suit their long-term needs. With sound tenant covenants and minimal capital investment requirements, we believe our properties will deliver strong, sustainable and growing cash flows for years to come. In addition, as our portfolio grows, we expect to see significant economies of scale and operating synergies that will reduce our overall operating costs, also benefiting future cash flows.

Our operating performance in 2014 demonstrated that our property and asset management strategies are working.

Occupancy across the portfolio stood at a full 100% at December 31, 2014 with a weighted average term to maturity for the total lease portfolio of 5.8 years.

During and subsequent to the year-end we made significant progress in leasing the approximately 287,000 square feet of head lease space we assumed when we acquired several properties. As of January 31, 2015, long-term leases have been secured for 268,000 square feet of this space, and offers are under negotiation for another 19,000 square feet. We have already completed 196,318 square feet of renewals for 2015 with only 6.8% of the total property portfolio, or 253,899 square feet, remaining to be renewed in 2015, providing further stability to our cash flows.

PROVEN EXPERIENCE IN DEVELOPING PARTNERSHIPS FOR GROWTH

In addition to enhancing value through portfolio growth and strong operating performance, our third stated strategy is to enter into joint venture relationships with third-party real estate professionals to prudently target underperforming light industrial assets that we believe can see improved returns through development or re-development. Once stabilized, we will consider rolling such properties into the REIT. At Summit, we have decades of experience developing light industrial properties, and we have an extensive network of local developers who can perform such work for us. These investments can generate higher returns for our Unitholders.

To date we have now entered into two partnerships. In May 2014 we sold 75% interest in one of our Ottawa properties to a major Canadian institution, crystalizing a solid \$4.5 million gain on the sale. In February 2015 we purchased a 50% interest in six industrial properties adding 326,409 square feet of GLA to our Montreal portfolio through a new joint venture with Groupe Montoni, a well-respected developer of primarily LEED-certified properties currently owning approximately 1.1 million square of industrial GLA with another 1.4 million square feet under development. We look to acquire further properties with both these, and other new joint venture partners going forward.

PROVEN EXPERIENCE IN GENERATING STRONG FINANCIAL PERFORMANCE

The execution of our proven growth strategies generated solid financial performance in 2014. Operating revenues were \$28.7 million, up from \$22.0 million in 2013, driving a 28.6% increase in net operating income to \$21.2 million. Adjusted Funds from Operations (AFFO), our key operating benchmark, rose to \$11.0 million or \$0.521 per Unit compared to \$8.9 million or \$0.543 per Unit in 2013.

Most importantly, our payout ratios continued at our target levels with our AFFO payout ratio at 95.8% at December 31, 2014. Including the benefit of our Distribution Reinvestment Plan (DRIP), our effective AFFO payout ratio was 79.8%.

AT SUMMIT WE BELIEVE WE HAVE ONE OF THE BEST AND MOST PRODUCTIVE OPERATING PLATFORMS IN THE BUSINESS, BUILT ON THE DEEP EXPERIENCE AND EXPERTISE OF OUR PEOPLE.

Our balance sheet and liquidity position remained strong at year end with our leverage ratio a conservative 55.2%, an attractive weighted average effective interest rate on our mortgage portfolio of 3.68%, and a weighted average term to maturity of 4.45 years. Debt service and interest coverage ratios were also solid at 1.72 times and 2.63 times, respectively.

PROVEN EXPERIENCE IN DELIVERING ENHANCED UNITHOLDER VALUE

Underscoring our commitment to enhancing Unitholder value, and in light of our continuing strong operating performance and positive outlook on the future, in May 2014 the Board of Trustees was very pleased to announce our first increase in monthly cash distributions to Unitholders, a 3% increase to \$0.504 per Unit on an annualized basis. In addition, the Trustees have adopted a policy to consider further annual increases of between 2% and 4% going forward while maintaining our AFFO payout ratio below 90%. We look forward to updating you on this key objective.

For taxable Canadian resident unitholders, the tax treatment of 2014 distributions is a 23.21% Capital Gains and a 76.79% Return of Capital. As a result, the effective tax deferral is approximately 88%.

CAPITALIZING ON OUR PROVEN EXPERIENCE

Looking ahead, we will continue to execute our proven strategies to grow cash flows and Unitholder value over the long term.

We will prudently acquire high quality light industrial properties in our targeted Canadian urban markets, purchasing newer, well maintained properties that require little or no capital investment. Our acquisitions will be made at below replacement cost with rents below market where we believe we can generate increased cash flows through our proven management programs. All property acquisitions will

be accretive, and with current capitalization rates well in excess of today's low cost debt financing, we believe we will continue to lock in very accretive spreads on our purchases.

We believe our cash flows will also grow organically as we capitalize on the continuing strong fundamentals in the light industrial sector. Light industrial properties have demonstrated significant strength and stability for decades, driven by such characteristics as low market rent volatility, reduced operating costs, and more generic-use space that is highly marketable. In addition, the scale and diversity of the tenant base occupying our properties is broad and generally tracks the overall economy, reducing risk and providing predictable and consistent cash flow. Finally, capital expenditure and maintenance requirements, as well as leasehold improvement and tenant inducement costs, are much lower than other types of real estate.

Finally, we will continue to prudently target underperforming light industrial assets with joint venture partners for potential development or re-development. These investments can generate higher returns for our Unitholders, but rest assured we will be very conservative and prudent in this element of our growth program.

In summary, we are very pleased with our growth and performance in 2014, and look for continued progress in the years ahead. With strong industry fundamentals, best-in-class properties, and a proven management team with decades of experience in the industrial real estate sector, we are well-positioned to deliver increasing value to our Unitholders over time.



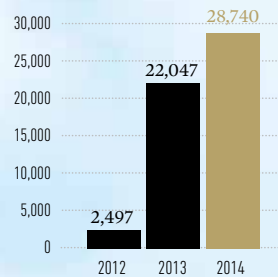
Lou Maroun
Chairman



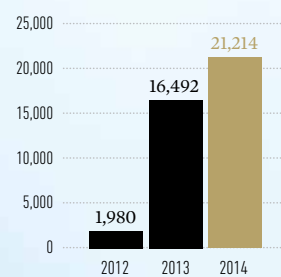
Paul Dykeman
President & CEO

The execution of our proven growth strategies generated strong financial performance in 2014 with solid increases in all our key performance benchmarks.

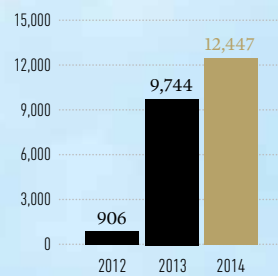
REVENUE FROM INCOME PROPERTIES (\$,000)



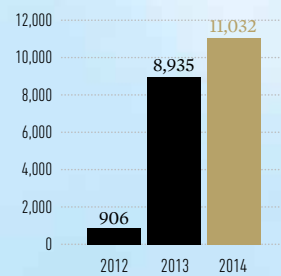
NET OPERATING INCOME (\$,000)



FUNDS FROM OPERATIONS (\$,000)



ADJUSTED FUNDS FROM OPERATIONS (\$,000)





EXECUTING OUR PROVE

During and subsequent to 2014 we strengthened and re-positioned our property portfolio with the acquisition of fifteen properties, generated solid organic growth, and entered into two new strategic partnerships that will enhance our future growth prospects.

A photograph of a warehouse interior. In the foreground, a Toyota forklift is moving a large pallet of goods, which appear to be bags of material, possibly fertilizer or feed. The operator is visible on the left, wearing a patterned jacket. The background shows high industrial shelving units filled with various products, creating a sense of a large-scale distribution or manufacturing facility.

NEW GROWTH STRATEGIES

NEW PROPERTIES

21 FINCHDENE SQUARE, SCARBOROUGH, ONTARIO
1 RIMINI MEWS, MISSISSAUGA, ONTARIO
977 CENTURY DRIVE, BURLINGTON, ONTARIO
30 STRUCK COURT, CAMBRIDGE, ONTARIO
350 HAZELHURST ROAD, MISSISSAUGA, ONTARIO
78 WALKER DRIVE, BRAMPTON, ONTARIO
1600 CLARK BOULEVARD, BRAMPTON, ONTARIO
65 RIVIERA DRIVE, MARKHAM, ONTARIO

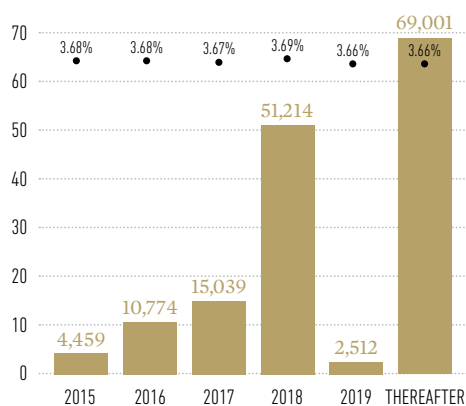
5485 TOMKEN ROAD, MISSISSAUGA, ONTARIO
3720 AVENUE DES GRANDES TOURELLES, BOISBRIAND, QUEBEC
1177 – 1185 55E AVENUE, DORVAL, QUEBEC
5757 THIMENS BOULEVARD, ST. LAURENT, QUEBEC
5545 ERNEST-CORMIER STREET, LAVAL, QUEBEC
185 BELLEROSE BOULEVARD, LAVAL, QUEBEC
1970 JOHN-YULE STREET, CHAMBLY, QUEBEC

NEW PARTNERSHIPS

WE ENTERED INTO TWO JOINT VENTURE RELATIONSHIPS IN 2014 TO JOINTLY TARGET UNDERPERFORMING LIGHT INDUSTRIAL ASSETS THAT WE BELIEVE CAN SEE IMPROVED RETURNS THROUGH DEVELOPMENT OR RE-DEVELOPMENT. ONCE STABILIZED, WE WILL CONSIDER ROLLING SUCH PROPERTIES INTO THE REIT. AT SUMMIT, WE HAVE DECADES OF EXPERIENCE DEVELOPING LIGHT INDUSTRIAL PROPERTIES.

A WELL BALANCED MORTGAGE PORTFOLIO

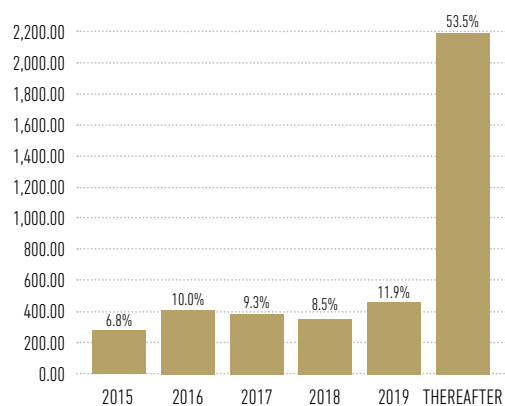
PRINCIPAL REPAYMENTS
\$ MILLIONS



• Weighted Average Interest Rate

A WELL BALANCED LEASE PORTFOLIO

LEASE ROLLOVER
(SQUARE FEET)
(,000)



AT A GLANCE

A STRONG AND GROWING PORTFOLIO

34 PROPERTIES
3.7 MILLION SQUARE FEET GLA



- 1 **ONTARIO**
24 properties
3.16M sq. ft.
- 2 **QUEBEC**
5 properties
308,600 sq. ft.
- 3 **ALBERTA**
2 properties
76,200 sq. ft.
- 4 **BRITISH COLUMBIA**
2 properties
21,700 sq. ft.
- 5 **ATLANTIC CANADA**
1 property
169,500 sq. ft.

TOP-TEN TENANTS

RANK	TENANT	LOCATION	GLA	PERCENTAGE OF TOTAL BASE RENT
1	Van-Rob Inc.	Aurora, ON	322,187	9.35%
2	McKesson Canada	Moncton, NB	169,474	6.42%
3	Bellwyck Packaging Inc.	Multiple GTA, ON	261,746	5.96%
4	Ford Motor Company	Mississauga, ON	220,000	5.85%
5	Canplas Industries Ltd	Barrie, ON	216,460	5.62%
6	Giant Tiger Stores Limited	Brockville, ON	68,093	4.52%
7	Integrated Merchandising	Brampton, ON	196,496	4.13%
8	Renin Corp.	Brampton, ON	148,832	3.92%
9	Kobay Enstel Automotive Inc.	Scarborough, ON	133,939	3.73%
10	Associated Brands	Etobicoke, ON	142,386	3.34%
Top-Ten Tenants			1,879,613	52.8%
Remaining Portfolio – 49 Tenants			1,857,633	47.2%
Total Portfolio – Occupied			3,737,246	100%

STRONG INDUSTRY FUNDAMENTALS

The Canadian light industrial real estate sector possesses strong fundamentals well-suited to generating stable, secure and growing cash flows:

- low rent volatility
- reduced operating costs
- generic and highly marketable space
- low capital, maintenance, leasehold improvement and tenant inducement costs

A PROVEN THREE-PART GROWTH STRATEGY

- 1 Organic Growth**
 - Capitalize on strong industry fundamentals
 - Industry-leading operating company
 - Increasing occupancies and average rents
 - Capture economies of scale as portfolio grows
- 2 External Growth**
 - Acquire high quality light industrial properties
 - Price below replacement cost
 - Modern, well maintained, single or multi-tenant
 - Near term focus on strong and growing Greater Toronto Area market
- 3 Development Partnerships**
 - Establish partnerships with experienced property developers
 - Acquire and re-develop underperforming properties
 - Vend properties into REIT when stabilized
 - Prudent investments

SUMMIT II REIT PORTFOLIO BY PROPERTY

ADDRESS	CITY	YEAR BUILT/ RENOVATED	SINGLE VS. MULTI-TENANT	NO. OF TENANTS	GLA (SF)	OCCUPANCY (%)
ONTARIO – 85%						
501 Palladium Drive ⁽¹⁾	Ottawa	2007	Multi	2	64,593	100.0%
134 Bethridge Road	Bethridge	1965	Single	1	142,386	100.0%
710 Neal Drive	Peterborough	1973/Ongoing	Single	1	101,601	100.0%
200 Iber Road	Ottawa	2007	Multi	4	75,743	100.0%
240 Laurier Boulevard	Brockville	2005/2010	Single	1	68,093	100.0%
155 – 161 Orenda Road ⁽²⁾	Brampton	1970	Multi	3	319,077	100.0%
8705 Tobram Road	Brampton	1980/2003	Multi	3	295,957	100.0%
6 Shaftsbury Lane	Brampton	1975	Single	1	125,871	100.0%
40 Summerlea Road	Brampton	1987	Single	1	121,138	100.0%
296 – 300 Walker Drive	Brampton	1976	Multi	2	102,972	100.0%
292 – 294 Walker Drive	Brampton	1987	Multi	8	74,583	100.0%
165 Orenda Road	Brampton	2003	Single	1	57,055	100.0%
1075 Clark Boulevard	Brampton	1974	Single	1	35,842	100.0%
200 Vandorf Sideroad	Aurora	1985	Single	1	322,187	100.0%
125 Nashdene Road	Scarborough	1992	Multi	2	163,402	100.0%
40 Dynamic Drive	Scarborough	1988	Multi	4	86,681	100.0%
50 Dynamic Drive	Scarborough	1986	Single	2	45,639	100.0%
110 Walker Drive	Brampton	1981/1987	Single	1	148,832	100.0%
500 Veterans Drive	Barrie	2004	Single	1	216,460	100.0%
21 Finchdene Square	Scarborough	1981/1986	Single	1	170,100	100.0%
1 Rimini Mews	Mississauga	1972	Single	1	46,150	100.0%
977 Century Drive	Burlington	1980	Single	1	45,496	100.0%
30 Struck Court	Cambridge	2006	Single	1	111,493	100.0%
350 Hazelhurst Road	Mississauga	1997	Single	1	220,000	100.0%
QUEBEC – 8%						
175 Bellerose Boulevard	Laval	2007	Single	1	81,087	100.0%
2580 Dollard	Lassalle	1973	Multi	4	89,000	100.0%
2695 Dollard	Lassalle	1954/1980	Multi	2	62,279	100.0%
300 Labrosse	Pointe-Claire	1974	Single	1	55,333	100.0%
7290 Frederick-Banting	St. Laurent	2001	Single	1	20,859	100.0%
NEW BRUNSWICK – 4%						
290 Frenette Avenue	Moncton	2012	Single	1	169,474	100.0%
ALBERTA – 2%						
3703 98th Street	Edmonton	1978	Single	1	45,752	100.0%
5880 56th Ave	Edmonton	1997/2004	Single	1	30,411	100.0%
BRITISH COLUMBIA – 1%						
6708, 87A Avenue	Fort Saint John	2006	Single	1	13,500	100.0%
2500 Cranbrook Street	Cranbrook	1970	Single	1	8,200	100.0%
TOTAL PORTFOLIO				59	3,737,246	100.0%

ACQUISITIONS SUBSEQUENT TO YEAR-END

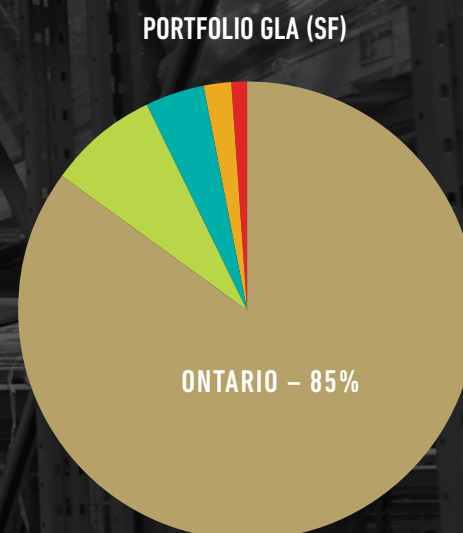
ADDRESS	CITY	YEAR BUILT/ RENOVATED	SINGLE VS. MULTI-TENANT	NO. OF TENANTS	GLA (SF)	OCCUPANCY (%)
3720 Avenue des Grandes Tourelles ⁽³⁾	Boisbriand	2014	Single	1	153,322	100.0%
1177 – 1185 55e Avenue ⁽³⁾	Dorval	1990	Single	1	77,946	100.0%
5757 Thimens Boulevard ⁽³⁾	St. Laurent	1981	Single	1	37,747	100.0%
5545 Ernest-Cormier Street ⁽³⁾	Laval	2012	Single	1	24,956	100.0%
185 Bellerose Boulevard ⁽³⁾	Laval	2009	Single	1	19,566	100.0%
1970 John-Yule Street ⁽³⁾	Chambly	2011	Single	1	12,872	100.0%
78 Walker Drive	Brampton	1986/2000	Single	1	150,000	100.0%
1600 Clark Boulevard	Brampton	1974	Single	1	79,300	100.0%
65 Riviera Drive	Markham	1985	Single	1	46,361	100.0%
5485 Tomken Road	Mississauga	1982	Single	1	63,700	100.0%
Total Subsequent Acquisitions				10	665,770	100.0%
TOTAL PORTFOLIO INCLUDING SUBSEQUENT ACQUISITIONS				69	4,403,016	100.0%

⁽¹⁾ Represents 25% of total GLA.

⁽²⁾ Expected occupancy over the course of the period with vendor leases in place.

⁽³⁾ Represents 50% of total GLA.

We continue to focus our efforts on growing our Greater Toronto Area portfolio, a market that presents a compelling opportunity to create value for our Unitholders.



**PROVEN, EXPERIENCED
MANAGEMENT TEAM**

Summit II's management team has the proven ability to build value for Unitholders over the long term. We have decades of industry experience, as well as relationships, to achieve our goals. We are also fully aligned with all REIT Unitholders through our substantial 8% ownership interest, and we will continue to maintain and grow this interest going forward.



LOU MAROUN
CHAIRMAN

SIGMA ASSET MANAGEMENT LIMITED

33 YEARS EXPERIENCE IN THE COMMERCIAL
REAL ESTATE INDUSTRY

PREVIOUSLY THE CEO OF SUMMIT REIT,
THE LARGEST INDUSTRIAL PURE-PLAY REIT
IN CANADA, AND THE EXECUTIVE CHAIRMAN
OF ING REAL ESTATE CANADA



PAUL DYKEMAN, CA
CHIEF EXECUTIVE OFFICER

SIGMA ASSET MANAGEMENT LIMITED

25 YEARS EXPERIENCE IN THE
COMMERCIAL REAL ESTATE INDUSTRY

PREVIOUSLY THE CFO OF SUMMIT REIT,
THE LARGEST INDUSTRIAL PURE-PLAY REIT
IN CANADA, AND THE CEO OF ING REAL
ESTATE CANADA



ROSS DRAKE, CA
CHIEF FINANCIAL OFFICER

SIGMA ASSET MANAGEMENT LIMITED

23 YEARS EXPERIENCE IN THE COMMERCIAL
REAL ESTATE INDUSTRY

PREVIOUSLY THE SENIOR VICE PRESIDENT OF
RESEARCH & ANALYSIS AT ING REAL ESTATE
CANADA, AND IS A CHARTERED ACCOUNTANT



KIMBERLEY G. HILL
VICE PRESIDENT, ASSET MANAGEMENT

SIGMA ASSET MANAGEMENT LIMITED

24 YEARS EXPERIENCE IN THE COMMERCIAL
REAL ESTATE INDUSTRY

PREVIOUSLY THE SENIOR VICE PRESIDENT OF ASSET
MANAGEMENT AT ING REAL ESTATE CANADA



JON ROBBINS
VICE PRESIDENT, INVESTMENTS

SIGMA ASSET MANAGEMENT LIMITED

24 YEARS EXPERIENCE IN THE COMMERCIAL
REAL ESTATE INDUSTRY

PREVIOUSLY THE VICE PRESIDENT OF
INVESTMENTS AT SUMMIT REIT



AN EXCITING FUTURE

With strong industry fundamentals, best-in-class properties, and a proven management team with decades of experience in the light industrial real estate sector, we are well-positioned to deliver stable and growing cash distributions and increasing value to our Unitholders over the long term.



summitireit.com

CORPORATE ADDRESS

294 WALKER DRIVE, UNIT 1
BRAMPTON, ONTARIO L6T 4Z2

STOCK EXCHANGE LISTING

TRUST UNITS ARE TRADED ON
THE TORONTO STOCK EXCHANGE
UNDER THE SYMBOL: SMU.UN

UNITS OUTSTANDING

DEC 31, 2014: 23,396,550

CASH DISTRIBUTION INFO

\$0.0408 PER MONTH (JAN–MAY)

\$0.042 PER MONTH (JUNE–DEC)

\$0.498 PAID IN 2014 \$0.042
(DECEMBER PAID IN JANUARY 2015)

INVESTOR RELATIONS CONTACT

PAUL DYKEMAN
1801 HOLLIS STREET, SUITE 2020
HALIFAX, NOVA SCOTIA B3J 3N4

902-405-8813
INFO@SUMMITIREIT.COM

AUDITOR

DELOITTE LLP

LEGAL COUNCIL

MCCARTHY TÉTRAULT LLP

TRANSFER AGENT

COMPUTERSHARE TRUST COMPANY
OF CANADA

ANNUAL GENERAL MEETING

MAY 13, 2015 AT 11:00 A.M.
MCCARTHY TÉTRAULT LLP
SUITE 5300
TD BANK TOWER
66 WELLINGTON STREET WEST
TORONTO, ONTARIO M5K 1E6

Summit **II**REIT
Summit Industrial Income REIT