Summit IIREIT

Summit Industrial Income REIT

STABLE, SUSTAINABLE GROWTH

SUMMIT INDUSTRIAL INCOME REIT 2016 ANNUAL REPORT

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, 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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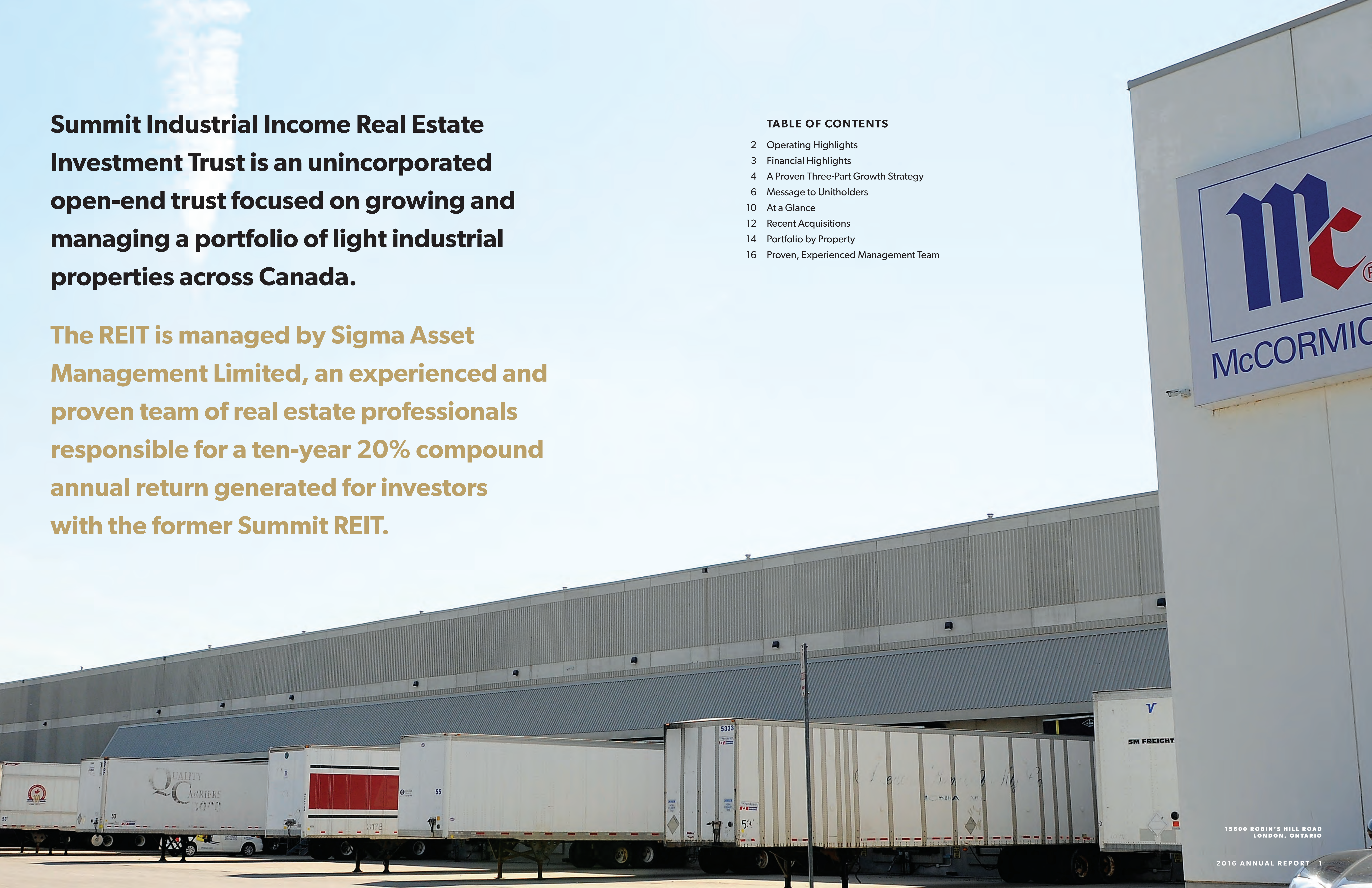


15600 ROBIN'S HILL ROAD
LONDON, ONTARIO

165 ORENDA ROAD
BRAMPTON, ONTARIO

2016 OPERATING HIGHLIGHTS

- Acquired seven income-producing properties totaling 763,898 sq. ft. for $80.9 million at average cap rate of 7.05%.
- Entered into first value-add transaction with acquisition of a 50% interest in 156,925 sq. ft. Montreal property. Property has been leased for a 15 year term commencing February, 2017.
- Portfolio growth generated 17.1% increase in revenues.
- FFO up 15.6% due to revenue growth and strong operating performance. Fourth quarter FFO up 27.5%.
- Growth accretive as FFO per Unit up 2.9% despite 12.4% increase in Units outstanding.
- Strong 82.6% FFO payout ratio – 69.1% with DRIP benefit.
- Completed successful $34.2 million bought-deal equity offering in June.
- Year-end occupancy strong at 98.9% with 5.4 year average lease term and 1.7% annual contractual rent increases.
- Obtained $20.4 million in new mortgage financings at average 3.2% fixed interest rate for average eight year term to maturity.
- Manager and Insiders interest remains strongly aligned with Unitholders through 12.9% insider ownership of REIT Units outstanding.

2016 FINANCIAL HIGHLIGHTS

YEAR ENDED DECEMBER 31, 2016 ($,000 EXCEPT PER UNIT AMOUNTS)	2016	2015
Revenue	**44,950**	38,377
Net Operating Income	**30,253**	26,512
FFO	**19,635**	16,980
FFO per Unit	**$ 0.610**	$ 0.593
FFO Payout Ratio	**82.6%**	85.0%

AS AT DECEMBER 31, 2016	2016	2015
Debt to Gross Book Value	**54.0%**	53.7%
Weighted Average Mortgage Interest Rate	**3.43%**	3.52%
Weighted Average Mortgage Term to Maturity	**4.5 years**	4.5 years
Weighted Average Lease Term to Maturity	**5.4 years**	5.6 years
Weighted Average Units Outstanding (basic)	**32,178**	28,628

3343-3501 54TH AVENUE SE
CALGARY, ALBERTA

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 and Montreal markets

3 DEVELOPMENT PARTNERSHIPS

- Establish partnerships with experienced property developers
- Acquire and re-develop underperforming properties
- Vend properties into REIT when stabilized
- Prudent investments

MICHAEL CATFORD
INDEPENDENT TRUSTEE & MEMBER OF AUDIT & GOVERNANCE COMMITTEE

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

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

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

LOU MAROUN
CHAIRMAN & TRUSTEE

PAUL DYKEMAN, CPA CA
CHIEF EXECUTIVE OFFICER & TRUSTEE

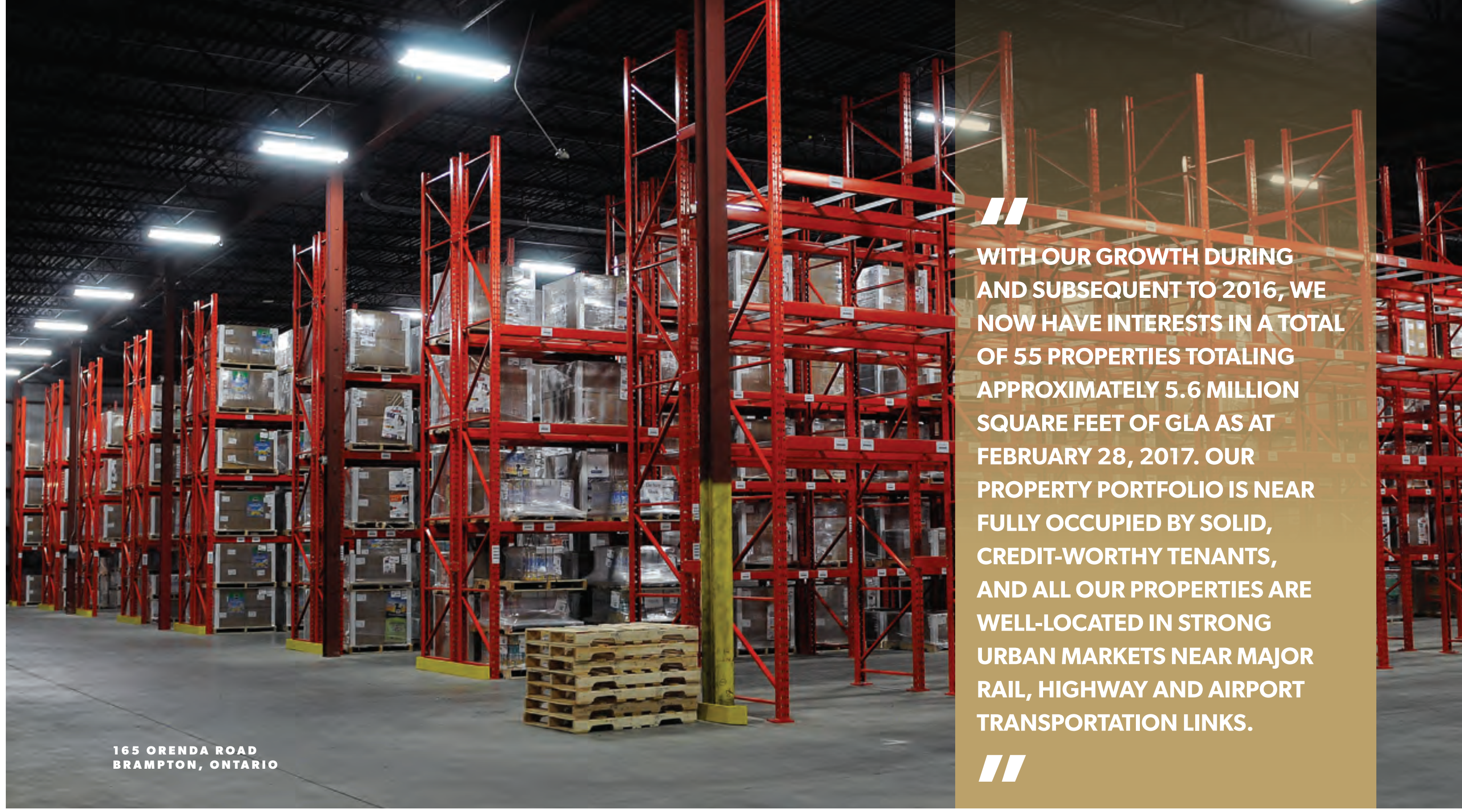
ROSS DRAKE, CPA CA
CHIEF FINANCIAL OFFICER

KIMBERLEY G. HILL
VICE PRESIDENT, ASSET MANAGEMENT

JON ROBBINS
VICE PRESIDENT, INVESTMENTS

MESSAGE TO UNITHOLDERS

2016 was another active and successful year for Summit as we continued to execute our focused value-enhancing strategies. We expanded and strengthened our property portfolio with strategic and accretive acquisitions in our target markets, we embarked on our first joint venture property development project, and we generated solid organic growth through our proactive leasing and property management programs. Looking ahead, we are confident this growth and strong operating performance will continue, leading to solid, stable and sustainable gains for our Unitholders over the long term.



165 ORENDA ROAD
BRAMPTON, ONTARIO

" WITH OUR GROWTH DURING AND SUBSEQUENT TO 2016, WE NOW HAVE INTERESTS IN A TOTAL OF 55 PROPERTIES TOTALING APPROXIMATELY 5.6 MILLION SQUARE FEET OF GLA AS AT FEBRUARY 28, 2017. OUR PROPERTY PORTFOLIO IS NEAR FULLY OCCUPIED BY SOLID, CREDIT-WORTHY TENANTS, AND ALL OUR PROPERTIES ARE WELL-LOCATED IN STRONG URBAN MARKETS NEAR MAJOR RAIL, HIGHWAY AND AIRPORT TRANSPORTATION LINKS. "

STABLE, SUSTAINABLE PORTFOLIO GROWTH

Despite a challenging acquisition environment in 2016, by leveraging the expertise of our management team and our strong relationships within the Canadian industrial property market we purchased a total of seven properties during the year in our key target markets, growing our property portfolio by a total of 763,898 square feet for total costs of approximately $80.9 million and generating a very strong 7.05% capitalization rate. The Canadian industrial property market has attracted smart investors for decades, driven by the sector's continuing strong fundamentals. Light industrial properties have demonstrated significant strength and stability over the long term, the result of low rent volatility, reduced operating costs, and more generic-use space that is highly marketable. Capital expenditure and maintenance requirements, as well as leasehold improvement and tenant inducement costs, are also much lower than other types of real estate. Looking ahead, we will continue to capitalize on these market strengths to generate stable and sustainable long-term growth for our Unitholders.

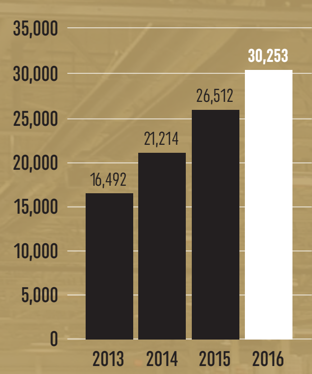
Over the last few years we have focused our growth initiatives on two key target markets. The Greater Toronto Area (GTA) continues to demonstrate compelling market fundamentals. It is experiencing some of the lowest availability and vacancy rates in the country with absorption continuing to outpace new 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. The Greater Montreal Region, Canada's second largest industrial property market, also presents compelling characteristics that we are confident will deliver strong and sustainable growth for our Unitholders over the long term. Again, availability and vacancy rates are comparatively low, with absorption outpacing new supply. With these strong fundamentals in both markets, we are seeing upward pressure on rental rates and stable, near-full occupancies, and we will continue to prudently expand our presence in both the GTA and Montreal.

We also re-entered the Alberta industrial property market in 2016 with very accretive acquisitions in both Calgary and Edmonton. We believe we are at or near the bottom of the cycle in these historically strong markets, and with low lease and sale activity, we are finding reduced competition for assets. As a result, going in cap rates are much higher than in other markets, and our two acquisitions in the province during the year generated a very solid weighted average cap rate of 7.0%. All our purchases in Alberta continue to be 100% occupied by quality tenants under long-term leases with strong annual rent escalations. Looking ahead, we will prudently evaluate additional growth opportunities in the Alberta market.

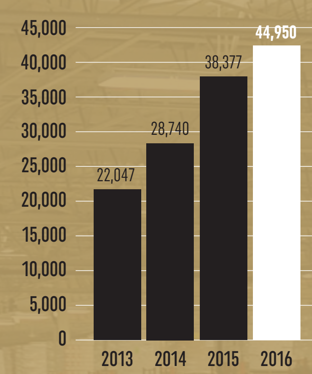
Subsequent to the year end we acquired a further two properties well-located in the GTA and Calgary totaling 381,520 square feet of GLA for total acquisition costs of approximately $45.2 million. The purchases were funded by a successful $46.0 million bought deal equity offering in January 2017.

With our growth during and subsequent to 2016, we now have interests in a total of 55 properties totaling approximately 5.6 million square feet of GLA as at February 28, 2017. Our property portfolio is near fully occupied by solid, credit-worthy tenants, and all our properties

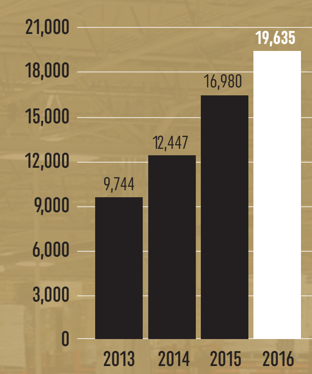
NET OPERATING INCOME ($,000)



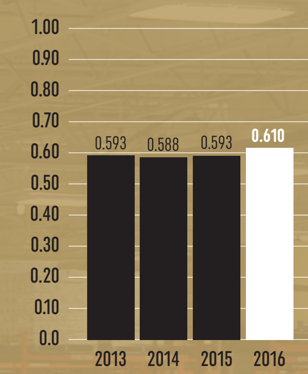
REVENUE FROM INCOME PROPERTIES ($,000)



FUNDS FROM OPERATIONS ($,000)



FFO PER UNIT



15600 ROBIN'S HILL ROAD
LONDON, ONTARIO

are well-located in strong urban markets near major rail, highway and airport transportation links. They are all modern facilities with high ceiling heights, ample loading docks and extensive parking capacity, characteristics that attract the best and most credit-worthy tenants under long-term leases. Importantly, built-in contractual rent increases of approximately 1.7% across the portfolio ensure incremental growth in cash flows over the longer term.

INNOVATIVE GROWTH

As in past years, we have accretively funded our portfolio growth primarily through a combination of debt and equity financings that ensure we maintain a conservative financial position with the capacity and flexibility to act on future growth opportunities. During 2016 we completed a $32.5 million bought-deal equity offering to fund our property purchases while also arranging approximately $20.4 million in new and assumed mortgages with a low weighted average interest rate of 3.2%. Our successful $46.0 million bought-deal equity offering completed subsequent to the year end will also provide us with the resources and flexibility to maintain our track record of steady and sustainable growth going forward.

At Summit, we have decades of experience developing light industrial properties, and during 2016 we were pleased to announce our first joint venture value-add re-development project with the purchase of a 50% interest in a 156,924 square foot property in Montreal. During the first quarter of 2017, our proactive leasing initiatives resulted in a new fifteen-year lease on the property commencing on February 15, 2017 that generates an average yield of a very strong 8.5%. Looking ahead, we plan to enter into additional 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 initiatives.

STABLE, SUSTAINABLE OPERATING PERFORMANCE

With our portfolio growth during the year, and the execution of our proven property management programs, we generated solid financial performance in 2016. Operating revenues were $44.9 million, up 17.1% from 2015, resulting in a 14.1% increase in net operating income. Funds from Operations (FFO), our key operating benchmark, rose to $19.6 million compared to $16.9 million in 2015. Occupancies remained at nearly full levels throughout the year.

Our growth in 2016 was also solidly accretive as FFO rose 2.9% to $0.61 per Unit despite the almost 12.4% increase in the weighted average number of Units outstanding during the year resulting from our equity offering. Our FFO payout ratio also improved to 82.6% in 2016 compared to 85.0% at the end of 2015. Looking ahead, our long term focus remains to continue generating similar stable, sustainable and accretive growth for our Unitholders, and we are proud of our achievements in 2016.

Our balance sheet and liquidity position remained strong at year end with a conservative leverage ratio of 54%, an attractive weighted average effective interest rate on our mortgage portfolio of 3.43%, and a weighted average term to maturity of 4.5 years, all of which contribute to the stability and sustainability of our monthly cash distributions. Debt service and interest coverage ratios were also solid at 1.80 times and 3.05 times, respectively.

STABLE, SUSTAINABLE FUTURE GROWTH

Looking ahead, we will continue to execute the same value-enhancing strategies that have been so successful in the past. At Summit, our management team has decades of proven experience in the Canadian industrial property business, and we look forward confident in our ability to build on this track record of success and generate superior long-term value for our Unitholders.

We will prudently acquire high quality light industrial properties in our targeted Canadian urban markets, purchasing newer, well maintained assets 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 property purchases.

We believe our cash flows will also grow organically as we capitalize on the continuing strong fundamentals in the light industrial property sector, build on our contractual annual rent increases, and generate increasing operating synergies and reduced costs as we expand the size and scale of our property portfolio.

We will also continue to capitalize on our proven property development expertise by prudently targeting underperforming light industrial assets with our joint venture partners for acquisition, development or re-development initiatives. We were pleased to enter into our first joint venture development project in 2016, and we expect to generate additional strong and more risk adverse returns for our Unitholders with additional such projects in the future.

In summary, we are very pleased with our growth and performance in 2016, 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 stable, sustainable and increasing value to our Unitholders over the long term.

Lou Maroun
Chairman

Paul Dykeman
President & CEO

AT A GLANCE

A STRONG AND GROWING PORTFOLIO

53 PROPERTIES | 5,245,914 SQUARE FEET, GLA | 98.9% OCCUPIED

1 **ONTARIO**
30 PROPERTIES
3.8 M SQ. FT.
60.2% IN GTA

2 **QUEBEC**
16 PROPERTIES
816,739 SQ. FT.
15.6% IN GMA

3 **ALBERTA**
4 PROPERTIES
526,868 SQ. FT.

4 **ATLANTIC CANADA**
1 PROPERTY
42,369 SQ. FT.

5 **BRITISH COLUMBIA**
2 PROPERTIES
21,700 SQ. FT.

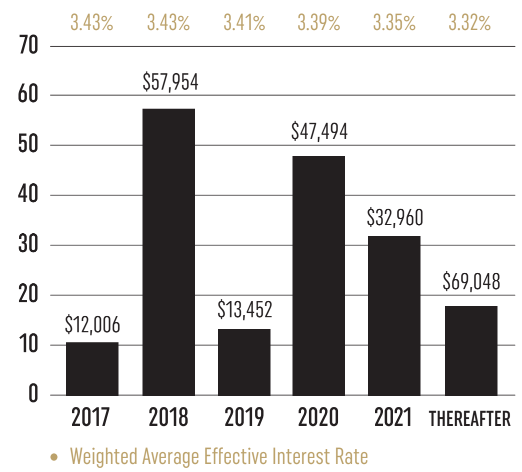
TOP-TEN TENANTS

AS AT DECEMBER 31, 2016

RANK	TENANT	LOCATION	GLA	PERCENTAGE OF TOTAL BASE RENT
1	National Tire Distributors Inc.	Edmonton, AB	309,077	7.1%
2	Van-Rob Inc.	Aurora, ON	322,187	6.7%
3	Bellwyck Packaging Inc.	Multiple GTA, ON	261,746	4.4%
4	Ford Motor Company of Canada	Mississauga, ON	220,000	4.2%
5	Canplas Industries	Barrie, ON	216,460	4.1%
6	Elopak	Boisbriand, QC	154,166	4.0%
7	Giant Tiger Stores Limited	Brockville, ON	68,093	3.7%
8	Le Cie McCormick Canada	London, ON	210,727	3.3%
9	Ventra Group	Mississauga, ON	163,000	2.7%
10	Magna International	Brampton, ON	150,000	2.6%
	Total Top-Ten Tenants		2,075,456	42.8%
	Remaining Portfolio		3,036,692	57.2%
	Total Portfolio – Occupied		5,112,148	100.0%

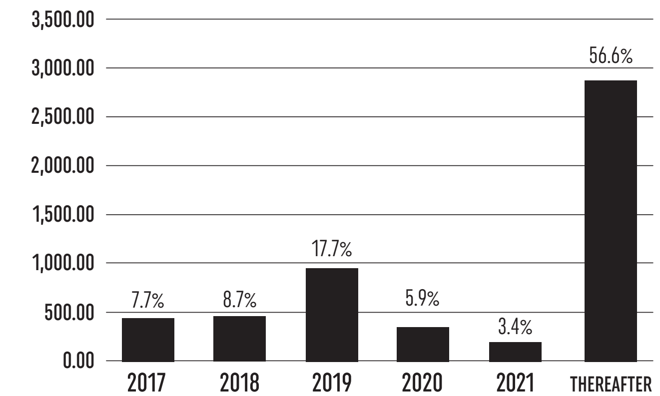
A WELL BALANCED MORTGAGE PORTFOLIO

PRINCIPAL REPAYMENTS ($ MILLIONS)



A WELL BALANCED LEASE PORTFOLIO

LEASE ROLLOVER (SQUARE FEET) (,000)



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

RECENT ACQUISITIONS

During 2016 we continued to strengthen and expand our presence in the Greater Toronto Area and the Greater Montreal Region with strategic and accretive acquisitions that add to the size and scale of our portfolio in each of these strong and vibrant industrial markets. During the year we also re-entered the Alberta market with the purchase of two fully-occupied properties, one in each of Calgary and Edmonton, that deliver a very solid going-in capitalization rate of 7.0%.

14404 – 128TH AVENUE
EDMONTON, ALBERTA

3343-3501 54TH AVENUE SE
CALGARY, ALBERTA

15600 ROBIN'S HILL ROAD
LONDON, ONTARIO

SUMMIT II REIT PORTFOLIO BY PROPERTY

ADDRESS	CITY	YEAR BUILT/ RENOVATED	SINGLE VS. MULTI-TENANT	NO. OF TENANTS	GLA (SF)	OCCUPANCY (%)
ONTARIO – 73.2%						
134 Bethridge Road	Toronto	1965	Single	1	142,386	100.0%
710 Neal Drive	Peterborough	1973/Ongoing	Single	1	101,601	100.0%
240 Laurier Boulevard	Brockville	2005/2010	Single	1	68,093	100.0%
155 – 161 Orenda Road	Brampton	1970	Multi	5	319,077	100.0%
8705 Torbram Road	Brampton	1980/2003	Multi	4	296,203	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	3	86,681	55.7%
50 Dynamic Drive	Scarborough	1986	Single	1	45,003	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%
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	46,360	100.0%
5485 Tomken Road	Mississauga	1982	Single	1	63,700	100.0%
2333 North Sheridan Way	Mississauga	1970/2014	Multi	4	183,989	100.0%
15600 Robin's Hill Road	London	2009	Single	1	210,727	100.0%
501 Palladium Drive (1)	Ottawa	2007	Multi	3	64,602	100.0%
200 Iber Road (1)	Ottawa	2007	Multi	4	18,936	100.0%
QUEBEC – 14.1%						
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%
3720 Ave des Grandes Tourelles (2)	Boisbriand	2014	Single	1	154,166	100.0%
1177 – 1185 55e Ave (2)	Dorval	1990	Single	1	77,946	100.0%
5757 Thimens Blvd. (2)	St. Laurent	1981	Single	1	37,747	100.0%
5545 Ernest-Cormier (2)	Laval	2012	Single	1	24,956	100.0%
185 Bellerose Blvd (2)	Laval	2009	Single	1	19,566	100.0%
1970 John-Yule (2)	Chambly	2011	Single	1	12,872	100.0%
3700 Ave des Grandes Tourelles (2)	Boisbriand	2015	Single	1	29,235	100.0%
1405 Rue Graham-Bell (2)	Boucherville	2008	Multi	1	23,066	26.7%
3655 Ave des Grandes Tourelles (2)	Boisbriand	2011	Multi	4	22,061	100.0%
20500 Clark-Graham (2)	Baie D'Urfe	2000	Single	1	28,104	100.0%
ALBERTA – 10.0%						
3703 98th Street	Edmonton	1978	Single	1	45,752	100.0%
5880 56th Ave	Edmonton	1997/2004	Single	1	30,411	100.0%
14404 128 Ave	Edmonton	1966/2016	Single	1	309,077	100.0%
3343-3501 54th Ave	Calgary	1972	Single	1	141,628	100.0%
NEW BRUNSWICK – 0.8%						
290 Frenette Avenue (1)	Moncton	2012	Single	1	42,369	100.0%
BRITISH COLUMBIA – 0.4%						
6708, 87A Avenue	Fort Saint John	2006	Single	1	13,500	100.0%
2500 Cranbrook Street	Cranbrook	1970	Single	1	8,200	100.0%
VALUE ADD PROPERTIES – 1.5%						
QUEBEC						
5685 Rue Cypihot (2)	Saint-Laurent	1980/1997	Single	1	78,463	100.0%
TOTAL PORTFOLIO AS AT DECEMBER 31, 2016				**86**	**5,245,915**	**98.9%**

(1) REPRESENTS 25% OF TOTAL GLA. (2) REPRESENTS 50% OF TOTAL GLA.

We continue to focus our efforts on growing our Greater Toronto Area and Montreal portfolios, markets that presents a compelling opportunity to create value for our Unitholders.

30 STRUCK COURT
CAMBRIDGE, ONTARIO

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 insiders substantial 12.9% ownership interest, and we will continue to maintain and grow this interest going forward.

LOU MAROUN
CHAIRMAN

SIGMA ASSET MANAGEMENT LIMITED

35 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, CPA CA
CHIEF EXECUTIVE OFFICER

SIGMA ASSET MANAGEMENT LIMITED

27 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, CPA CA
CHIEF FINANCIAL OFFICER

SIGMA ASSET MANAGEMENT LIMITED

25 YEARS EXPERIENCE IN THE COMMERCIAL REAL ESTATE INDUSTRY

PREVIOUSLY THE SENIOR VICE PRESIDENT OF RESEARCH & ANALYSIS AT ING REAL ESTATE CANADA

KIMBERLEY G. HILL
VICE PRESIDENT, ASSET MANAGEMENT

SIGMA ASSET MANAGEMENT LIMITED

26 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

26 YEARS EXPERIENCE IN THE COMMERCIAL REAL ESTATE INDUSTRY

PREVIOUSLY THE VICE PRESIDENT OF INVESTMENTS AT SUMMIT REIT

14404 – 128TH AVENUE
EDMONTON, ALBERTA

Summit IIREIT
Summit Industrial Income REIT

summitiireit.com

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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, 2016: 34,989,900

CASH DISTRIBUTION INFO

$0.042 PER UNIT MONTHLY
($0.504 ANNUALIZED)

INVESTOR RELATIONS CONTACT
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DELOITTE LLP

LEGAL COUNCIL
MCCARTHY TÉTRAULT LLP

TRANSFER AGENT
COMPUTERSHARE TRUST COMPANY
OF CANADA

ANNUAL GENERAL MEETING
WEDNESDAY MAY 10, 2017
AT 10:30 A.M.

MCCARTHY TÉTRAULT LLP
SUITE 5300
TD BANK TOWER
66 WELLINGTON STREET WEST
TORONTO, ONTARIO M5K 1E6