



SKYLINE APARTMENT REIT

Information Sheet as at September 30, 2021



ABOUT THE REIT

Skyline Apartment Real Estate Investment Trust (REIT) is an income-producing opportunity to invest in a 100% Canadian diversified portfolio with capital growth potential. The portfolio is primarily comprised of multi-family residential properties in secondary and tertiary markets.

The objectives of the REIT are to provide investors with monthly cash returns, and to increase the unit value both by managing the current assets and by acquiring new properties. The portfolio's management team has garnered an impressive track record of consistently delivering stable monthly distributions to investors.



4.00% Current Annual Yield¹



90% - 95% Funds From Operations³ Payout Ratio Target⁴



ANNUALIZED RETURN²

1 Year : 26.97%

3 Year : 23.98%

5 Year : 19.71%

10 Year : 16.69%

Inception : 14.88%

(June 1, 2006)



Capital Growth Potential



RRSP, RRIF & TFSA Eligible



Historically Low Volatility



\$50,000 Minimum Investment



Eligible Investors⁵



No Redemption Fees

UNIT VALUE & ANNUAL DISTRIBUTION PER UNIT as at Dec. 31st of each year and Nov. 10th, 2021.



PORTFOLIO

\$3.8+ Billion
Approx.Total IFRS Portfolio Value⁷

234
Properties

8
Provinces

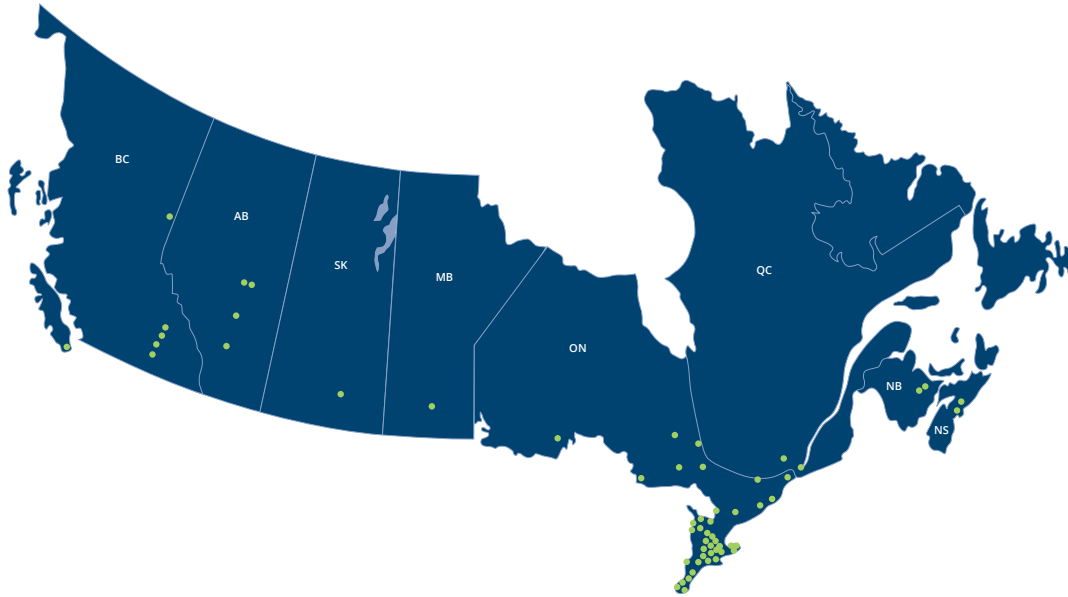
59
Communities

21,463
Units

97.10%
Occupancy Rate⁸



GEOGRAPHIC DIVERSIFICATION



FOOTNOTES

1. **Current Annual Yield** is equal to the annual distribution per unit divided by the current unit value. As at November 10, 2021.
2. **The annualized return** is based on a single unit initial investment in the Skyline Apartment REIT inclusive of unit price changes and reinvested distributions. As at November 1, 2021.
3. **Funds From Operations (FFO)** Funds From Operations (FFO) is a REIT measurement of cash generated from operating rental properties. It is essentially profit from operations, excluding depreciation used for tax purposes and excluding any gains or losses on dispositions.
4. **A payout ratio** indicates what percentage of a company's FFO is being paid out as distributions. Generally, a lower payout ratio may indicate a more sustainable distribution and opportunity for future growth within the Trust.
5. **Accredited Investors and Eligible Investors** under the Offering Memorandum Exemption. Full definition at <https://skylinewealth.ca/faq>
6. **Unit value** is determined by a Net Asset Value (NAV) model based on evaluations by Senior Management and the Skyline Apartment REIT Board of Trustees.
7. **Unaudited figure.**
8. **Occupancy Rate** for residential portfolio only.

DISCLAIMER

IMPORTANT – PLEASE READ - This confidential information sheet does not constitute an offer to sell or a solicitation to buy the securities referred to herein, nor shall it form the basis of, or be relied on in connection with, or act as any inducement to enter into, any contract or commitment whatsoever. Commissions, trailing commissions, management fees and expenses all may be associated with investments. Please read the confidential offering documents before investing. A copy of the Confidential Offering Memorandum may be obtained upon request made to the attention of Skyline Wealth Management Inc. at 5 Douglas Street, Suite 301, Guelph ON N1H 2S8 or via email at invest@skylinewealth.ca.

No securities commission or similar authority in Canada has reviewed or in any way passed upon this document or the merits of the securities of Skyline Apartment Real Estate Investment Trust (REIT), and any representation to the contrary is an offence. There is no active market through which the securities may be sold, and redemption requests may be subject to monthly redemption limits. Investors may be restricted from selling the securities for an indefinite period. The indicated rate of return is the annualized return including changes in unit value and reinvestment of all distributions and does not consider sales, redemption, distribution or optional charges or income taxes payable by any unitholder that would have reduced returns. Exempt market products are not guaranteed, their values change frequently, and past performance may not be repeated. The payment of distributions is not guaranteed and may fluctuate. The payment of distributions should not be confused with an exempt market product's performance. Distributions paid as a result of capital gains realized by an exempt market product, and income and dividends earned are taxable in your hands in the year they are paid. Your adjusted cost base will be reduced by the amount of any returns of capital. If your adjusted cost base goes below zero, you will have to pay capital gains tax on the amount below zero. Prospective investors must make an independent assessment of such matters in consultation with their own professional advisors.

This document contains forward-looking statements, which involve numerous assumptions, known and unknown risks, uncertainties and other factors that contribute to the possibility that the predicted outcome will not occur, and may cause the actual results, performance or achievements of Skyline Apartment Real Estate Investment Trust (REIT) to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements. Accordingly, readers should not place undue reliance on forward-looking statements.

All information contained herein is given as of September 30, 2021, unless otherwise stated, and while obtained from sources which are believed to be reliable, is not guaranteed as to its accuracy or completeness. No party is under any obligation to update this information sheet or correct any inaccuracies or omissions in it that may exist or become apparent or to provide the recipient with access to any additional information. Investors should consult their professional advisors prior to making an investment decision. This information sheet is being supplied to you solely for your information, and may not be reproduced, further distributed, or published in whole or in part by any other person. This investment is available to Accredited Investors only or to those who qualify under another exemption.

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