



SKYLINE RETAIL REIT

Information Sheet as at September 30, 2021



ABOUT THE REIT

Skyline Retail Real Estate Investment Trust (REIT) is a diversified portfolio of retail properties, including tenants anchored in essential needs and services (such as pharmacy and grocery). Skyline Retail REIT presents an opportunity to invest in income-producing, 100% Canadian retail real estate focused on trusted national tenants with long-term leases.

Skyline Retail REIT's objective is to provide investors with stable and growing cash distributions, payable monthly, and, to the extent possible, offer tax-efficient and/or tax-deferred growth. Skyline Retail REIT aims to maximize unit value and monthly distributions to its investors through specialized asset management encompassing strategic asset acquisitions, repositioning of existing properties, and tenant engagement.



\$1.2+ B Approx. Total IFRS Portfolio Value

4.6+ Million Total Square Footage

112 Properties

95.7% Occupancy

5 Provinces

5.55 Years Weighted Average Lease Term

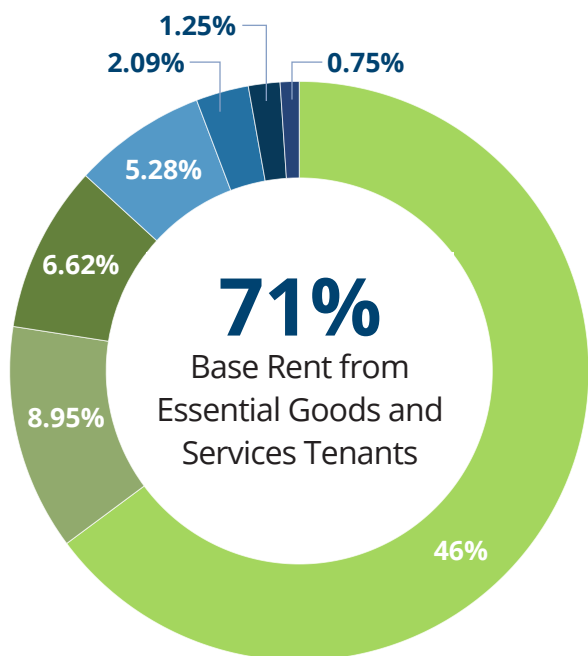
67 Communities

PORTFOLIO COMPOSITION

As at June 16, 2021

Skyline Retail REIT focuses on owning and acquiring income producing community-based retail properties that are known as everyday goods and services; the robust tenant mix includes name-brand grocery, pharmacy, food service, banking, and beer & liquor stores.

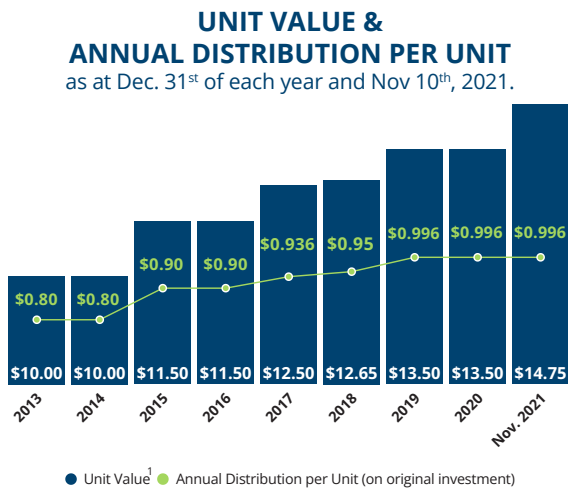
Skyline Retail REIT seeks properties that act as centralized consumer hubs in secondary and tertiary markets across Canada, with high visibility, access, and traffic within their respective communities. Skyline Retail REIT evaluates properties based on the tenants' underlying strength, brand recognition, and the resilience of products and services offered amid a rapidly changing retail landscape.



PHARMACY, GROCERIES & GENERAL STORES	
FAST FOOD & LIQUOR	
BANKS, INSURANCE & FINANCIAL SERVICES	
MEDICAL & PROFESSIONAL SERVICES	
JR. DEPARTMENT STORES	
AUTOMOTIVE	
GOVERNMENT OFFICES	

REIT HISTORY AND PERFORMANCE

With locations in dozens of Canadian communities, Skyline Retail REIT draws on a well-diversified pool of tenants, which results in historical stability and consistent growth in cash distributions, paid to investors monthly. Skyline Retail REIT has also provided historical tax-efficient growth for investors, with 100% of returns classified as return of capital (deferred capital gains) since its inception in 2013.



ANNUALIZED RETURN²

1 Year : 18.11%

3 Year : 13.60%

5 Year : 13.39%

Inception : 13.32%

(October 8, 2013)



HIGHLIGHTS

6.75% Current Annual Yield³

80%-85% Funds From Operations⁴ Payout Ratio Range⁵

\$50,000 Minimum Investment

RRSP, RRIF & TFSA Eligible

Eligible Investors⁶

No Redemption Fees

FOOTNOTES

- Unit value** is determined by a Net Asset Value (NAV) model based on evaluations by Senior Management and the Skyline Retail REIT Board of Trustees. As at November 10, 2021.
- The annualized return** is based on a single unit initial investment in the Skyline Retail REIT inclusive of unit price changes and reinvested distributions. As at November 10, 2021.
- Current Annual Yield** is equal to the annual distribution per unit divided by the current unit value. As at November 10th, 2021.
- 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.
- 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.
- Accredited Investors and Eligible Investors** under the Offering Memorandum Exemption. Full definition at <https://skylinewealth.ca/faq>

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 Retail 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 Retail 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.

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Contact Skyline Wealth Management Inc. at:

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