

Skyline Apartment REIT

CLASS F FUND FACT SHEET | Q1 2026



Skyline's first REIT, Skyline Apartment REIT, was established in 2006 and maintains a portfolio of multi-residential, institutional-quality real estate assets in secondary communities across Canada. The REIT's objectives are to provide investors with monthly cash distributions and increase unit value by managing the current assets and acquiring and developing new assets. The portfolio is supported by an award-winning management team with a history of consistently delivering stable monthly distributions to investors.

FUND DETAILS

Fundserv Code	SKY2006
Fund Type	Real Estate Investment Trust
Registered Eligible	Yes
Purchases	Min. \$25,000 (Trade Date 15th of month)
Fund AUM	\$5.1 B
Targeted Total Return	8-12%
Distribution Yield¹	5.10%
Redemption²	Monthly
Fund Loan to Value³	62.73%
Management Expense Ratio⁴	0.30%
Fund Inception	June 2006 (Class F - December 2022)
Unit Value¹	\$29.50
Auditor	RLB LLP

FUND STATS

Weighted Average Mortgage Interest Rate	3.40%
Occupancy Rate	93.2%
Units	19,849

MANAGER SUMMARY

Asset Manager	Skyline Real Estate Limited Partnership
Skyline Group of Companies AUM[*]	\$10+ B
Fund President	Matthew Organ (30+ years of property management and real estate operations experience)

RETURN HISTORY⁵

*Class F inception Dec. '22; Class A inception June '06

	Inception	1-Year	3-Year	5-Year	10-Year
Class A	13.17%	4.24%	6.22%	8.70%	13.41%
Class F	7.56%	4.35%	6.32%	-	-

RETURN SUMMARY⁶

Class A	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
2026	0.31%	0.31%	0.31%	0.31%	0.31%	0.53%	-	-	-	-	-	-	2.08%
2025	0.31%	0.31%	0.31%	0.31%	0.31%	0.31%	0.31%	0.31%	0.31%	0.31%	0.31%	0.71%	4.12%
2024	0.33%	0.33%	0.33%	0.33%	0.33%	3.04%	0.32%	0.32%	0.32%	0.32%	3.83%	0.31%	10.11%
2023	0.34%	0.34%	5.07%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	8.72%
2022	0.33%	3.28%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.35%	0.35%	1.30%	0.34%	7.93%
2021	0.38%	13.48%	0.34%	0.34%	0.34%	0.34%	0.34%	7.71%	0.32%	0.33%	0.33%	0.33%	24.58%
2020	0.46%	22.20%	0.38%	0.38%	0.38%	0.38%	0.38%	0.38%	0.38%	0.38%	0.38%	0.38%	26.46%
Class F	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
2026	0.32%	0.32%	0.32%	0.32%	0.32%	0.54%	-	-	-	-	-	-	2.14%
2025	0.32%	0.32%	0.32%	0.32%	0.32%	0.32%	0.32%	0.32%	0.32%	0.32%	0.32%	0.72%	4.24%
2024	0.34%	0.34%	0.34%	0.34%	0.34%	3.05%	0.33%	0.33%	0.33%	0.33%	3.84%	0.32%	10.23%
2023	0.35%	0.35%	5.08%	0.34%	0.34%	0.34%	0.34%	0.34%	0.34%	0.34%	0.34%	0.34%	8.84%



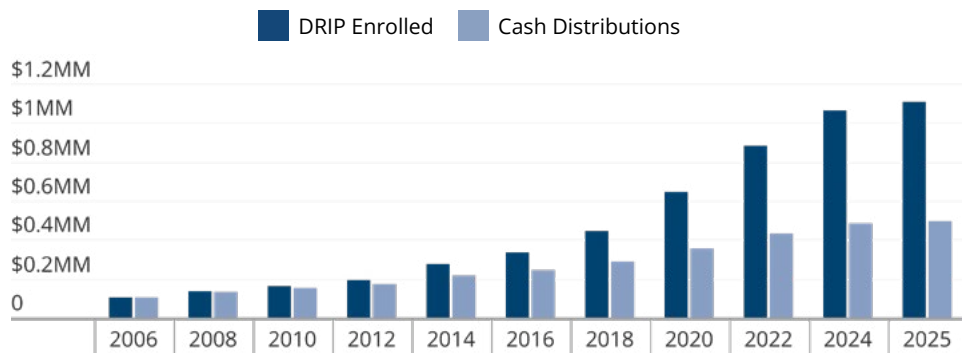
Learn more about Skyline's investment offerings by scanning the QR or visiting:
SkylineApartmentReit.ca



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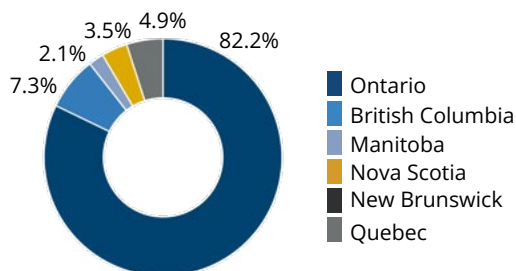
*The Skyline Group of Companies includes entities under common management and control with the Fund. For a full list of entities, visit <https://www.skylinegroupofcompanies.ca/disclaimer/>

INVESTMENT GROWTH⁷ (INVESTMENT OF \$100K AT FUND INCEPTION)



PORTFOLIO DIVERSIFICATION

UNIT BREAKDOWN BY PROVINCE

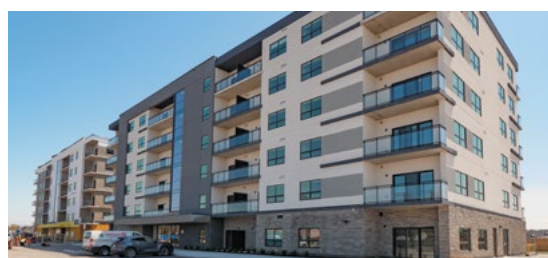


For a full list of our properties, scan the QR code or visit:



SkylineApartmentREIT.ca

RECENT ACQUISITIONS



DISCLAIMER

This document is only a summary. Figures shown are past results and are not indicative of future results; Current and future results may be lower or higher than those shown, figures presented as at March 31, 2026.

¹ Current Annual Distribution Yield is equal to the annual distribution per unit divided by the current unit value. 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. As at July 7, 2026.

² A transaction fee may apply if your account is held by a third-party registered plan trustee, or dealer. A 30-day redemption notice is required.

³ The Fund Loan to Value is the ratio between the total debt outstanding in the portfolio and the enterprise value of the Fund calculated as the market value of equity plus the total debt outstanding.

⁴ The Management Expense Ratio (MER) is the total annual fund-level expenses incurred to manage the REIT as an investment vehicle, expressed as a percentage of total asset value.

⁵ The annualized return is based on a single unit initial investment in the Skyline Apartment REIT inclusive of unit price changes and reinvested distributions.

⁶ The figure presented in the table represents Class A unit performance and includes changes in unit value. Yearly returns in this chart reflect performance from January 1 of the given year to January 1 of the next year. Monthly returns are based on the unit value change from the first day of the previous month to the first day of the month shown. As at June 30, 2026.

⁷ For illustration purposes only. For full performance, contact a Skyline representative.

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It starts here.

Contact Skyline or your representative for a copy of the Fund's disclosure and legal documents.

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