SKYLINE RETAIL REIT

Fund Fact Sheet

CLASS A Q2 2026

Skyline Retail Real Estate Investment Trust (REIT) is a portfolio of diversified retail properties, with a focus on properties anchored by "everyday essential" services such as grocery and pharmacy. Skyline Retail REIT is a private real estate investment trust that presents an opportunity to invest in income-producing, 100% Canadian retail real estate.

Fund Details

Fund Type	Real Estate Investment Trust
Registered Eligible	Yes
Purchases	Min. $50,000 *(Trade Date 15th of each month)*
Fund AUM	$1.7 B
Targeted Total Return	8-12%
Distribution Yield[1]	6.32%
Redemption[2]	Monthly
Fund Loan to Value[3]	56.66%
Management Expense Ratio[4]	0.90%
Fund Inception	October 2013
Highlights	79.61% base rent from essential goods & services
Unit Value[1]	$15.75
Auditor	RLB LLP

MANAGER SUMMARY

Asset Manager	Skyline Retail Asset Management Inc.
Skyline Group of Companies AUM*	$10+ B
Fund President	Craig Leslie (22+ years in the real estate and asset management industry)

Fund Stats

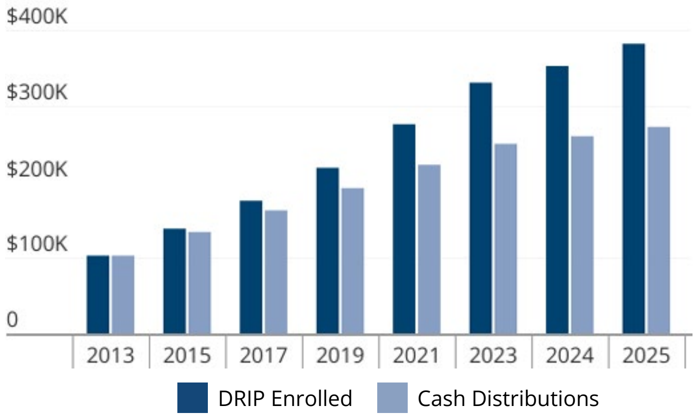
4.19% Weighted Average Mortgage Interest Rate

97.2% Occupancy Rate

5.2 MM sq. ft. Owned & Managed Gross Leasable Area

INVESTMENT GROWTH[5]

Investment of $100,000 at fund inception



Return History[6]

CLASS A

6.51%	7.13%	9.45%	10.66%	11.37%
1-Year	3-Year	5-Year	10-Year	Inception

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

SkylineWealthManagement.ca

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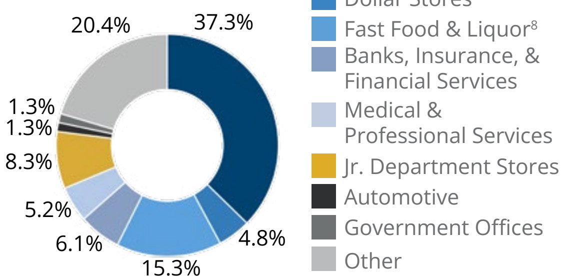
*Skyline Group of Companies includes entities under common management and control with the Fund. For a full list of entities, visit https://www.skylinegroupofcompanies.ca/disclaimer/

RETURN SUMMARY[7]

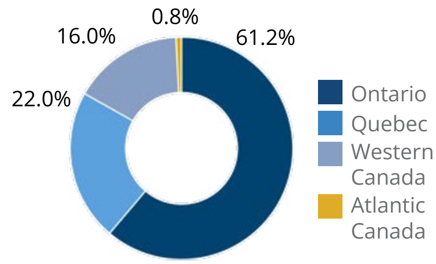
Class A	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
2026	0.53%	0.53%	0.53%	0.53%	0.53%	0.53%	0.53%	-	-	-	-	-	3.71%
2025	2.15%	0.53%	0.53%	0.53%	0.53%	0.53%	0.53%	0.53%	0.53%	0.53%	0.53%	0.53%	7.98%
2024	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	6.48%
2023	0.54%	0.54%	0.54%	0.54%	2.18%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	8.12%
2022	0.56%	3.95%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	9.91%
2021	0.61%	0.61%	0.61%	0.61%	0.61%	3.21%	0.60%	3.49%	0.58%	0.58%	4.09%	0.56%	16.16%
2020	0.61%	0.61%	0.61%	0.61%	0.61%	0.61%	0.61%	0.61%	0.61%	0.61%	0.61%	0.61%	7.32%

Portfolio Diversification

PORTFOLIO MAKEUP (SQ. FT.)



PORTFOLIO BREAKDOWN BY REGION



RECENT ACQUISITIONS

For a full list of our properties, visit:
SkylineRetailREIT.ca

It starts here.

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

SKYLINE WEALTH MANAGEMENT INC.

Guelph
5 Douglas Street, Suite 301
Guelph, Ontario
N1H 2S8

Oakville
2275 Upper Middle Road E, Suite 202
Oakville, Ontario
L6H 0C3

Invest@SkylineWealth.ca
1 (888) 977-7348
www.SkylineWealthManagement.ca

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 June 30, 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 Retail REIT Board of Trustees.

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

[6] The annualized return is based on a single unit initial investment in Skyline Retail REIT inclusive of unit price changes and re-invested distributions.

[7] 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.

[8] Includes cannabis and vape.

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Certain statements contained within could be considered forward-looking information within the meaning of applicable securities legislation. Forward-looking information is based on a number of assumptions and is subject to a number of risks and uncertainties, many of which are beyond Skyline Retail REIT's control, which could cause actual results to differ materially from those disclosed in or implied by such forward-looking information. These risks and uncertainties include, but are not limited to, general and local economic and business conditions, the financial condition of tenants, our ability to refinance maturing debt, rental risks, including those associated with the ability to rent vacant suites, our ability to source and complete accretive acquisitions, and interest rates. The information in this commentary is based on information available to Management as of June 30, 2026. Skyline Retail REIT does not undertake to update any such forward-looking information whether as a result of new information, future events, or otherwise. In some instances, forward-looking information can be identified by the use of terms such as "may", "should", "expect", "will", "anticipate", "believe", or other similar expressions concerning matters that are not historical facts. Forward-looking statements in this commentary include, but are not limited to, statements related to acquisitions or dispositions, development activities, future maintenance expenditures, financing and the availability of financing, tenant incentives, and occupancy levels.