

Skyline Retail REIT

CLASS F FUND FACT SHEET | 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

Fundserv Code	SKY2013
Fund Type	Real Estate Investment Trust
Registered Eligible	Yes
Purchases	Min. \$25,000 (Trade Date 15th of each month)
Fund AUM	\$1.7 B
Targeted Total Return	8-12%
Distribution Yield¹	6.41%
Redemption²	Monthly
Fund Loan to Value³	56.66%
Management Expense Ratio⁴	0.90%
Fund Inception	October 2013 (Class F - December 2022)
Highlights	79.61% base rent from essential goods and services
Unit Value¹	\$15.75
Auditor	RLB LLP

FUND STATS

Weighted Average Mortgage Interest Rate	4.19%
Occupancy Rate	97.2%
Owned & Managed Gross Leasable Area	5.2 MM sq. ft.

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)

RETURN HISTORY⁵

*Class F inception Dec. '22; Class A inception Oct '13

	Inception	1-Year	3-Year	5-Year	10-Year
Class A	11.37%	6.51%	7.13%	9.45%	10.66%
Class F	7.57%	6.62%	7.23%	-	-

RETURN SUMMARY⁶

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%
Class F	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
2026	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	-	-	-	-	-	3.78%
2025	2.16%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	0.54%	8.10%
2024	0.55%	0.55%	0.55%	0.55%	0.55%	0.55%	0.55%	0.55%	0.55%	0.55%	0.55%	0.55%	6.60%
2023	0.55%	0.55%	0.55%	0.55%	2.19%	0.55%	0.55%	0.55%	0.55%	0.55%	0.55%	0.55%	8.24%



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

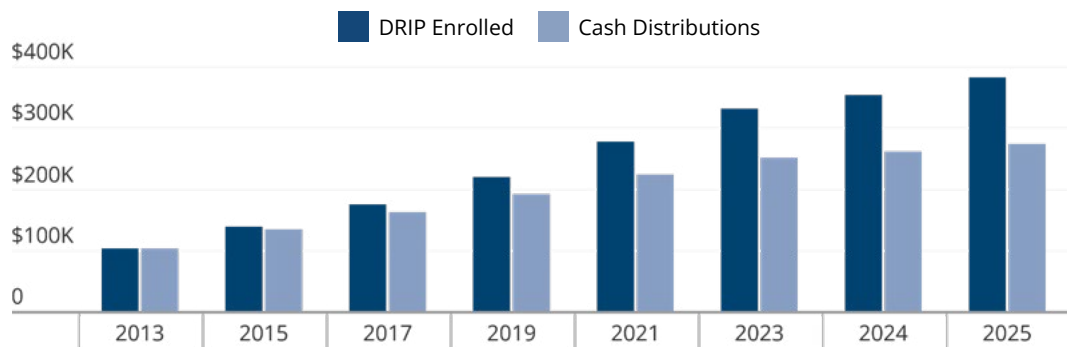
SkylineRetailREIT.ca



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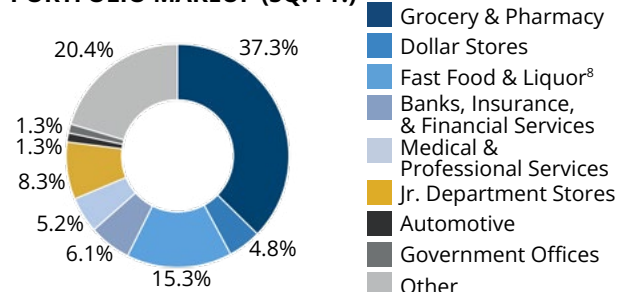
*Skyline Group of Companies includes entities under common management and control with the Fund.
For a full list of entities, visit <https://www.skylinegroupofcompanies.ca/disclaimer/>

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

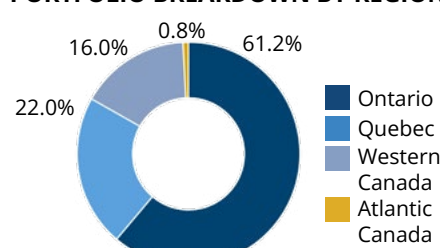


PORTFOLIO DIVERSIFICATION

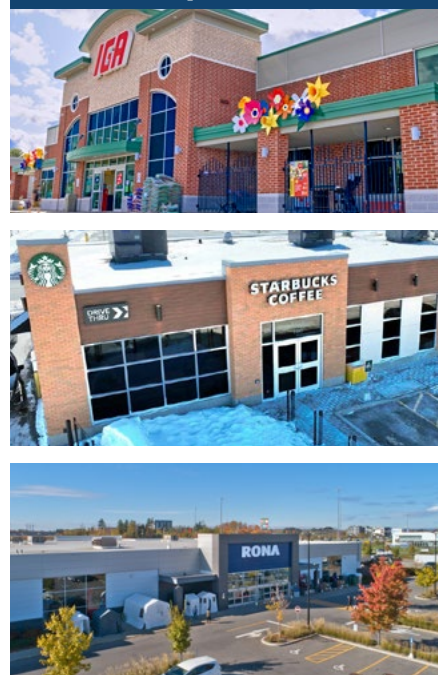
PORTFOLIO MAKEUP (SQ. FT.)



PORTFOLIO BREAKDOWN BY REGION



RECENT ACQUISITIONS



For a full list of our properties, visit:

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

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

⁸ Includes cannabis and vape.

Commissions, trailing commissions, management fees, and expenses all may be associated with investments in exempt market products. Please read the confidential offering documents before investing. 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. There is no active market through which the securities may be sold, and redemption requests may be subject to monthly redemption limits. 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.

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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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