



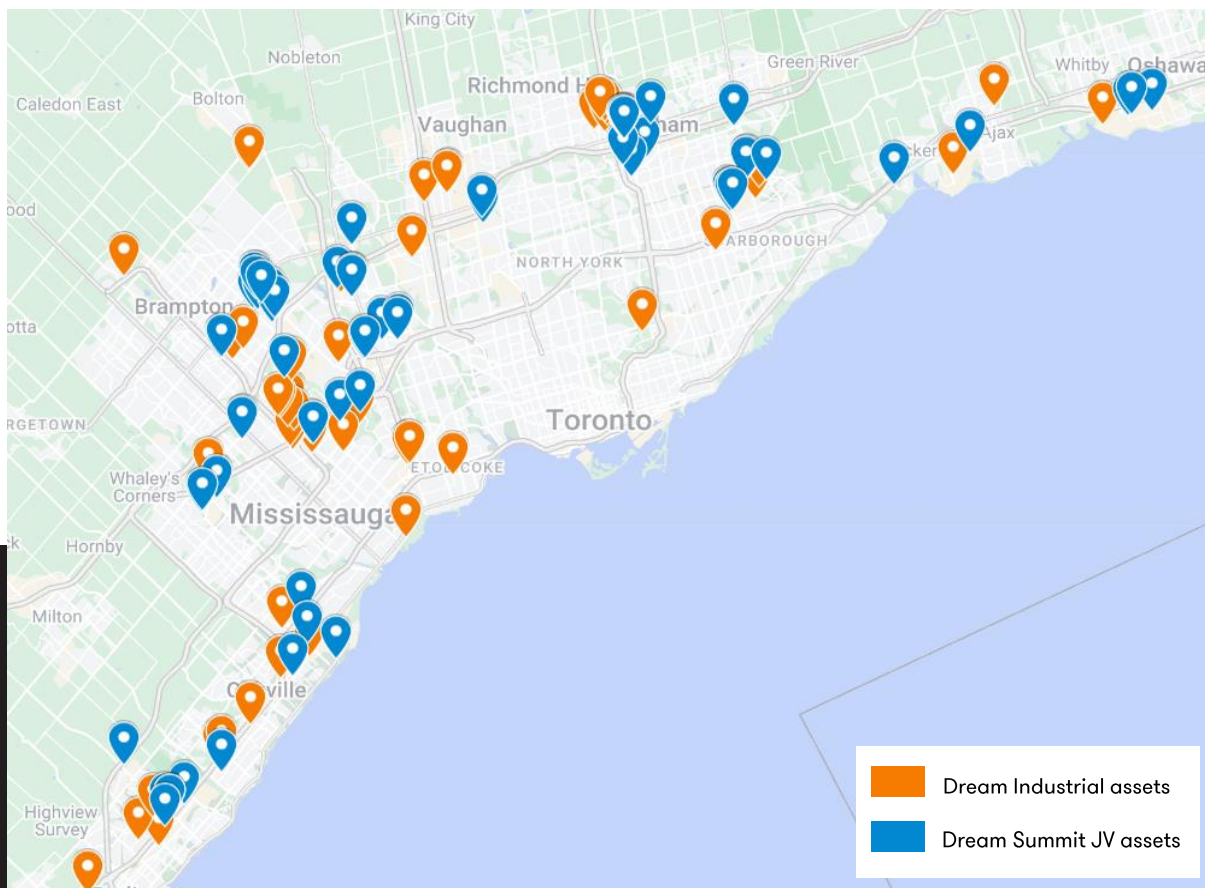
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*GTA Property Tour*  
*June 27, 2023*

# Dream Industrial REIT

## GTA Portfolio Snapshot

2



76

Assets

~15.4M sf

GLA

838 Acres

Land Area

99.6%

Occupancy

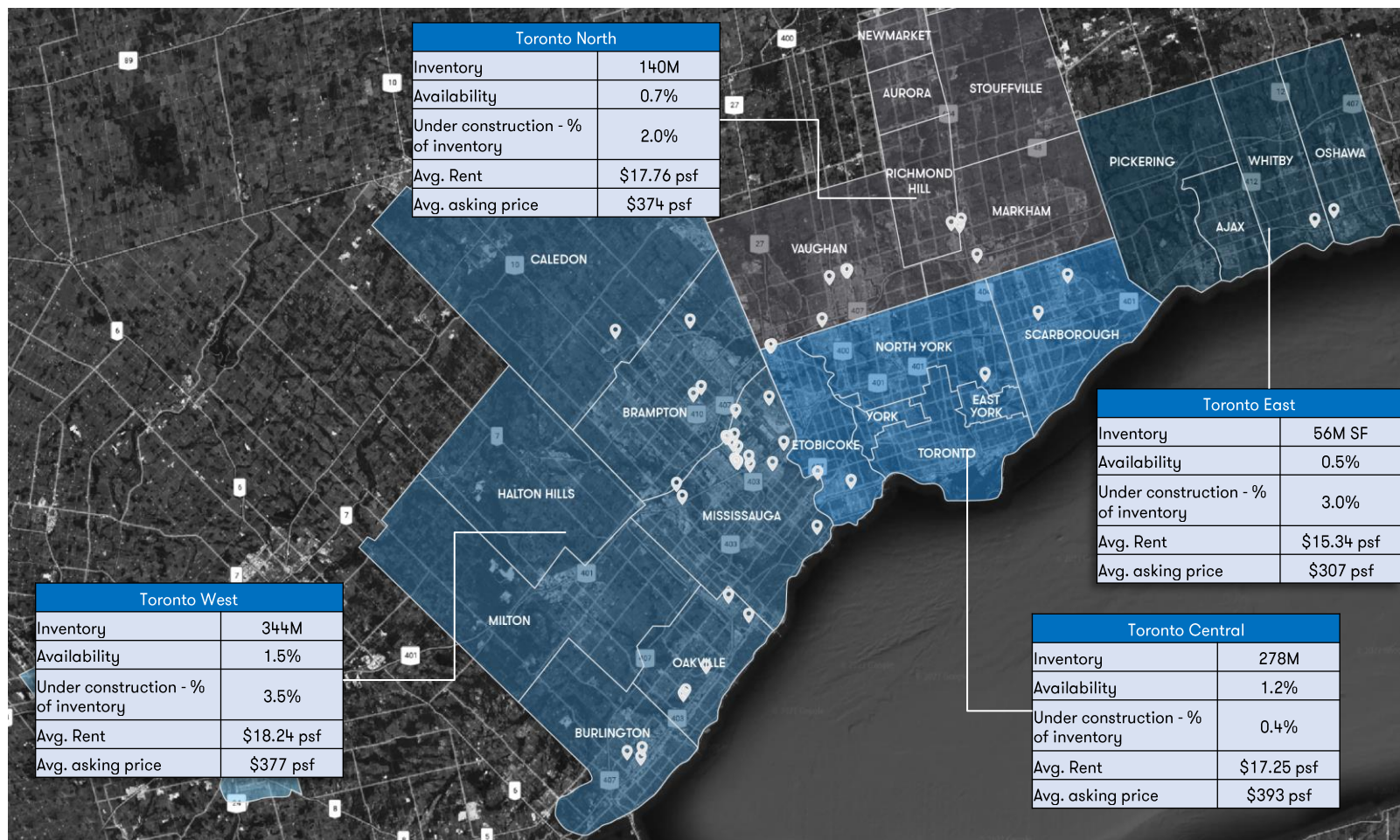
4.5 years

WALT

\* Metrics reflect total owned and managed assets as at Q1 2023

# Dream Industrial REIT

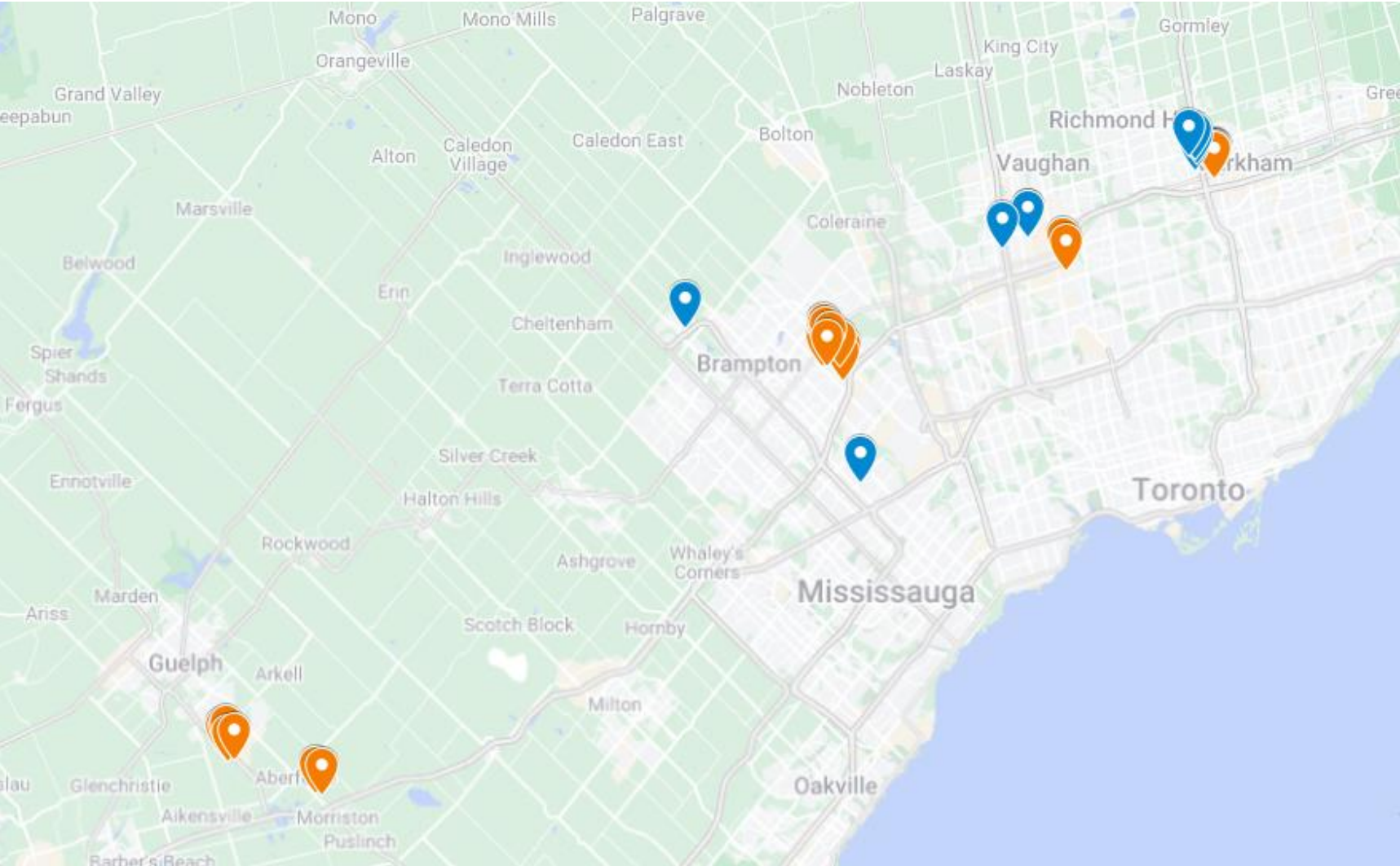
## GTA Market Summary



1	Intensification of Excess Land	1 Site	43K SF Substantially Completed	11.3% Achieved Unlevered YOC	
2	Redevelopment of Existing Properties	2 Sites	593K SF Underway / Advanced Planning	6.6% Target Unlevered YOC	
3	Greenfield Developments	3 Sites	154K SF Substantially Completed	857K SF Underway / Advanced Planning	6.6% Target Unlevered YOC
4	Dream Summit JV	10 Sites	2.6M SF Underway / Advanced Planning		



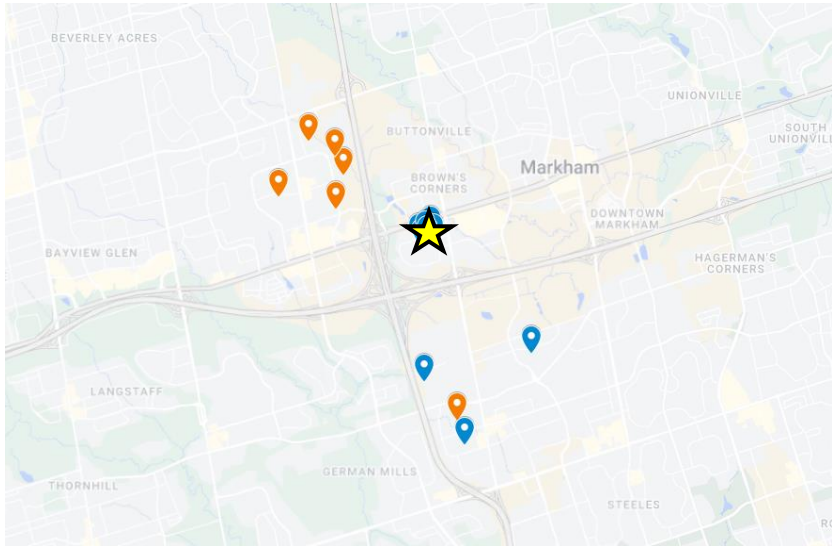
# GTA Asset Tour Map



■ Dream Industrial Assets

■ Dream Summit JV Assets

Cochrane Drive Cluster, Markham – Dream Summit JV



24 ft Clear height	228K sf GLA	100% Occupancy	11.7 Acres
			13 Tenants

The Cochrane Drive cluster consists of six urban logistics assets located in close proximity to Highways 404 and 407. The complex is 100% occupied and home to 13 tenants across a variety of industries.

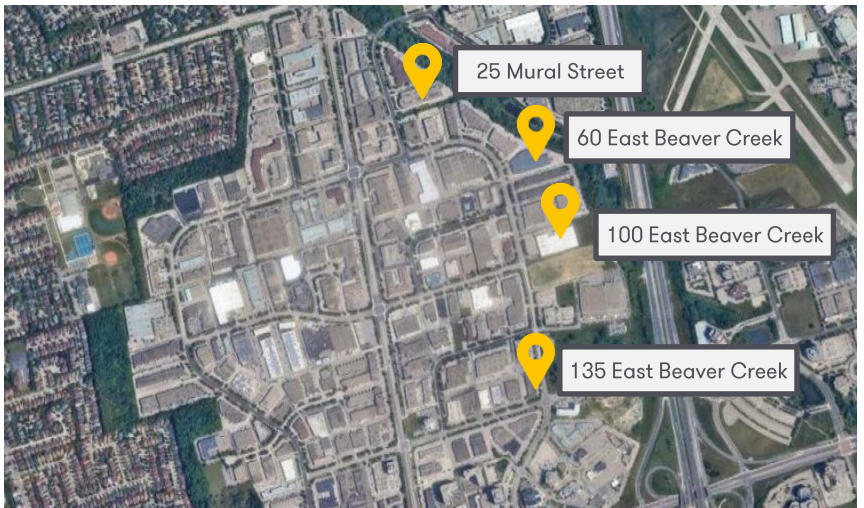
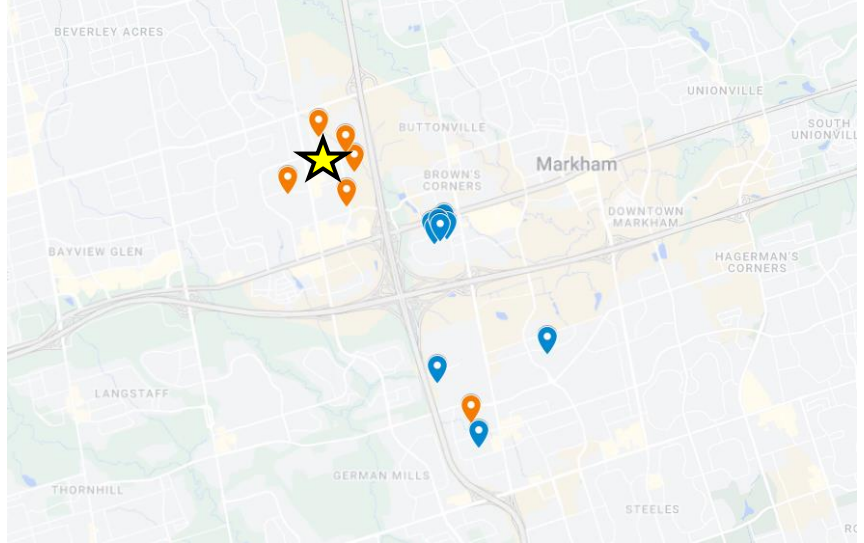




## East Beaver Creek Cluster, Richmond Hill – Dream Industrial



25 Mural Street, Richmond Hill



**17-28 ft**  
Clear  
height

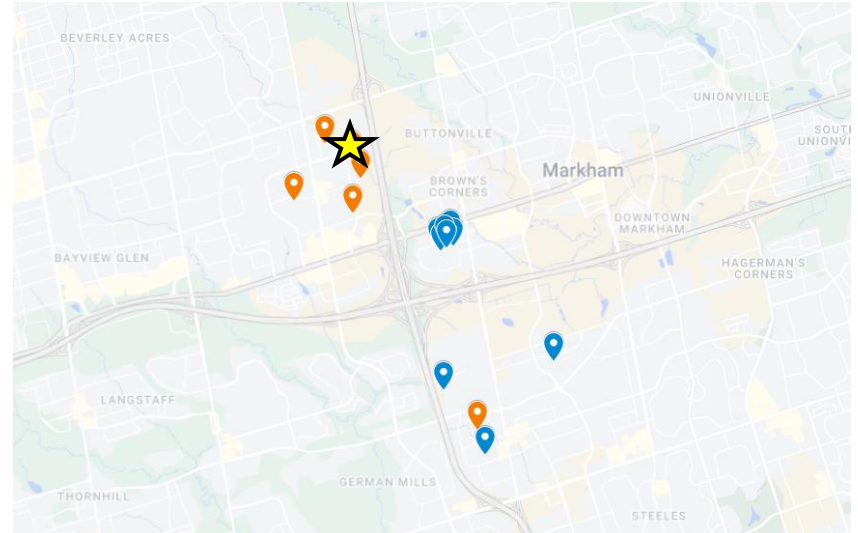
**358K sf**  
GLA

**100%**  
Occupancy

**17**  
Acres

**13**  
Tenants

The East Beaver Creek is located near the intersection of Highways 404 and 407. This cluster of four urban logistics assets (East Beaver Creek 60, 100, 135, and 25 Mural Street) is 100% occupied by 13 tenants.

**100 East Beaver Creek, Richmond Hill – Dream Industrial**

**28 ft**  
Clear  
height

**154K sf**  
GLA

**100%**  
Occupancy

**6.3**  
Acres

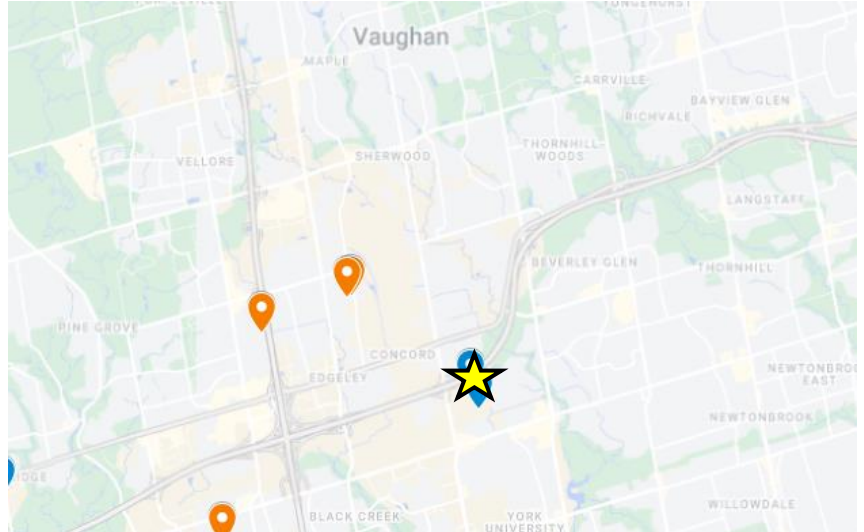
**5**  
Tenants

The asset consists of 154,000 square foot property located in close proximity to highways 440 and 407. The 43,000 square foot expansion was substantially completed in 2022, the space has been leased and is occupied, with yield on construction cost of over 11% achieved.



**Project Rendering**



**123 & 210 Great Gulf Drive, Concord – Dream Summit JV**

**31 ft**  
Clear height

**373K sf**  
GLA

**100%**  
Occupancy

**18**  
Acres

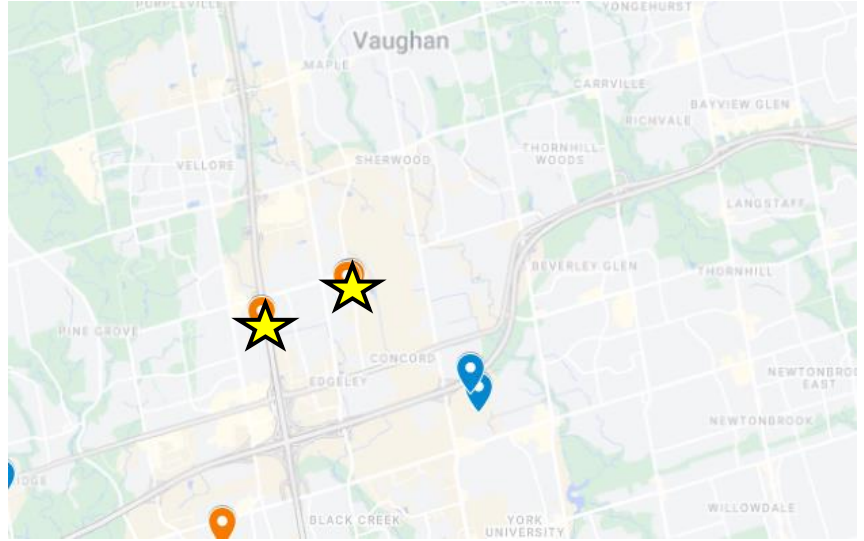
**2**  
Tenants

373,000 sf in total, these two buildings are located adjacent to Highway 407 and are 100% leased to tenants in diversified industries.





## Vaughan Cluster – Dream Industrial



**22-24**  
**ft**  
Clear  
height

**447K sf**  
GLA

**100%**  
Occupancy

**21.7**  
Acres

**3**  
Tenants

A group of three assets (750 Creditstone, 121 Pippin, and 441 Chrislea) totaling approximately 450,00 square feet across nearly 22 acres, located in Vaughan in close proximity to Highways 400 and 407.



## Walker Drive Cluster, Brampton – Dream Summit JV



**18-24**  
**ft**  
Clear  
height

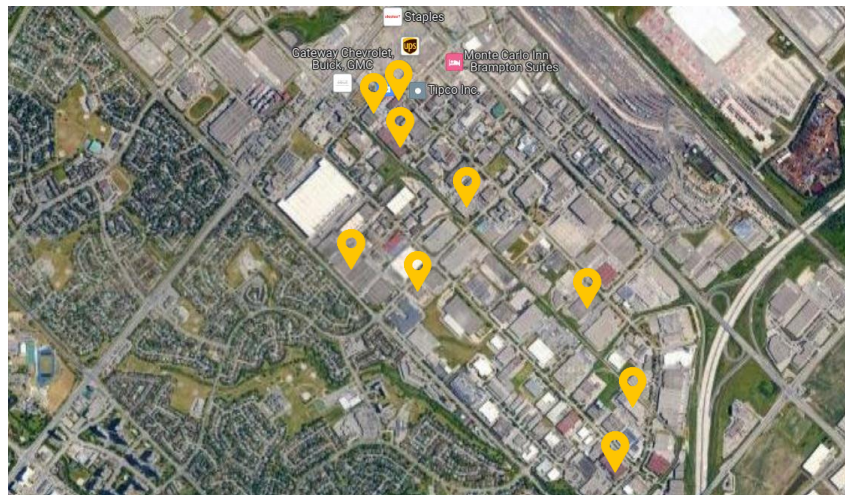
**1.1M sf**  
GLA

**100%**  
Occupancy

**77.5**  
Acres

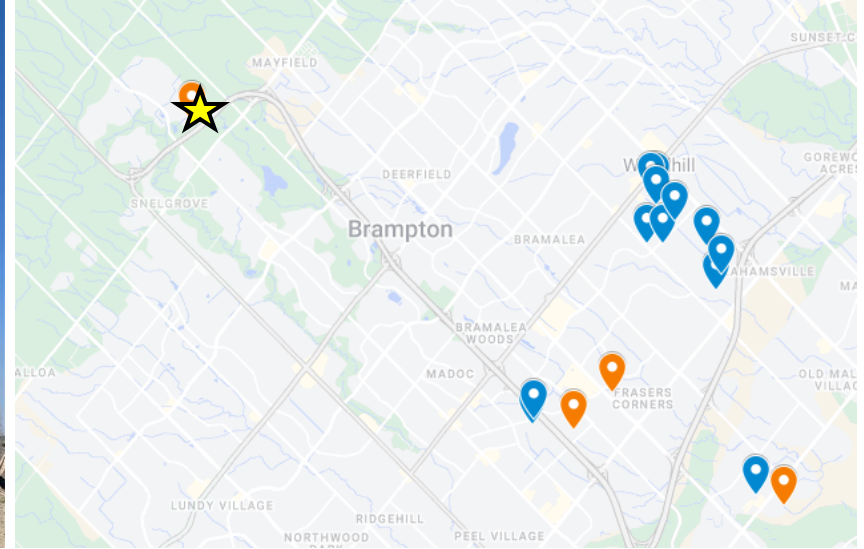
**20**  
Tenants

Cluster of urban logistics assets in close proximity to Highways 410 and 427. Leased to 20 tenants serving a variety of sectors.





## 203 Abbotside Way, Caledon – Dream Industrial

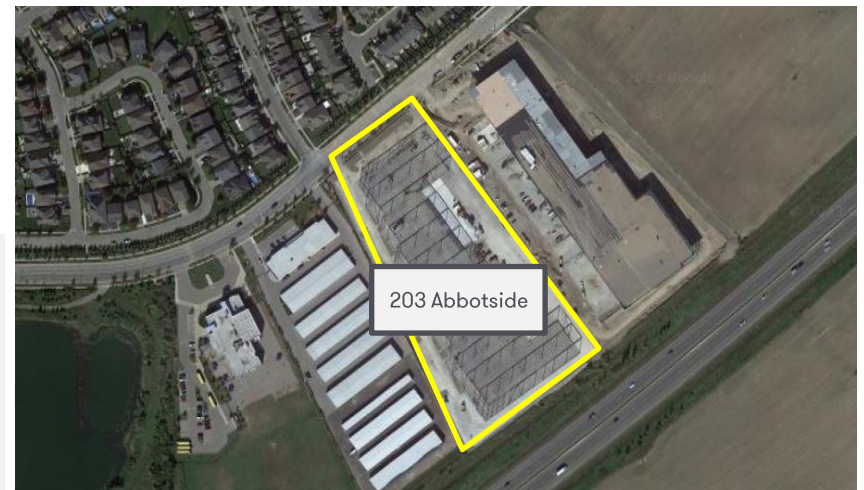


**~7%**  
Target yield  
on cost

**154k sf**  
Target GLA

**8.0**  
Acres

8-acre land parcel in Caledon has a LEED certified 154,000 square foot logistics facility. We are now substantially complete. The building is partially leased, with strong interest from various groups on the remaining space. Target yield on cost of approximately 7%.



**7474 McLean Road, Guelph – Dream Summit JV**

**40 ft**  
Clear  
height

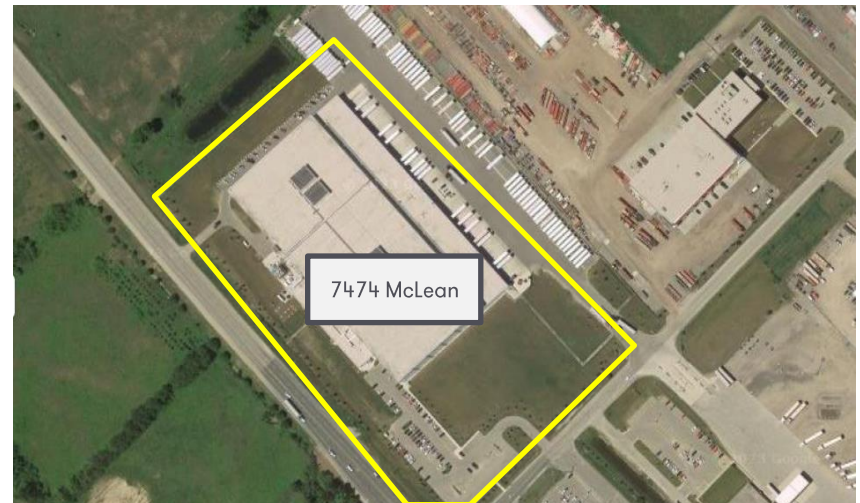
**282K sf**  
GLA

**100%**  
Occupancy

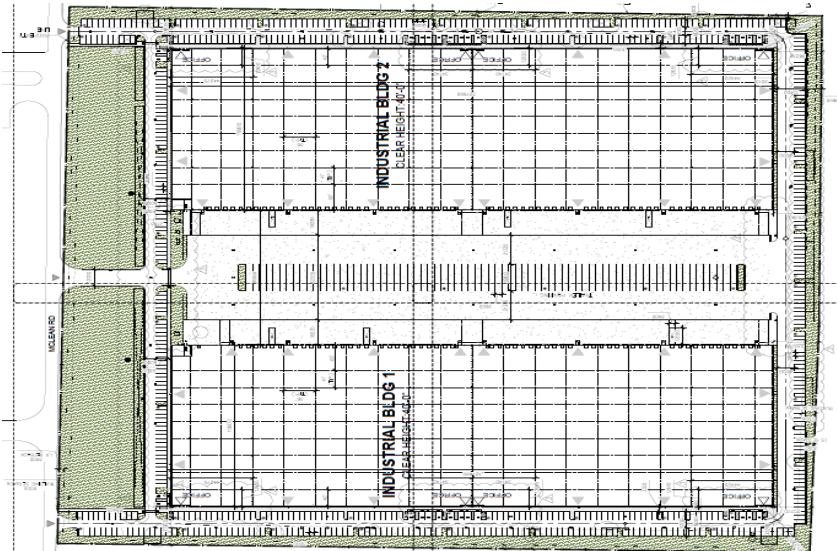
**23.7**  
Acres

**1**  
Tenant

Located near Guelph and directly adjacent to 7475 McLean Road, this distribution asset is 100% occupied by a single tenant and offers convenient access to Highway 401.





**7475 McLean Road, Guelph – Dream Summit JV**

**40 ft**  
Clear  
height

**838k sf**  
Target GLA

**39.7**  
Acres

Development site located adjacent to 7474 McLean Road. Highly connected to major transport routes with access to Highway 401 1.5 km to the south.





**30 Hanlon Creek Blvd, Guelph – Dream Summit JV**

**36 ft**  
Clear  
height

**207k sf**  
GLA

**Q2 2023**  
Completion

Greenfield development completed as of Q2 2023, achieving yield on cost of 8%+. The 207,000 square foot building is leased to two tenants. New LEED-certified building is located 4 minutes from Highway 401.



## Hanlon Creek Cluster – Dream Summit JV



**28-36  
ft  
Clear  
height**

**1.6M sf  
GLA**

**100%  
Occupancy**

**88.3  
Acres**

**16  
Tenants**



The Hanlon Creek Cluster in Guelph is comprised of five distribution assets. The complex is 100% occupied by 16 tenants.



## 1100 Courtney Park Drive, Mississauga – Dream Industrial



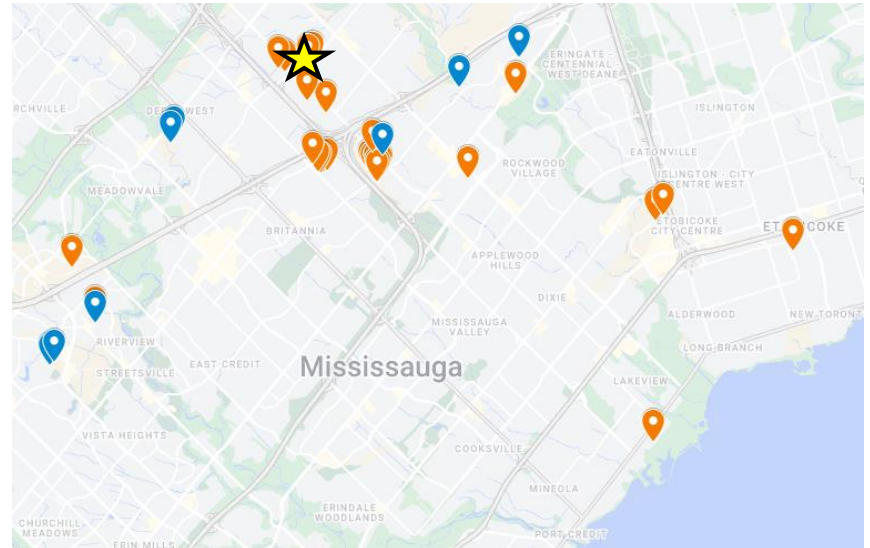
Project Rendering

**40 ft**  
Clear  
height

**209k sf**  
Target GLA

**10.0**  
Acres

Redevelopment of a 10-acre site, is adjacent to major 400 series highway network. Construction commenced in Q4 2022 with an expected completion in 2024. Anticipated unlevered yield on construction costs well over 6%. Building is targeted to be net zero certified.

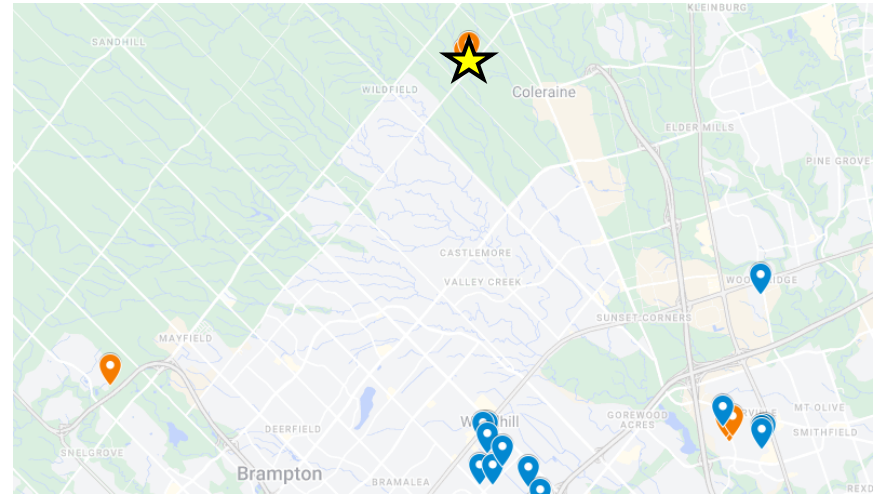




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*GTA Virtual Property Tour*  
*June 27, 2023*

## Bram East Development Lands – Dream Industrial

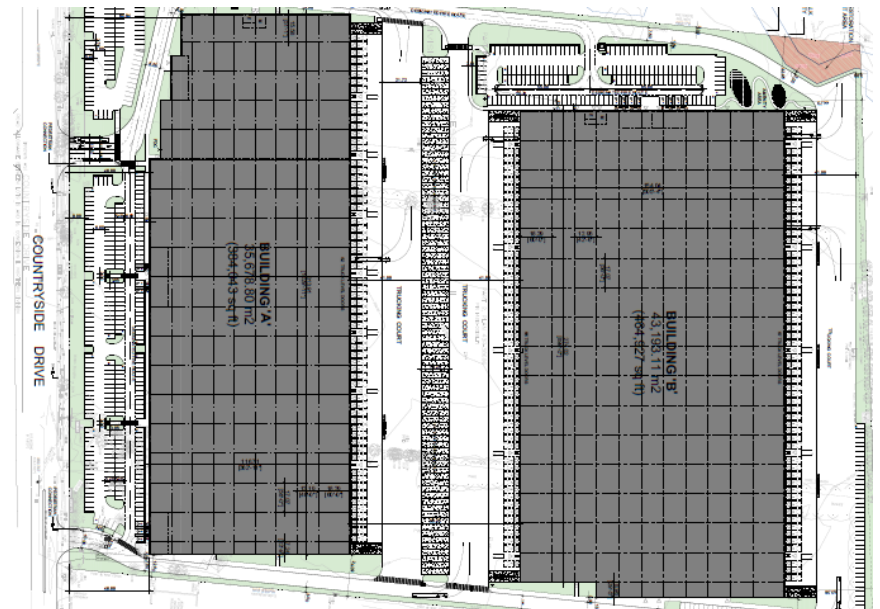


**6%+**  
Target yield  
on cost

**832k sf**  
Target GLA

**40**  
Acres

Development parcel located in a growing logistics market in the GTA with access to major highways, attractive tenant base, and labour market. The site is currently going through the rezoning process.





## 220 Water Street, Whitby – Dream Industrial



Project Rendering



**~7%**  
Target yield  
on cost

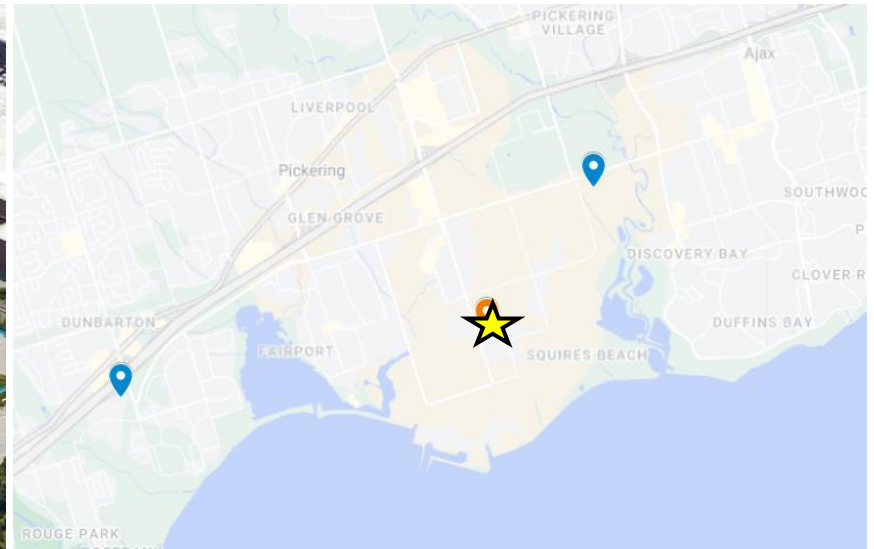
**384k sf**  
Target GLA

**24**  
Acres

Redevelopment is underway to build two new industrial buildings totaling ~384,000 square feet, increasing site coverage from 20% to 36%. Construction commenced in Q2 2023 with targeted completion later in 2024.



## 1725 McPherson Court, Pickering – Dream Industrial



24 ft  
Clear  
height

149K sf  
GLA

100%  
Occupancy

6.9  
Acres

2  
Tenants

Asset acquired with a low WALT on in place leases. 1725 McPherson Court is now 100% occupied by two tenants with completed renewals at market rent terms.





**1001 Thornton Road South, Oshawa – Dream Summit JV**

**31 ft**  
Clear  
height

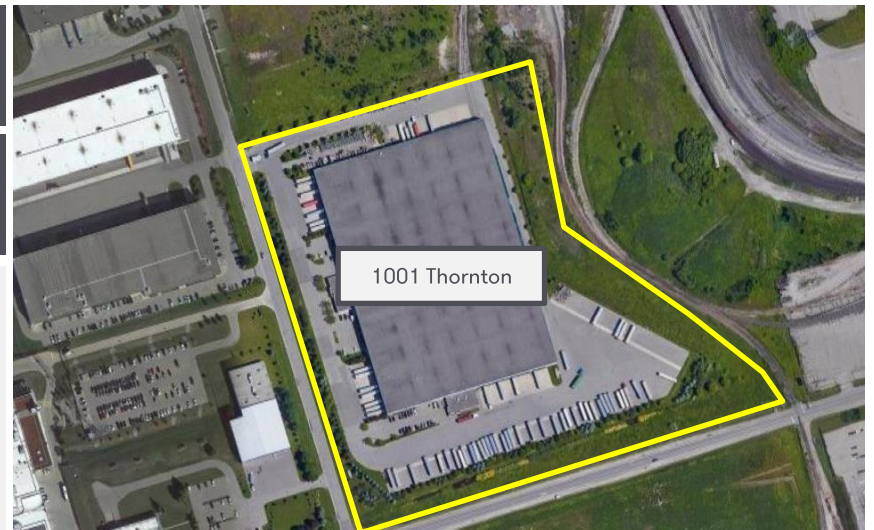
**370K sf**  
GLA

**100%**  
Occupancy

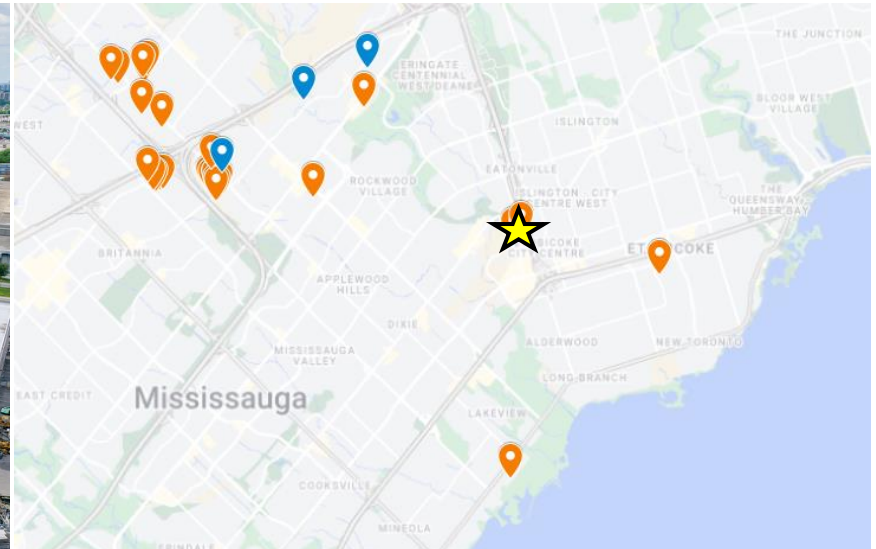
**20.2**  
Acres

**1**  
Tenant

1001 Thornton Road is 100% occupied by a single distribution tenant.



## West Mall Cluster, Etobicoke – Dream Industrial



29 ft  
Clear  
height

422K sf  
GLA

100%  
Occupancy

21.2  
Acres

3  
Tenants

Strategic acquisition of 400 Norris Glen in Q4 2022 allows DIR to control over 20 acres of land in an urban infill market. The cluster, comprised of 2 assets, is near major highways and downtown Toronto, providing significant optionality over time. In the near-term, short WALT with in-place rents significantly below market provides opportunities for organic growth.





## 4216 South Service Road, Burlington – Dream Summit JV

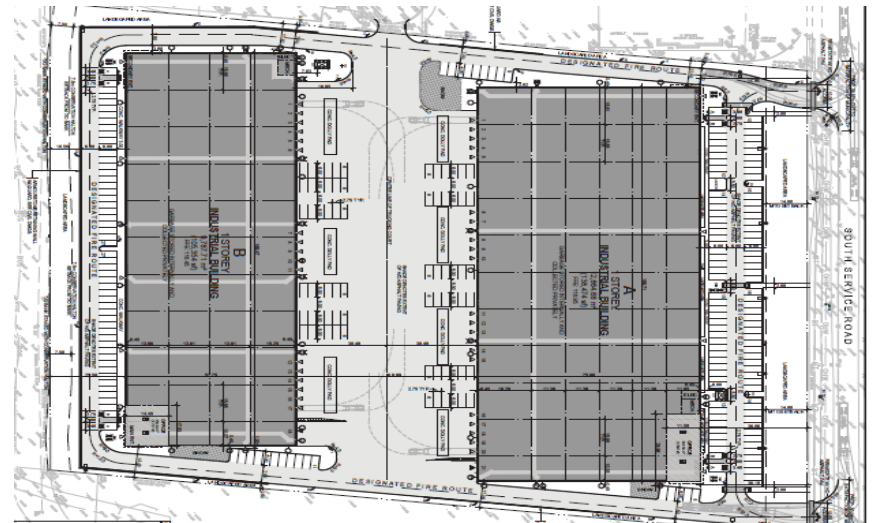


**2024**  
Target  
Completion

**244k sf**  
Target GLA

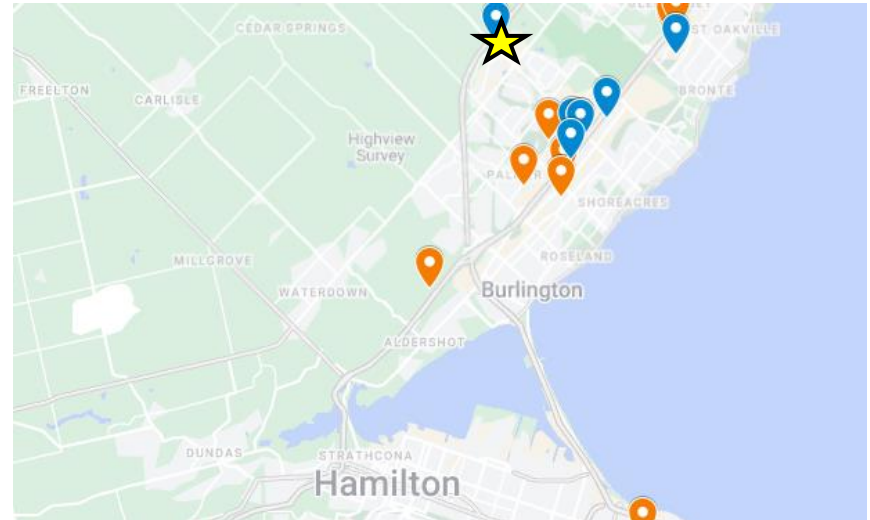
**12.7**  
Acres

The 244,000 square foot development in Burlington is underway with completion targeted for early 2024. The building will sit on 12.7 acres of land directly adjacent to Highway 403.





### 3399 Appleby Line, Burlington – Dream Summit JV

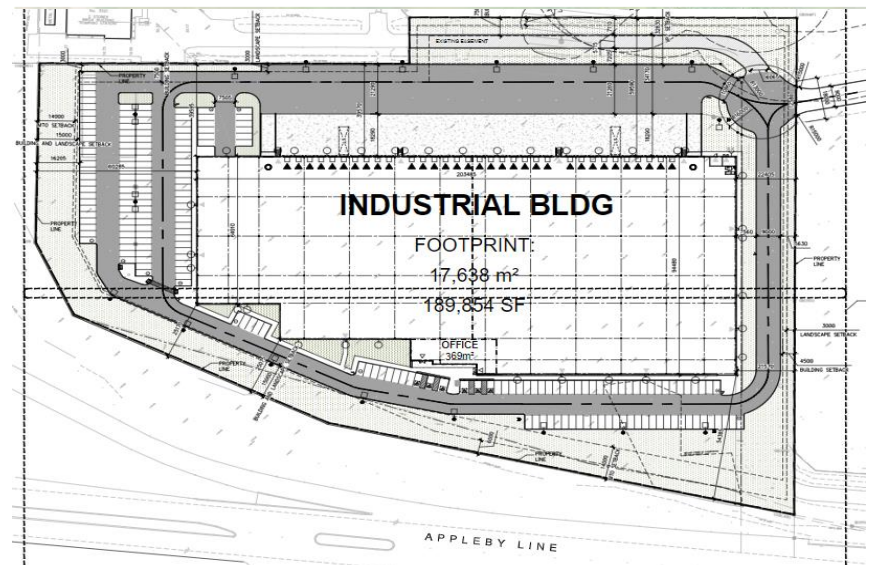


**Spring  
2024**  
Construction  
Start

**185k sf**  
Target GLA

**11.8**  
Acres

Dream Summit development, currently in the preconstruction phase. Located in Burlington at the intersection of Appleby Line and Highway 407, site will support a 185,000 square foot building.



## 4495 North Service Road, Burlington – Dream Summit JV



**2025**  
Target  
Completion

**382k sf**  
Target GLA

**26.0**  
Acres

Recently acquired by Dream Summit in Q2 2023, 4495 North Service Road is redevelopment with the option to keep the site as a covered land opportunity. The site is located at the intersection of Highway 403 and Appleby Line.





**135, 295 & 311 Pinebush Road, Cambridge – Dream Industrial**

**26-60  
ft  
Clear  
height**

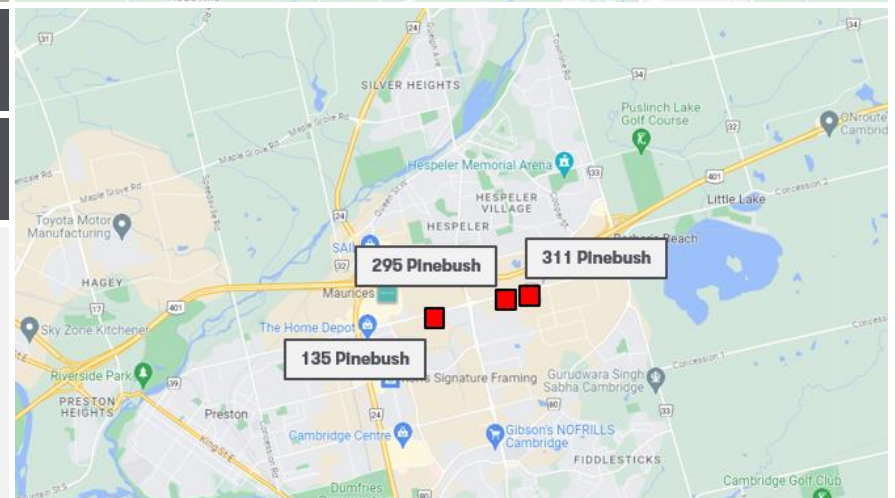
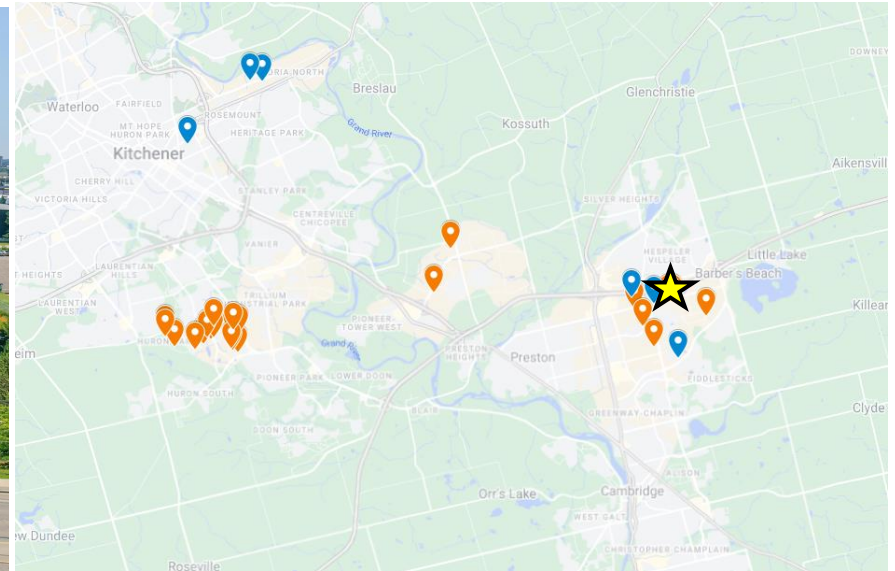
**167K sf  
GLA**

**100%  
Occupancy**

**15.6  
Acres**

**3  
Tenants**

Located just south of Highway 401 in Cambridge, Ontario, this cluster of three single-tenant light industrial assets is 100% occupied.





## 475 Allendale, Cambridge – Dream Industrial



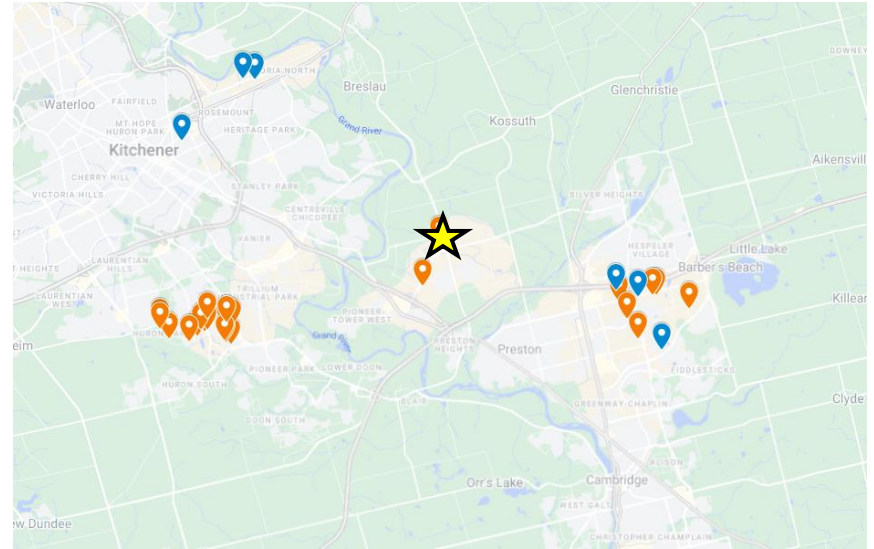
Project Rendering

**40 ft**  
Clear  
height

**436k sf**  
Target GLA

**28.5**  
Acres

Development site in Cambridge with proximity to DIR and Dream Summit JV assets, as well as access to Highway 8. Targeted development will result in a 436,000 square foot industrial facility with ~48% site coverage.



## Trillium Industrial Business Park, Kitchener – Dream Industrial



**16-28**  
ft  
Clear  
height

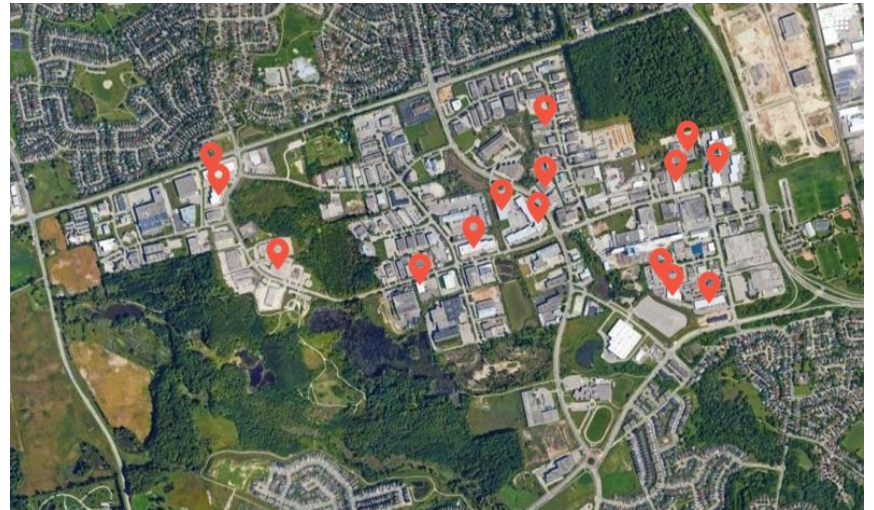
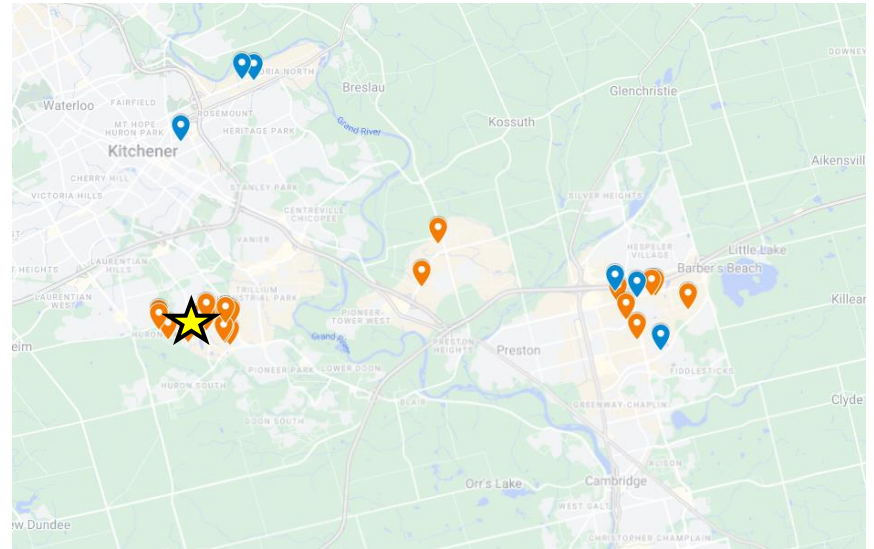
**746K sf**  
GLA

**100%**  
Occupancy

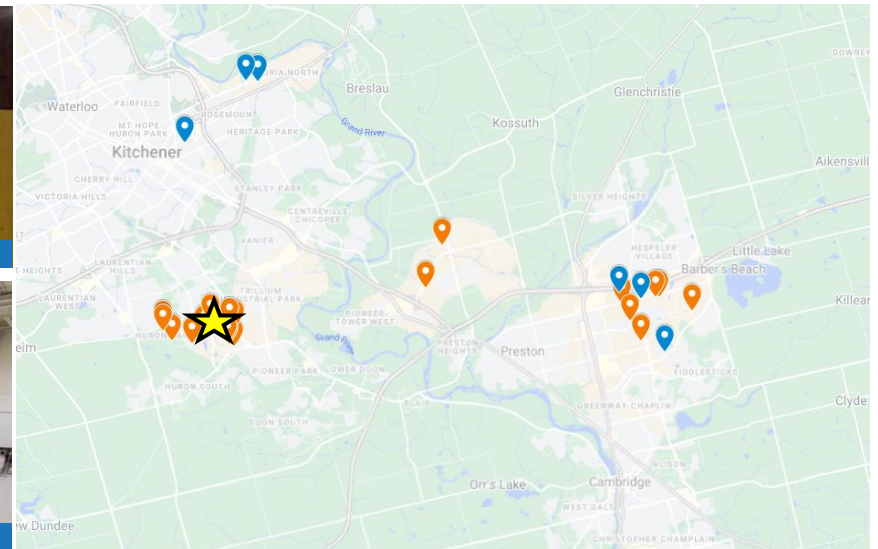
**58.7**  
Acres

**61**  
Tenants

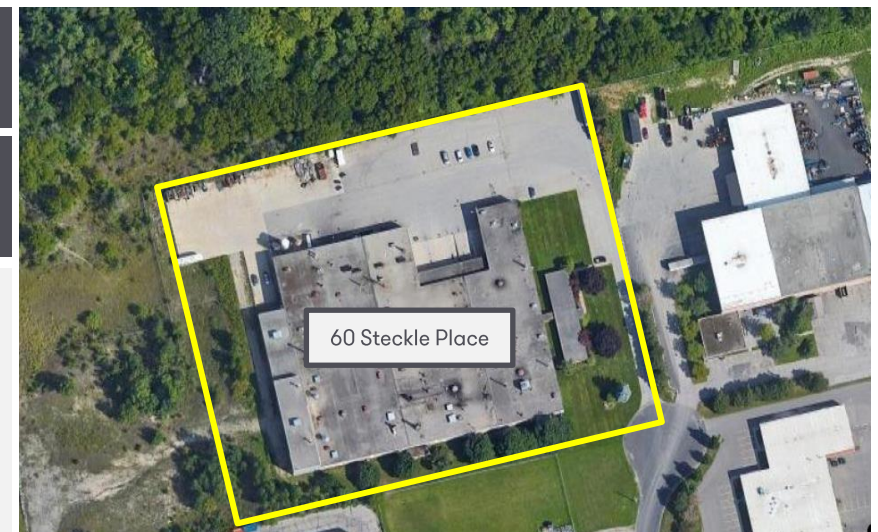
Trillium Industrial Business Park is located in Kitchener, with access to Highway 8. Comprised of 15 buildings across almost 60 acres, the park is 100% occupied by a range of light industrial tenants.





**60 Steckle Place, Kitchener – Dream Industrial****Original Building****After Capital Improvements****27 ft**  
Clear  
height**101K sf**  
GLA**100%**  
Occupancy**6.2**  
Acres**1**  
Tenant

Located on the southern edge of Kitchener, 60 Steckle Place is connected to Canadian and US markets, with proximity to Highways 8 and 401. The building has been extensively upgraded, with new systems and finishings throughout.



## 355 Shirley Avenue, Kitchener – Dream Summit JV



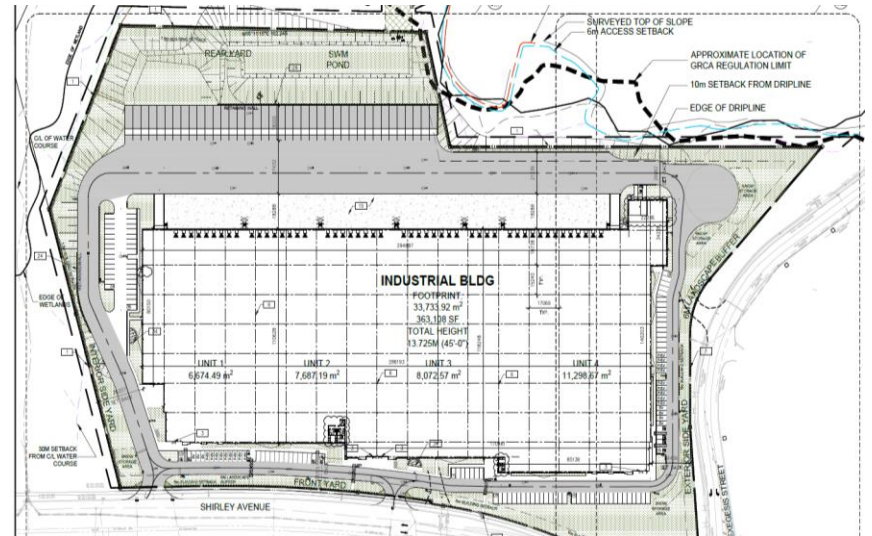
Project Rendering

**2024**  
Completion

**362k sf**  
Target GLA

**19.5**  
Acres

Dream Summit development underway on 362,000 square foot industrial asset located on east side of Kitchener. Neighbouring site to the Bingemans East development land and Highway 7.





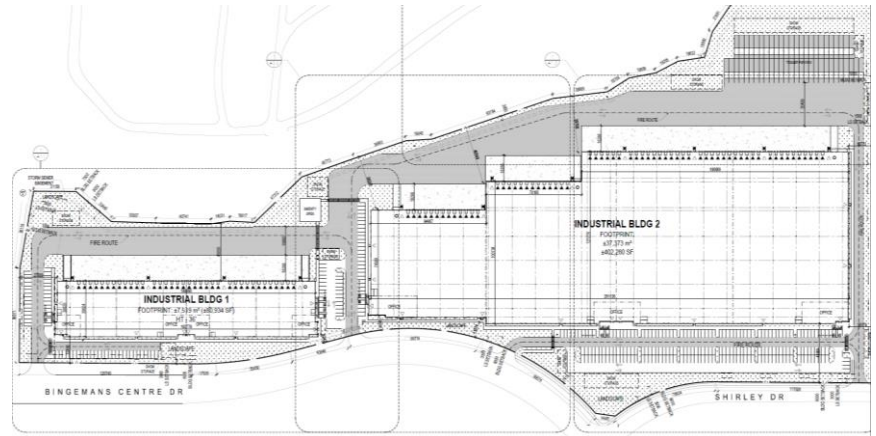
**Bingemans East, Kitchener – Dream Summit JV**

**Spring  
2025  
Completion**

**477k sf  
Target GLA**

**26.5  
Acres**

Currently in preconstruction, this Dream Summit development site is located near 355 Shirley, and is across the street from an existing Dream Summit asset.



**2440 Scanlon Street, London – Dream Industrial**

**32 ft**  
Clear  
height

**84K sf**  
GLA

**100%**  
Occupancy

**6.0**  
Acres

**1**  
Tenant

2440 Scanlon Street is situated on the east end of London, with direct connectivity to London International Airport. The asset is 100% occupied by a single tenant.





**15600 Robins Hill Road, London – Dream Summit JV**

**28 ft**  
Clear  
height

**211K sf**  
GLA

**100%**  
Occupancy

**15.3**  
Acres

**1**  
Tenant

15600 Robins Hill Road is located on 15 acres of land directly across from London International Airport. There is excess land on the asset that can be activated for a future expansion.



## 210 Constellation Drive, Hamilton – Dream Industrial



**24 ft**  
Clear  
height

**113K sf**  
GLA

**100%**  
Occupancy

**5.5**  
Acres

**1**  
Tenant

210 Constellation Drive is located in Hamilton, directly alongside the Queen Elizabeth Way with access to southern Ontario and US markets. The building is 100% occupied by a single tenant.







Whitby, Ontario

Thank you

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