

DREAM INDUSTRIAL REIT – ASSET LISTING

The table in this section includes supplementary information on our portfolio as at September 30, 2025.

Asset	Owned and managed share of total GLA in thousands of square feet	Clear ceiling height (warehouse component) in feet	Owned and managed share of site area in acres	Number of buildings ⁽¹⁾
Trillium Industrial Business Park, Kitchener	750	19.8	58.7	15
West Mall Cluster, Toronto	422	29.3	21.2	2
274, 279 & 290 Humberline Drive, Etobicoke	368	21.2	15.5	3
750 Creditstone Road & 121 Pippin Road, Vaughan	346	24.0	17.6	2
6581–6601 Kitimat Road, Mississauga	318	25.0	16.9	1
275 Wellington Street East, Aurora	317	27.0	16.3	1
Matheson Business Park, Mississauga	306	17.7	15.8	10
East Beaver Creek Cluster, Richmond Hill	268	24.9	13.0	3
1602 Tricont Avenue, Whitby	258	35.0	19.0	1
1995 Markham Road, Scarborough	228	24.0	10.9	1
45 Progress Avenue, Toronto	210	24.0	10.3	1
1100 Courtneypark Drive East, Mississauga	209	40.0	10.0	1
3230 Mainway Drive, Burlington	208	21.0	9.9	1
2130 & 2226 South Service Road & 781 Westgate Road, Oakville	207	22.9	12.1	3
2360 Cornwall Road, Oakville	200	28.0	10.3	1
Kennedy/Coopers Avenue Cluster, Mississauga	198	16.7	10.8	5
35 & 45 Staples Avenue, Richmond Hill	192	28.0	10.3	2
45A & 45B West Wilmot Street, Richmond Hill	189	19.0	8.0	1
255 Wicksteed Avenue, Toronto	178	24.0	8.0	1
2140–2150 Winston Park Drive, Mississauga	172	19.0	7.5	1
1000 Ridgeway Road, Woodstock	172	23.0	19.6	1
135, 295 & 311 Pinebush Road, Cambridge	166	36.4	15.6	3
203 Abbotside Way, Caledon	154	32.0	7.9	1
180 Sheldon Drive, Cambridge	153	18.0	10.0	1
1725 McPherson Court, Pickering	149	24.0	6.9	1
1175 Barton Street, Hamilton	144	25.0	7.8	1
125 Maple Grove, Cambridge	137	24.0	12.5	1
90 Nolan Court, Markham	125	18.0	7.0	1
3820 & 3915 Commerce Road, London	124	23.3	13.2	2
6701 Financial Drive, Mississauga	116	30.0	5.5	1
580 Industrial Road, London	114	24.0	12.7	1
210 Constellation Drive, Hamilton	113	24.0	5.5	1
1 Rutherford Court, Guelph	102	25.0	5.2	1
441 Chrislea Road, Vaughan	101	22.0	4.1	1
300 Orenda Road, Brampton	97	18.0	6.0	1
55 Horner Avenue, Etobicoke	96	22.0	6.2	1
970 Fraser Drive, Burlington	95	28.0	6.9	1
4211 Mainway, Burlington	94	25.0	5.2	1
4515 & 4525 Rhodes Drive, Windsor	92	22.0	9.0	1
25 Mural Street, Richmond Hill	90	25.0	4.0	1
130 Harry Walker Parkway, Newmarket	88	27.0	4.3	1
480 Tapscott Road, Toronto	87	25.0	5.2	1
2440 Scanlan Street, London	85	32.0	6.0	1
3 & 5 Blair Drive, Brampton	82	28.0	6.4	1
1549 Yorkton Court, Burlington	81	24.0	6.1	1
165 Harwood Avenue N, Ajax	76	28.0	3.7	1
9305 Twin Oaks Drive, Windsor	74	28.0	5.2	1
2 Lone Oak Court, Toronto	72	24.0	4.4	1
100 Lingard Road, Cambridge	70	46.0	5.4	1
6885–6895 Menway Court, Mississauga	66	20.0	3.4	1
20-30 Milburn Road, Hamilton	66	18.3	2.6	1
5554 Tomken Road, Mississauga	61	18.0	3.2	1
6300 Viscount Road, Mississauga	60	16.0	4.3	1
1185 North Service Road East, Oakville	57	28.0	3.2	1
845 Harrington Court, Burlington	56	15.0	4.0	1
896 Meyerside Drive, Mississauga	47	20.0	2.4	1
880 Rangeview Road, Mississauga	46	24.0	3.2	1

515 Welham Road, Barrie	45	26.0	3.8	1
333 Wyecroft Road, Oakville	43	18.0	2.7	1
Asset	Owned and managed share of total GLA in thousands of square feet	Clear ceiling height (warehouse component) in feet	Owned and managed share of site area in acres	Number of buildings ⁽¹⁾
147 Massey Road, Guelph	41	18.0	5.8	1
6045 Kestrel Road, Mississauga	35	20.0	1.8	1
2946 Walker Road, Windsor	32	22.0	4.0	1
6520 Gottardo Court, Mississauga	26	18.0	1.2	1
33 Raglin Place, Cambridge	25	32.0	1.5	1
750 Barmac Drive, Toronto	24	18.0	1.5	1
7420 Pacific Circle, Mississauga	24	18.0	1.2	1
1300 Fewster Road, Mississauga	23	14.0	1.2	1
Ontario	9,470	24.4	570.6	106
401 Marie-Curie Boulevard, Vaudreuil	753	30.0	38.4	1
1411, 1421 & 1451 rue Ampère, Boucherville	458	27.0	21.6	1
50e Lachine Avenue Cluster, Montréal	425	20.8	20.4	5
Terrebonne Cluster, North Shore	452	30.9	21.6	2
440 Complexe Industriel, Laval	355	19.2	18.9	5
8000 Avenue Blaise-Pascal, Montréal	326	23.0	13.8	1
32e Lachine Avenue Cluster, Montréal	310	18.0	18.9	4
1250–1280 Humber Place, Ottawa	231	26.0	11.7	1
2350 de la Province, Longueuil	222	20.0	11.5	1
1125 50th Avenue, Montréal	211	26.0	13.3	1
650 rue Bergeron, Drummondville	181	28.0	10.5	1
3100 Boulevard Des Bâtisseurs, Terrebonne	178	18.0	2.8	1
Boucherville Cluster, Montréal	169	18.0	7.9	2
1313 Autoroute Chomedey, Laval	165	26.0	8.1	1
1680 Vimont Court, Ottawa	146	28.0	7.6	1
2995 Boulevard le Corbusier, Laval	131	24.0	4.7	1
5977 Trans-Canada Highway, Pointe-Claire	124	18.0	2.8	1
10555 Henri-Bourassa Ouest, St-Laurent	121	22.0	10.5	1
2340 St. Laurent Blvd., Ottawa	115	24.0	6.2	1
700–840 McCaffrey Road, Montréal	80	18.0	3.8	1
10001–10091 Renaude-Lapointe, Montréal	78	18.0	3.7	1
1750 Rue Berlier, Laval	77	18.0	5.0	1
2101 rue Nobel, Sainte-Julie	73	20.0	4.8	1
4300–4400 Boulevard Bois-Franc, St-Laurent	69	18.0	3.9	1
4605–4645 rue Fairway & 1405–1465 46e Avenue, Lachine	61	19.0	4.0	1
585–625 Avenue Meloche, Dorval	55	18.0	2.7	1
1421 rue Nobel, Sainte-Julie	51	22.0	4.3	1
135 Chemin du Tremblay, Boucherville	50	16.0	2.4	1
3700–3720 AutoRoute des Laurentides, Laval	49	24.0	3.6	1
200–220 Joseph-Carrier, Montréal	43	25.0	2.4	1
1870 Boulevard Saint-Régis, Dollard-des-Ormeaux	40	22.0	1.8	1
29 rue de Varennes, Gatineau	24	20.0	3.4	1
361 Boulevard Montpellier, St-Laurent	19	18.0	1.2	1
Québec⁽²⁾	5,842	23.8	298.3	46
Glenmore Park, Calgary	850	18.9	46.2	16
Sunridge Park, Calgary	594	23.6	38.4	12
310 Henderson Drive, Regina	373	24.0	24.0	1
7140 40th Street SE, Calgary	352	30.0	13.8	1
CrossIron Distribution Centre, Calgary	297	40.0	22.4	1
16104 & 16134 114th Avenue NW, Edmonton	201	22.7	14.1	3
7803 35th Street SE, Calgary	188	20.0	10.2	1
McCall Cluster, Calgary	183	17.3	10.1	5
15203-15303 128th Avenue, Edmonton	177	25.0	12.8	1
Westminster Business Park, Edmonton	171	22.7	9.2	2
Chestermere Industrial Park, Regina	164	19.0	9.1	1
7504 30th Street SE, Calgary	139	22.0	6.0	1
14th Street Cluster, Calgary	130	17.1	8.1	2
501–561 36th Avenue SE, Calgary	122	16.9	6.0	3
3916 61st Avenue, Calgary	100	26.0	5.1	1

7004–7042 30th Street SE, Calgary	94	18.0	5.3	1
Asset	Owned and managed share of total GLA in thousands of square feet	Clear ceiling height (warehouse component) in feet	Owned and managed share of site area in acres	Number of buildings ⁽¹⁾
26229 Township Road 531, Parkland County, Edmonton	87	24.7	6.5	1
11404 Winterburn Road NW, Edmonton	77	23.8	6.3	1
9451 45th Avenue (Southwood Centre), Edmonton	75	28.0	4.5	1
Centre Street Cluster, Calgary	73	14.7	3.9	3
3510 29th Street NE (ACC Centre), Calgary	65	24.0	3.0	1
3401 19th Street, Calgary	64	22.0	4.1	1
1919 84th Avenue (Park 19), Edmonton	49	21.0	3.7	1
1802 Stock Road, Regina	46	28.0	3.6	1
1512–1514 8th Street, Edmonton	43	20.0	10.2	1
5824 Burbank Road SE, Calgary	40	20.0	2.4	1
310 Hoffer Drive (McDonald Business Centre), Regina	38	18.0	2.8	1
2721 Hopewell Place NE, Calgary	38	22.0	1.9	1
3917 81st Avenue, Edmonton	37	28.0	5.5	1
4001 19th Street, Calgary	37	22.0	2.5	1
204 – 26229 Township Road 531A (Parkland County), Edmonton	33	24.0	9.0	1
6804–6818 30th Street SE, Calgary	30	16.0	1.2	1
2240 Premier Way (GE Turbine), Edmonton	26	30.0	1.5	1
345 & 363 Maxwell Crescent, Regina	23	24.0	3.4	1
4001–4019 23rd Street NE, Calgary	16	16.0	1.1	1
2915–2925 58th Avenue SE, Calgary	16	16.0	1.0	1
3503–3521 62nd Avenue SE, Calgary	13	13.0	1.2	1
Western Canada	5,061	23.1	320.1	75
Total Canadian Portfolio	20,373	23.9	1,188.9	227
Parc des Béliers, Brebières, France	809	39.4	56.6	1
Technology Park Ypenburg, The Hague, Netherlands	664	22.7	25.4	8
Priemyselný Park 460, Kostolné Kračany, Slovakia	597	39.4	26.3	1
Rue Copernic 5, La Chaussée St Victor, France	597	35.1	32.1	1
Carrer d'Europa 10 B-1 & 2, Constanti, Spain	538	32.8	17.3	2
Christoph-Seydel-Straße 1, Radeberg, Germany	520	24.0	30.4	1
Loděnická 963, Pohořelice, Czech Republic	478	45.9	20.0	1
Hans-Böckler-Strasse 35, Minden, Germany	472	52.5	14.8	1
Gesworenhoeckseweg 8, Tilburg, Netherlands	464	41.7	19.4	1
Emil-Lux-Str. 1, Wermelskirchen, Germany	436	31.8	18.7	1
Rue de Poulainville 200, Amiens, France	423	39.4	35.6	1
Rue Marcelin Berthelot 21, Poitiers, France	408	32.8	23.1	1
Eindhoven, Hurksestraat Cluster, Netherlands	363	32.5	10.0	4
Koopvaardijweg 3, 3A, & 5, Oosterhout, Netherlands	359	36.0	4.9	1
Rue de Poitou 6, Bretigny sur Orge, France	344	37.7	16.4	1
Av de Vidauque 131, Cavaillon, France	328	31.8	15.0	1
Siemensstrasse 1-9, Eppertshausen, Germany	305	33.8	12.4	1
Zoete Inval 4, Breda, Netherlands	300	42.7	9.5	1
Korendijk 5, Helmond, Netherlands	289	43.0	13.6	1
Zeppelinstraat 8, Berkel en Rodenrijs, Netherlands	283	28.5	12.3	1
Avda Gran Europe 2, Torija, Spain	273	37.7	9.8	1
Lipariweg 6, Amsterdam, Netherlands	269	32.8	8.0	1
Sälzerweg 5, Soest, Germany	267	24.0	7.9	1
Robert-Koch-Strasse 8, Winsen, Germany	250	34.0	11.5	1
Zac de Satolas Green, Pusignan, France	245	32.8	12.5	1
Prismalaan West 3, Bleiswijk, Netherlands	225	34.4	7.8	1
Straußplatz 1, Solingen, Germany	221	39.4	10.7	1
Bruningweg 10, Arnhem, Netherlands	220	23.0	3.7	1
Poligono Industrial las Planas, La Bisbal del Penedès, Spain	217	45.9	7.7	1
Venus 2, Heerenveen, Netherlands	215	30.0	11.8	1
Verler Strasse 430, Gütersloh, Germany	213	24.0	9.2	1
Osdorfer Ring 10, Großbeeren, Germany	211	39.0	10.3	1
Stevinlaan 4, Ede, Netherlands	191	36.0	6.7	1
Im Bresselsholze 14, Triptis, Germany	194	29.5	8.2	1
Mesonweg 6, Utrecht, Netherlands	183	40.0	5.7	1
Talweg 40, Offenau, Germany	182	26.2	7.9	1

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Avenue Isaac Newton 9000, Saint Etienne du Rouvray, France	178	28.5	16.1	1
Avda Milan 6, Azuqueca de Henares, Spain	174	32.8	6.6	1
Exportweg 20-20, Waddinxveen, Netherlands	169	34.4	6.0	1
Robert-Bosch-Straße 7-9, Dietzenbach, Germany	159	26.0	7.4	1
Hecto 1 - 3, Zevenaar, Netherlands	159	48.0	5.0	1
Impact 83, Duiven, Netherlands	158	30.0	6.3	1
Bijsterhuizen 3171, Wijchen, Netherlands	147	40.0	4.7	1
Poortcamp 2, De Lier, Netherlands	141	25.0	5.9	1
Rue de la Maison Rouge 30, Lognes, France	141	41.0	6.4	1
Damsluisweg 40, Almere, Netherlands	140	33.0	5.0	1
Pyrietstraat 7, Alkmaar, Netherlands	138	37.7	5.6	1
Kamerlingh Onnesweg 2-4a/Bessemmerstraat 1-10, Dordrecht, Netherlands	135	26.0	3.9	1
Lise-Meitner-Str. 5, Bremen-Stuhr, Germany	132	28.0	6.2	1
Portugalweg 17, Bodegraven, Netherlands	156	40.0	8.8	1
Breda Cluster, Breda, Netherlands	128	20.4	7.3	2
Castorweg 4, Veendam, Netherlands	123	37.7	5.5	1
Im Grund 3, Burgbernheim, Germany	119	78.0	10.9	1
Doornhoek 4040, Veghel, Netherlands	118	31.0	3.2	1
Heibloemweg 10, Helmond, Netherlands	117	32.0	4.7	1
Carl-Zeiss-Strasse 10, Langenau, Germany	115	26.9	5.2	1
Oude Hoorn 2, Houten, Netherlands	109	33.0	3.8	1
Logistiekweg 4, Bemmelen, Netherlands	106	25.3	10.2	1
Oberhausener Strasse 20-22, Düsseldorf, Germany	100	19.4	5.8	2
Maasheseweg 77, Venray, Netherlands	98	26.0	3.5	1
Newtonstraat 35, Heerhugowaard, Netherlands	95	12.0	2.7	1
Het Sterrenbeeld 12-16, Den Bosch, Netherlands	95	26.0	2.2	1
Doornhoek 3860, Veghel, Netherlands	88	42.7	2.5	1
Markkaweg 1-5, Nieuw-Vennep, Netherlands	83	39.5	1.7	1
Handelsweg 30, Ridderkerk, Netherlands	79	31.1	2.3	1
Camino Alovera 10, Cabanillas del Campo, Spain	78	39.4	2.9	1
Edisonstraat 2, Oldenzaal, Netherlands	76	23.0	2.0	1
Klokenbergweg 50, Kuiperbergweg 29, Amsterdam, Netherlands	73	16.0	1.4	1
Carl-Benz-Straße 7-9, Monsheim, Germany	71	36.0	11.8	1
Säuritzer Strasse Ost 9, Burkau, Germany	69	25.0	7.2	1
Kobaltweg 50, Utrecht, Netherlands	68	13.0	2.6	1
Koningsweg 30-48, Groningen, Netherlands	68	16.0	2.7	1
Avda Paris 17, Azuqueca de Henares, Spain	61	32.8	2.4	1
Boterberg 18, Tilburg, Netherlands	59	20.0	1.6	1
Radonstraat 100, Zoetermeer, Netherlands	58	20.0	2.2	1
Melbournestraat 50-68/ Sydneystraat 32-56, Rotterdam, Netherlands	54	23.0	2.0	1
Eiselauer Weg 13, Ulm, Germany	53	32.8	2.0	1
Guldenweg 6, Varsseveld, Netherlands	51	26.5	3.4	1
Duitslanddreef 29, Heerenveen, Netherlands	48	23.0	2.3	1
Eiffelstrasse 4, Herbrechtingen, Germany	44	27.8	2.9	1
Derchinger Strabe 116, Augsburg, Germany	44	25.0	3.6	1
s-Gravelandseweg 365, Schiedam, Netherlands	43	21.0	1.8	1
Ekkersrijt 1306, Son en Breugel, Netherlands	34	34.0	1.1	1
Calle Rayo 1, Cabanillas del Campo, Spain	22	30.5	1.3	1
Jan van Galenstraat 59, Schiedam, Netherlands	16	34.0	0.4	1
Televisieweg 37A & 37B, Almere, Netherlands	10	23.0	0.2	1
Europe	17,353	34.1	776.4	99
United States	9,294	29.8	616.2	36
Dream Summit JV	26,180	28.7	1,625.3	190
Total Portfolio	73,200	28.8	4,206.8	552

(1) Includes the Trust's owned and managed properties.

(2) Includes three properties located in Ottawa, Ontario.