

# 2025

## MILESTONES & KEY ACCOMPLISHMENTS

### A Year Defined by Discipline

In 2025, discipline guided every decision, strengthening our platform, shaping our growth, and fueling confidence across our capital markets and dealer networks. It was a year where our purpose and execution aligned to deliver exceptional, measurable progress. Below is a glimpse of how that momentum translated into meaningful expansion.



### Scale, Stability, & Strategic Expansion

- \$1.0B+** IN ACQUISITIONS
- 4,600+** UNITS ADDED
- 22,800+** TOTAL RESIDENTIAL UNITS
- 5** NEW MARKETS WITH SUBSTANTIAL ADVANCEMENT IN THE U.S.
- 2** OVERSUBSCRIBED UNSECURED DEBENTURE OFFERINGS\*
- 2** CONSECUTIVE YEARS OF DISTRIBUTION INCREASES

#### SAMPLE OF KEY ACQUISITIONS



**DES-MOINES PORTFOLIO**

- Des-Moines, Iowa
- 1,610 units



**RIDGE CROSSINGS**

- Birmingham, Alabama
- 720 units



**NORTH COLUMBUS PORTFOLIO**

- Columbus, Ohio
- 644 units

### Growth at a Glance



**ASSETS UNDER MANAGEMENT**

Expanded from \$7B → \$9B+



**TOTAL EQUITY MANAGED ACROSS MULTI-FAMILY, SELF-STORAGE, AND FARMLAND**

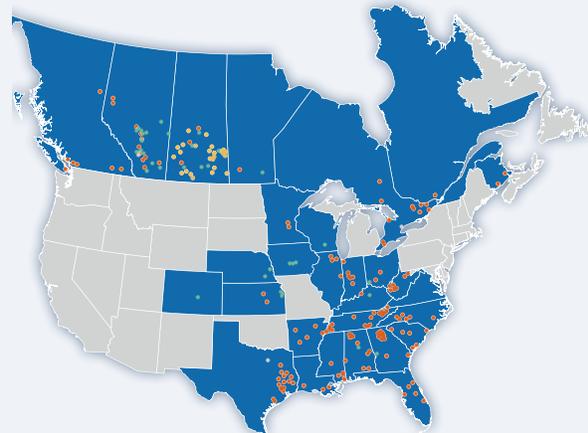
Grew from \$3B → \$4B+



**CAPITAL MARKETS**

Three successful debenture offerings, raising \$1.35B+ in unsecured debt

### Continued U.S. Expansion



\*Through Avenue Living (2014) LP, a subsidiary of Avenue Living Real Estate Core Trust



# Record-Setting Growth in the Self-Storage Sector

**\$1.0B+**  
IN AUM GROWTH

**12.9M**  
SQ FT TOTAL

**3.5M**  
SQ FT ACQUIRED

**45**  
NEW U.S. FACILITIES

**\$750M raised**

THE LARGEST INAUGURAL UNSECURED DEBENTURE OFFERING BY A REAL ESTATE ISSUER IN CANADIAN HISTORY

**BBB (Low) with a Stable Trend**

MORNINGSTAR DBRS RATING

## SAMPLE OF KEY ACQUISITIONS



### CHILDRESS KLEIN

- Georgia and Tennessee
- 600,000 sq ft



### METRO SELF STORAGE

- Georgia, Illinois, and Minnesota
- 669,000 sq ft



### 23-PROPERTY PORTFOLIO

- Alabama, Florida, Georgia, Kentucky, North Carolina, South Carolina, Tennessee, Texas
- 2,018,000 sq ft



# A Purposeful Evolution in Farmland Investment

**Successfully sunset**

THE FIRST-GENERATION AGRICULTURAL LAND TRUST

**Significant reinvestment**

INTO CURRENT SECOND-GENERATION FUND, TRACT FARMLAND PARTNERS LP

**42,500+**  
ACRES ACQUIRED

**50,000+**  
TOTAL ACRES  
UNDER MANAGEMENT

**40+**  
FARMS IN  
SASKATCHEWAN

## SAMPLE OF KEY ACQUISITIONS



### FILMORE

- Golden West, Saskatchewan
- 2,460 acres



### BALCARRES

- Tulleymet, Saskatchewan
- 4,335 acres



### LANCER

- Miry Creek, Saskatchewan
- 5,380 acres

# Awards & Recognition

## CELEBRATING OUR PEOPLE, INNOVATION, AND IMPACT



Wealth Professional Canada's Employer of the Year for a second consecutive year



Guinness World Record: Largest Solar Panel Artwork for The SunRise retrofit



Calgary Residential Rental Association (CRRA):

- Large Landlord of the Year
- Eco Initiative of the Year award at Wyldewood Estates
- Digital Marketing Excellence award