

Dream Summit Industrial LP

CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2024 and 2023

DREAM SUMMIT INDUSTRIAL LP
Consolidated Financial Statements
For the years ended December 31, 2024 and 2023

TABLE OF CONTENTS

Independent Auditor's Report	1-3
Consolidated Balance Sheets	4
Consolidated Statements of Income (Loss) and Comprehensive Income (Loss)	5
Consolidated Statements of Changes in Partners' Equity	6
Consolidated Statements of Cash Flows	7
Notes to the Consolidated Financial Statements	8-34



Independent auditor's report

To the Partners of Dream Summit Industrial LP

Our opinion

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of Dream Summit Industrial LP and its subsidiaries (together, the Partnership) as at December 31, 2024 and 2023, and its financial performance and its cash flows for the years then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards).

What we have audited

The Partnership's consolidated financial statements comprise:

- the consolidated balance sheets as at December 31, 2024 and 2023;
- the consolidated statements of income (loss) and comprehensive income (loss) for the years then ended;
- the consolidated statements of changes in partners' equity for the years then ended;
- the consolidated statements of cash flows for the years then ended; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

Basis for opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Partnership in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada. We have fulfilled our other ethical responsibilities in accordance with these requirements.

Other information

Management is responsible for the other information. The other information comprises the Management's Discussion and Analysis.

PricewaterhouseCoopers LLP
PwC Tower, 18 York Street, Suite 2500, Toronto, Ontario, Canada M5J 0B2
T.: +1 416 863 1133, F.: +1 416 365 8215, Fax to mail: ca_toronto_18_york_fax@pwc.com

"PwC" refers to PricewaterhouseCoopers LLP, an Ontario limited liability partnership.



Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of management and those charged with governance for the consolidated financial statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Partnership's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Partnership or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Partnership's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of



not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Partnership's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Partnership's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Partnership to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Partnership as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

/s/PricewaterhouseCoopers LLP

Chartered Professional Accountants, Licensed Public Accountants

Toronto, Ontario
March 7, 2025

DREAM SUMMIT INDUSTRIAL LP
Consolidated Balance Sheets
As at December 31, 2024 and 2023

(In thousands of Canadian dollars)

	Note	December 31, 2024	December 31, 2023
Assets			
Non-current			
Investment properties	5	\$ 6,423,161	\$ 6,198,566
Equity accounted investments	7	22,532	17,180
Loans receivable	8	165,057	110,824
		6,610,750	6,326,570
Current			
Loans receivable	8	27,634	37,759
Accounts receivable		6,399	5,011
Prepaid expenses and deposits		12,132	4,225
Cash and cash equivalents		152,603	15,407
		198,768	62,402
Total assets		\$ 6,809,518	\$ 6,388,972
Liabilities			
Non-current			
Non-current debt	9	\$ 1,670,027	\$ 1,488,792
Lease liabilities	10	30,941	31,115
Tenant security deposits and other non-current liabilities		20,100	16,860
		1,721,068	1,536,767
Current			
Current debt	9	311,903	26,984
Trade and other accrued liabilities		75,615	76,461
		387,518	103,445
Total liabilities		2,108,586	1,640,212
Partners' equity			
Partners' contributions, net	11	4,542,718	4,778,756
Retained earnings (deficit)		158,214	(29,996)
Total partners' equity		4,700,932	4,748,760
Total liabilities and partners' equity		\$ 6,809,518	\$ 6,388,972

See accompanying notes to the consolidated financial statements.

Approved on behalf of Dream Summit Industrial LP, by the Board of Directors of its general partner, Dream Summit Industrial GP Inc., on March 7, 2025.

"Lenis Quan"
Director

"Robert Hughes"
Director

DREAM SUMMIT INDUSTRIAL LP

Consolidated Statements of Income (Loss) and Comprehensive Income (Loss)

For the years ended December 31, 2024 and 2023

(In thousands of Canadian dollars)	Note	Year ended December 31,	
		2024	2023
Investment properties revenue	14	\$ 323,900	\$ 247,876
Investment properties operating expenses		98,073	65,950
Net rental income		225,827	181,926
Other income			
Share of net income from equity accounted investments	7	393	—
Finance income		16,176	8,953
		16,569	8,953
Other expenses			
General and administrative		18,701	15,972
Finance costs	15	88,266	58,099
		106,967	74,071
Fair value adjustments and transaction costs and other			
Fair value adjustments to investment properties	5	56,698	(145,258)
Fair value adjustments to financial instruments		(2,285)	(1,546)
Transaction costs and other		(1,632)	—
		52,781	(146,804)
Net income (loss) and comprehensive income (loss)		\$ 188,210	\$ (29,996)

See accompanying notes to the consolidated financial statements.

DREAM SUMMIT INDUSTRIAL LPConsolidated Statements of Changes in Partners' Equity
For the years ended December 31, 2024 and 2023

(In thousands of Canadian dollars)

	Note	Partners' contributions, net	Retained earnings (deficit)	Total partners' equity
Balance, January 1, 2024		\$ 4,778,756	\$ (29,996)	\$ 4,748,760
Capital contributions	11	83,962	—	83,962
Net income and comprehensive income		—	188,210	188,210
Distributions	11	(320,000)	—	(320,000)
Partners' equity, December 31, 2024		\$ 4,542,718	\$ 158,214	\$ 4,700,932

	Note	Partners' contributions, net	Retained deficit	Total partners' equity
Beginning balance, January 1, 2023		\$ —	\$ —	\$ —
Capital contributions	11	4,928,756	—	4,928,756
Net loss and comprehensive loss		—	(29,996)	(29,996)
Distributions	11	(150,000)	—	(150,000)
Partners' equity, December 31, 2023		\$ 4,778,756	\$ (29,996)	\$ 4,748,760

See accompanying notes to the consolidated financial statements.

DREAM SUMMIT INDUSTRIAL LP
Consolidated Statements of Cash Flows
For the years ended December 31, 2024 and 2023

(In thousands of Canadian dollars)	Note	Year ended December 31,	
		2024	2023
Generated from (utilized in) operating activities			
Net income (loss)		\$ 188,210	\$ (29,996)
Add (deduct):			
Share of net income from equity accounted investments	7	(393)	—
Finance income from loans receivable	8	(11,243)	(7,083)
Finance costs	15	88,266	58,099
Straight-line rent adjustment		(9,647)	(11,073)
Fair value adjustments to investment properties	5	(56,698)	145,258
Fair value adjustments to financial instruments		2,285	1,546
Change in non-cash working capital items		(849)	7,901
Investment in lease incentives and initial direct leasing costs	5	(15,701)	(8,167)
		184,230	156,485
Generated from (utilized in) investing activities			
Acquisition of investment properties, net of assumed liabilities	4,5	(185,809)	(4,929,418)
Additions to investment properties	5	(22,619)	(56,777)
Proceeds from sale of investment properties	5	65,879	—
Acquisition of interest in equity accounted investments	4,7	—	(14,000)
Capital contributions to equity accounted investments, including capitalized transaction costs	7	(6,159)	(3,180)
Distributions from equity accounted investments	7	1,200	—
Acquisition of loans receivable	4,8	—	(116,893)
Loans receivable advanced	8	(45,266)	(24,607)
Repayment of loans receivable, including interest	8	12,401	—
Deposits on future acquisitions of investment properties		(9,000)	(332)
		(189,373)	(5,145,207)
Generated from (utilized in) financing activities			
Proceeds from debt	9	521,500	428,752
Lump sum repayments of debt	9	(72,682)	(158,450)
Principal repayments of debt	9	(7,361)	(6,507)
Interest and finance fees paid		(62,905)	(38,269)
Repayment of lease liabilities		(175)	(153)
Partners' contributions	11	83,962	4,928,756
Distributions to partners	11	(320,000)	(150,000)
		142,339	5,004,129
Increase in cash and cash equivalents		137,196	15,407
Cash and cash equivalents, beginning of year		15,407	—
Cash and cash equivalents, end of year		\$ 152,603	\$ 15,407

See accompanying notes to the consolidated financial statements.

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

1. ORGANIZATION

Dream Summit Industrial LP (the "Partnership") was formed and registered as a limited partnership on November 2, 2022 under the laws of the Province of Ontario. The Partnership's general partner is Dream Summit Industrial GP Inc. (the "General Partner"). The Partnership is governed by the terms of an amended and restated limited partnership agreement ("Partnership Agreement") dated and effective January 18, 2023. The purpose of the Partnership is to own and operate real estate properties.

The operations of the Partnership commenced on February 17, 2023, when pursuant to a court-approved statutory plan of arrangement under section 192 of the Canada Business Corporations Act (the "Arrangement"), the Partnership acquired certain assets and assumed certain liabilities of Summit Industrial Income REIT ("Summit REIT").

The head office of the Partnership is 1741 Lower Water Street, Suite 600, Halifax, Nova Scotia, B3J 0J2, and the registered office of the Partnership is 30 Adelaide Street East, Suite 301, Toronto, Ontario, M5C 3H1.

2. SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION

(a) Basis of presentation and statement of compliance

The consolidated financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards").

Certain comparative period results have been reclassified to conform to the presentation adopted in the current year's consolidated financial statements.

The consolidated financial statements were approved on behalf of Dream Summit Industrial LP, by the Board of Directors of its General Partner on March 7, 2025.

(b) Basis of consolidation

The consolidated financial statements of the Partnership include the accounts of the Partnership and its subsidiaries. Subsidiaries are fully consolidated from the date of acquisition, the date on which the Partnership obtains control, and continue to be consolidated until the date such control ceases. Control exists when the Partnership is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. All intercompany balances, income and expenses, and unrealized gains and losses resulting from intercompany transactions are eliminated in full.

(c) Basis of measurement

The consolidated financial statements have been prepared on a historical cost basis except for investment properties and certain financial instruments, which are recorded at fair value in accordance with the Partnership's accounting policies.

The consolidated financial statements are presented in thousands of Canadian dollars, unless otherwise noted, which is the functional currency of the Partnership.

(d) Equity accounted investments

Equity accounted investments are investments over which the Partnership has significant influence, but not control. Generally, the Partnership is considered to exert significant influence when it holds more

than a 20% interest in an entity or partnership. However, determining significant influence is a matter of judgment and specific circumstances and, from time to time, the Partnership may hold an interest of more than 20% in an entity or partnership without exerting significant influence. Conversely, the Partnership may hold an interest of less than 20% and exert significant influence through representation on boards, direction of management or contractual agreements.

The financial results of the Partnership's equity accounted investments are included in the Partnership's consolidated financial statements using the equity method, whereby the investment is carried on the consolidated balance sheet at cost, adjusted for the Partnership's proportionate share of post-acquisition profits and losses, and for post-acquisition changes in excess of the Partnership's carrying amount of its investment over the net assets of the equity accounted investments, less any identified impairment loss. The Partnership's share of profits and losses is recognized in the share of income from equity accounted investments in the consolidated statement of income (loss) and comprehensive income (loss).

At each reporting date, the Partnership evaluates whether there is objective evidence that its interest in an equity accounted investment is impaired. The entire carrying amount of the equity accounted investment is compared to the recoverable amount, which is the higher of the value-in-use or fair value less costs to sell. The recoverable amount of each investment is considered separately.

Where the Partnership transacts with its equity accounted investments, unrealized profits and losses are eliminated to the extent of the Partnership's interest in the investment. Associates and joint ventures do not form part of the group and the procedures for eliminating intra-group balances, transactions, income and expenses (including leases) are not appropriate under the equity method. Unsettled balances from normal trading transactions should be included as current assets or liabilities. These balances should not be eliminated.

(e) Joint arrangements

The Partnership enters into joint arrangements via joint operations and joint ventures. A joint arrangement is a contractual arrangement pursuant to which the Partnership and other parties undertake an economic activity that is subject to joint control, whereby the strategic financial and operating policy decisions relating to the activities of the joint arrangement require the unanimous consent of the parties sharing control. Joint operations are co-ownership arrangements in which the parties have rights to the assets, and obligations for the liabilities, of the joint arrangement. Joint arrangements that involve the establishment of a separate entity or partnership in which each party to the venture has rights to the net assets of the arrangements are referred to as joint ventures.

The Partnership reports its interests in joint ventures using the equity method of accounting as previously described under "Equity accounted investments". The Partnership reports its interests in co-ownerships by accounting for its share of the assets, liabilities, revenues and expenses. Under this method, the Partnership's consolidated financial statements reflect only the Partnership's proportionate share of the assets; its proportionate share of any liabilities incurred jointly with the other venturers as well as any liabilities incurred directly; and its proportionate share of any revenues earned or expenses incurred by the joint operation and any expenses incurred directly.

(f) Investment properties

Investment properties comprise income-producing properties and properties held for development and are initially recorded at cost, including related transaction costs in connection with asset acquisitions,

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

and include properties held to earn rental income and/or for capital appreciation or held for redevelopment. Subsequent to initial recognition, investment properties are accounted for at fair value. At the end of each fiscal year, the Partnership obtains appraisals from qualified external professionals for all investment properties, excluding those acquired in the last fiscal quarter of the year. The appraisals are based on one or a combination of the discounted cash flow method, the direct capitalization method and/or the direct comparison method. For properties acquired in the last fiscal quarter of the year, the purchase price excluding the transaction costs is considered to be fair value.

Building improvements are added to the carrying amount of income-producing properties only when it is probable that future economic benefits associated with the expenditure will flow to the Partnership and the cost of the item can be measured reliably. Repairs and maintenance costs are recorded in investment properties operating expenses when incurred.

Initial direct leasing costs incurred in negotiating and arranging tenant leases are added to the carrying amount of income-producing properties. Lease incentives, which include committed costs on commenced leases, costs incurred prior to lease commencement to make leasehold improvements to tenants' space, and cash allowances provided to tenants, are added to the carrying amount of income-producing properties and are amortized on a straight-line basis over the term of the lease as a reduction to investment properties revenue. Internal leasing costs are expensed in the period during which they are incurred.

Straight-line rent receivables are included in the carrying amount of income-producing properties.

Specific to properties held for development, operating costs such as property taxes and direct overhead costs, and borrowing costs associated with direct expenditures on properties held for development, are capitalized until completion of the development project. The amount of capitalized borrowing costs is determined first by reference to project-specific borrowings, where applicable, and otherwise by applying a weighted average cost of borrowings to eligible expenditures after adjusting for borrowings associated with other specific developments. Where borrowings are associated with specific developments, the amount capitalized is the gross cost incurred on those borrowings less any investment income arising on their temporary investment. Borrowing costs are capitalized from the commencement of classification into properties held for development until the date of practical completion when the property is substantially ready for its intended use. The capitalization of borrowing costs is suspended if there are prolonged periods when development activity is interrupted. Practical completion is when the property is capable of operating in the manner intended by management. Generally, this occurs on completion of construction and receipt of all necessary occupancy and other material permits. If the Partnership has pre-leased space at or prior to the start of the development, practical completion is considered to occur on the lease commencement date.

Investment properties, including investment properties held for sale, are derecognized on disposal or when no future economic benefits are expected from their use or disposal. Any transaction costs arising on derecognition of an investment property are included in the consolidated statement of income (loss) and comprehensive income (loss) during the reporting period the asset is derecognized.

(g) Assets held for sale

Assets and associated liabilities are classified as held for sale when their carrying amount is to be recovered principally through a sale transaction and a sale is considered highly probable. Investment

properties continue to be measured at fair value. Debt directly related to assets held for sale is carried at amortized cost until disposal.

(h) Cash and cash equivalents

Cash and cash equivalents include deposits held at call with financial institutions and all short-term investments with an original maturity of three months or less, and exclude cash that is unavailable and subject to restrictions that prevent its use for current purposes.

(i) Financial instruments

The following summarizes the Partnership's classification and measurement of financial assets and financial liabilities in accordance with IFRS 9, "Financial Instruments" ("IFRS 9"):

Financial assets	Classification and measurement
Loans receivable	Financial asset at amortized cost
Accounts receivable	Financial asset at amortized cost
Deposits on acquisitions of investment properties ⁽¹⁾	Financial asset at amortized cost
Cash and cash equivalents	Financial asset at amortized cost
Financial liabilities	
Mortgages ⁽²⁾	Financial liability at amortized cost
Unsecured revolving credit facility ⁽²⁾	Financial liability at amortized cost
Green unsecured development credit facility ⁽²⁾	Financial liability at amortized cost
Unsecured term loan ⁽²⁾	Financial liability at amortized cost
Senior unsecured debentures ⁽²⁾	Financial liability at amortized cost
Lease liabilities	Financial liability at amortized cost
Tenant security deposits	Financial liability at amortized cost
Trade and other accrued liabilities	Financial liability at amortized cost
Derivative instruments ⁽³⁾	Fair value through profit and loss ("FVTPL")

⁽¹⁾ Included in "Prepaid expenses and deposits" in the consolidated balance sheet.

⁽²⁾ Included in "Debt" in the consolidated balance sheet.

⁽³⁾ Included in "Tenant security deposits and other non-current liabilities" in the consolidated balance sheet.

(i) Financial assets

Classification

The Partnership classifies its financial assets in the following measurement categories:

- those to be measured at amortized cost; and
- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss).

The classification depends on the Partnership's business model for managing the financial assets and the contractual terms of the cash flows.

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

Measurement

At initial recognition, the Partnership initially measures a financial asset at its fair value plus any related transaction costs. Subsequent measurement depends on the Partnership's business model for managing the financial assets and the contractual terms of the cash flows. There are three measurement categories into which the Partnership classifies its financial assets. The Partnership classifies assets at amortized cost if they are held for the collection of contractual cash flows that represent solely payments of principal and interest. The Partnership classifies derivatives as FVTPL if they do not meet the criteria for amortized cost.

- amortized cost: assets that are held for the collection of contractual cash flows, and those cash flows represent solely payments of principal and interest;
- fair value through other comprehensive income: assets that are held for the collection of contractual cash flows and for selling the financial assets, and those cash flows represent solely payments of principal and interest; and
- fair value through profit or loss: assets that do not meet the criteria for amortized cost or fair value through other comprehensive income.

For financial assets measured subsequently at amortized cost, the asset is amortized using the effective interest rate method.

Impairment

The Partnership recognizes an allowance for expected credit losses for all financial assets not held at fair value through profit or loss. For accounts receivable, the Partnership applies the simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognized upon initial recognition of the receivables. To measure the expected credit losses, the Partnership has established a provision matrix that is based on its historical credit loss experience based on days past due, adjusted for forward-looking factors specific to the tenant and the economic environment. The Partnership will usually consider a financial asset in default when contractual payment is over 90 days past due, but will also consider other factors such as alternate repayment arrangements negotiated with tenants. However, in certain cases, the Partnership may also consider a financial asset to be in default when internal or external information indicates that it is unlikely to receive the outstanding contractual amounts in full. Trade receivables are written off where there is no reasonable expectation of recovery. The Partnership uses the general approach for measuring expected credit losses for loans receivable beginning with an assessment of whether the loan receivable is in one of the three stages of the expected credit loss model in order to determine the amount of the expected credit losses to recognize.

Derecognition

Financial assets are derecognized only when the contractual rights to the cash flows from the financial asset expire or the Partnership transfers substantially all risks and rewards of ownership. From time to time, the Partnership may agree with tenants to modify the terms of lease agreements, including changes to the consideration under the lease. When the changes result in a reduction in accounts receivable relating to past lease periods, the Partnership applies IFRS 9 in determining whether to partially or fully derecognize receivables.

(ii) Financial liabilities

Classification

The Partnership classifies its financial liabilities in the following measurement categories:

- those to be measured at amortized cost; and
- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss).

The classification depends on the Partnership's business model for managing the financial liabilities and the contractual terms of the cash flows.

Measurement

At initial measurement, financial liabilities are recognized at fair value, less transaction costs (in the case of a financial liability classified as amortized cost).

For financial liabilities measured subsequently at amortized cost, the liability is amortized using the effective interest rate method. Under the effective interest rate method, any transaction fees, costs, discounts and premiums directly related to the financial liabilities are recognized in comprehensive income over the expected life of the obligation.

For financial liabilities measured subsequently at fair value, the liability is remeasured at fair value at each reporting period, with changes in fair value recognized either through other comprehensive income, or through profit or loss.

Derecognition

A financial liability is derecognized when the obligation under the liability is discharged, cancelled or expired.

(j) Revenue recognition

(i) Rental income

The Partnership accounts for tenant leases as operating leases, given that it has retained substantially all of the risks and rewards of ownership of its investment properties. Lease revenue from investment properties includes base rents, property tax recoveries, lease termination fees, and other rental revenue including recoveries for landlord work and tenant improvement allowances. Revenue recognition under a lease commences when the tenant has a right to use the leased premises. The total amount of contractual rent to be received from operating leases is recognized on a straight-line basis over the term of the lease; a straight-line rent receivable, which is included in investment properties, is recorded for the difference between the rental revenue recognized and the contractual amount received. Property tax recoveries are recognized as revenues in the period in which the contingency or variability is resolved. Lease termination fees and other rental revenues are recorded as earned.

(ii) Lease modifications

Changes to the terms and conditions of the lease are treated as lease modifications in accordance with IFRS 16, "Leases" ("IFRS 16"), and the modified lease is accounted for as a new lease from the effective date of the modification, with any prepaid or accrued lease payments relating to the original lease included as part of the lease payments for the new lease.

The Partnership may agree with tenants to modify the terms of lease agreements, including changes to the consideration under the lease. When the changes result in a reduction in accounts receivable relating to past lease periods, the Partnership applies IFRS 9 in determining whether to partially or fully derecognize those receivables.

(iii) Revenue from contracts with customers

The Partnership has obligations to provide ongoing services related to its leases which are contract revenues within the scope of IFRS 15, "Revenue from Contracts with Customers" ("IFRS 15"). These services include recoveries of operating expenses and recoveries of capital expenditures from tenants in accordance with their leases ("recoveries revenue").

Consideration received from tenants under lease agreements is allocated between rental income and recoveries revenue based on relative stand-alone selling prices. For recoveries revenue, our performance obligations are satisfied over time as tenants occupy the premises.

The Partnership recognizes recoveries revenue of operating expenses based on actual costs incurred in accordance with the terms of the related leases. Actual operating costs reflect the services provided. The Partnership recognizes recoveries revenue for capital expenditures over the asset's expected useful life in accordance with the terms of the related leases. The amount of recoveries revenue is determined by the actual costs incurred, taking into consideration any restrictions included in related lease agreements. If the services rendered exceed the monthly charges billed, a receivable is recognized; if the monthly charges billed exceed the services rendered, a payable is recognized. These current assets or liabilities are settled with tenants annually.

For all revenue streams from contracts with customers, revenue is measured at the best estimate of the amount the Partnership expects to receive for performing the services. Revenue is recognized only to the extent that it is highly probable that a significant amount of the cumulative revenue recognized for a contract will not be reversed. The Partnership is obligated to continue to provide ongoing services over the remaining term of each lease contract. The Partnership will recognize revenue on these remaining performance obligations based on the actual cost incurred to fulfill the ongoing services in the period.

Any receivables arising from revenue contracts with customers are tested for impairment using the same model as for accounts receivable as described above.

(iv) Significant judgments in applying IFRS 15

The application of IFRS 15 requires the Partnership to make the following significant judgments:

Estimation of transaction prices

The Partnership exercises judgment in estimating the transaction price for revenues from contracts with customers. The Partnership exercises judgment with regards to the amount and timing of the revenue recognized for recoveries revenue contracts, which are satisfied over time. The amount of revenue recognized for recoveries revenue with variable consideration is constrained by the actual costs incurred and any restrictions in lease agreements. The revenues related to these obligations are recorded over time as the obligation of the Partnership is to provide the recoveries revenue on an as needed basis throughout the contract period. The Partnership considers this to be a faithful depiction of the transfer of services.

Scoping of revenues

The Partnership exercises judgment in determining which of its revenue streams that arise from lease agreements are in the scope of IFRS 15 and which are not. Specifically, the Partnership considers whether a revenue stream related to a lease agreement is for the lease of an asset or for the provision of a distinct service. Revenues of the latter type are determined to be in the scope of IFRS 15, while those of the former are in the scope of IFRS 16.

(k) Interest on debt

Interest on debt includes coupon interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings, and amortization of fair value adjustments on assumed debt.

Certain debt assumed in connection with acquisitions has been adjusted to fair value using the estimated market interest rate at the time of the acquisition ("fair value adjustment"). This fair value adjustment is amortized to interest expense over the expected remaining term of the debt using the effective interest rate method.

(l) Income taxes

As the income taxes, if any, are the expense and liability of the partners, no provision has been made in these accounts in respect to income taxes for the Partnership.

(m) Provisions

Provisions for legal claims are recognized when the Partnership has a present legal or constructive obligation as a result of past events, it is probable an outflow of resources will be required to settle the obligation, and the amount can be reliably estimated. Provisions are not recognized for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in a settlement is determined by considering the class of obligations as a whole. A provision is recognized even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognized as interest expense.

(n) Significant accounting judgments, estimates and assumptions in applying accounting policies

Preparing the consolidated financial statements requires management to make critical accounting judgments, estimates and assumptions that affect the amounts reported. Management bases its critical accounting judgments, estimates and assumptions on historical experience and other factors it believes to be reasonable under the circumstances, but which are inherently uncertain and unpredictable, the result of which forms the basis of the carrying amounts of assets and liabilities. However, uncertainty about these critical accounting judgments, estimates and assumptions could result in outcomes that could require a material adjustment to the carrying amount of the affected asset or liability in future periods.

(o) Significant accounting judgements

The following are the significant accounting judgments used in applying the Partnership's accounting policies that have the most significant effect on the amounts in the consolidated financial statements:

(i) Investment properties

The fair value of investment properties is determined by obtaining appraisals on an annual basis for all properties in the Partnership's portfolio. The independent appraisers are experienced, nationally recognized and qualified in the professional valuation of investment properties in their respective geographic areas.

Significant assumptions used in estimating the fair value of investment properties include capitalization rates ("cap rates"), discount rates that reflect current market uncertainties, terminal cap rates and market rents. Other significant assumptions relating to the estimates of fair value of investment properties include components of stabilized NOI. The Partnership, with assistance of its third party appraisers, examines the significant assumptions at the end of each reporting period and updates these assumptions based on recent leasing activity and external market data available at that time. If there is any change in these assumptions or in regional, national or international economic conditions, the fair value of investment properties may change materially.

The Partnership makes judgments with respect to whether lease incentives provided in connection with a lease enhance the value of the leased space, which determines whether or not such amounts are treated as tenant improvements and added to investment properties. Lease incentives such as cash, rent-free periods and lessee- or lessor-owned improvements may be provided to lessees to enter into an operating lease. Lease incentives that do not provide benefits beyond the initial lease term are included in the carrying amount of investment properties and are amortized as a reduction of rental revenue on a straight-line basis over the term of the lease.

Judgment is applied in determining whether certain costs are additions to the carrying amount of the investment property. For properties under development, the Partnership exercises judgment in determining when development activities have commenced, when and how much borrowing costs are to be capitalized to the development project, and the point of practical completion.

(ii) Business combinations

When the Partnership makes an acquisition, it may elect to apply the optional concentration test in IFRS 3, "Business Combinations", to assess whether an acquisition must be accounted for as a business combination. When substantially all of the fair value of the gross assets acquired is concentrated in a single asset (or a group of similar assets), the transaction is accounted for as an asset acquisition. The consideration paid is allocated to the identifiable assets and liabilities acquired on the basis of their relative fair value at the acquisition date. Where an acquisition does not satisfy the concentration test and the acquired set of activities meets the definition of a business, the Partnership applies the acquisition method of accounting.

Under the acquisition method of accounting the consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition date fair

value of the assets transferred and liabilities assumed, and any equity interests issued by the Partnership in exchange for control of the acquiree.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their acquisition date fair value irrespective of the extent of any minority interest. The excess of the cost of acquisition over the fair value of the Partnership's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the Partnership's share of the net assets acquired, the difference is recognized directly in the consolidated statement of income (loss) and comprehensive income (loss) for the period as an acquisition gain. Any transaction costs incurred with respect to the business combination are expensed in the period incurred.

(iii) Impairment

The Partnership assesses the possibility and amount of any impairment loss or write-down as it relates to equity accounted investments, accounts receivable and loans receivable.

IAS 36, "Impairment of Assets", requires management to use judgment in determining the recoverable amount of assets and equity accounted investments that are tested for impairment. Judgment is also involved in estimating the value-in-use of the equity accounted investments, including estimates of future cash flows, discount rates and terminal cap rates. The values assigned to these significant assumptions reflect past experience and are consistent with external sources of information.

IFRS 9 requires management to use judgment in determining if the Partnership's financial assets are impaired. In making this judgment, the Partnership evaluates, among other factors, the credit risk of the counterparty and whether there are indicators that credit risk on a financial instrument has changed significantly since initial recognition or the most recent reassessment of credit risk. Where the credit risk of a financial asset has increased significantly since initial recognition, the Partnership records a loss allowance equal to the lifetime expected credit losses arising from that financial asset.

IAS 28, "Investments in Associates and Joint Ventures" ("IAS 28"), requires management to use judgment in determining the recoverable amount of equity accounted investments that are tested for impairment. Judgment is also involved in estimating the value-in-use of the equity accounted investment, including estimates of future cash flows, discount rates and terminal cap rates. The values assigned to these significant assumptions reflect past experience and are consistent with external sources of information.

3. CHANGES IN ACCOUNTING POLICIES AND FUTURE ACCOUNTING POLICY CHANGES

Amendments to IAS 1, "Presentation of Financial Statements"

The IASB issued amendments to IAS 1, "Presentation of Financial Statements" ("IAS 1"), which became effective for annual reporting periods beginning on or after January 1, 2024. The amendments clarify the requirements on determining whether a liability is current or non-current and require new disclosures for non-current liabilities that are subject to future covenants. The adoption of these amendments did not have a material impact on the consolidated financial statements.

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

IFRS 18, Presentation and Disclosure in Financial Statements

In April 2024, IFRS 18, "Presentation and Disclosure in Financial Statements" was issued to achieve comparability of the financial performance of similar companies. The accounting standard, which replaces IAS 1, "Presentation of Financial Statements", impacts the presentation of primary financial statements and notes, including the statement of earnings where companies will be required to present separate categories of income and expense for operating, investing, and financing activities with prescribed subtotals for each new category. The standard will also require management-defined performance measures to be explained and included in a separate note within the consolidated financial statements.

The standard is effective for annual reporting periods beginning on or after January 1, 2027, including interim financial statements, and requires prospective application. The Partnership is currently assessing the impact of this new accounting standard.

IFRS 9, Financial Instruments and IFRS 7, Financial Instruments: Disclosures

In May 2024, amendments to IFRS 9 "Financial Instruments" and IFRS 7 "Financial Instruments: Disclosures" were issued. The amendments clarify the timing of recognition and derecognition for a financial asset or financial liability, including clarifying that a financial liability is derecognized on the settlement date. Further, the amendments introduce an accounting policy choice to derecognize financial liabilities settled using an electronic payment system before the settlement date, if specific conditions are met. The amendments also require additional disclosures for financial instruments with contingent features and investments in equity instruments classified at fair value through other comprehensive income. These amendments are effective for annual reporting periods beginning on or after January 1, 2026. Early adoption is permitted, with an option to early adopt only the amendments related to the classification of financial assets. The Partnership is in the process of assessing the impact of these new standards.

DREAM SUMMIT INDUSTRIAL LP
Notes to the Consolidated Financial Statements
For the years ended December 31, 2024 and 2023

4. ASSET ACQUISITION OF SUMMIT REIT

On February 17, 2023, the Partnership acquired certain assets and assumed certain liabilities of Summit REIT. Under the Arrangement, the Partnership acquired, among other things, 65 income-producing properties comprised of 165 buildings, as well as two properties held for development and four equity accounted investments in joint ventures.

The impact of the acquisition of the Summit REIT portfolio, which is accounted for as an asset acquisition, is as follows:

(In thousands)	
Investment properties ⁽¹⁾	\$ 5,901,104
Loans receivable	116,893
Equity accounted investments	14,000
Assets acquired	\$ 6,031,997
Assumed debt	\$ 1,228,743
Assumed lease liabilities	31,269
Assumed net working capital deficiency	39,725
Liabilities assumed	\$ 1,299,737
Cash consideration paid	\$ 4,732,260

⁽¹⁾ Included in investment properties is \$130.6 million of capitalized transaction costs as well as \$31.3 million of right-of-use assets (Note 10).

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

5. INVESTMENT PROPERTIES

The following table outlines the changes in investment properties for the periods presented:

(In thousands)	Year ended December 31, 2024			Year ended December 31, 2023		
	Income-producing properties	Properties held for development	Total investment properties	Income-producing properties	Properties held for development	Total investment properties
Balance at beginning of year	\$ 6,013,850	\$ 184,716	\$ 6,198,566	\$ —	\$ —	\$ —
Acquisition of Summit REIT ⁽¹⁾ (Note 4)	—	—	—	5,835,418	65,686	5,901,104
Acquisition of income-producing properties and land	185,809	—	185,809	327,378	37,717	365,095
Additions ⁽²⁾	36,313	11,654	47,967	26,971	50,654	77,625
Income-producing properties transferred to/from properties held for development ⁽³⁾	16,688	(16,688)	—	7,328	(7,328)	—
Investment properties disposed	(65,879)	—	(65,879)	—	—	—
Fair value adjustments to investment properties	61,661	(4,963)	56,698	(183,245)	37,987	(145,258)
Balance at end of year	\$ 6,248,442	\$ 174,719	\$ 6,423,161	\$ 6,013,850	\$ 184,716	\$ 6,198,566
Change in unrealized income included in net income						
Change in fair value of investment properties ⁽⁴⁾	\$ 65,816	\$ (4,963)	\$ 60,853	\$ (183,245)	\$ 37,987	\$ (145,258)

⁽¹⁾ Included in acquisitions is \$130.6 million of capitalized transaction costs as well as \$31.3 million of right-of-use assets (Note 10).

⁽²⁾ Included in additions to properties held for development is \$4.3 million of capitalized interest for the year ended December 31, 2024 (year ended December 31, 2023 - \$3.9 million).

⁽³⁾ For the years ended December 31, 2024 and 2023, two intensification projects and one intensification project, respectively, were completed and the related development costs were transferred from properties held for development to income-producing properties.

⁽⁴⁾ Excludes the fair value adjustments to investment properties recognized on disposed investment properties during the respective periods.

As at December 31, 2024, approximately \$1,308.3 million (December 31, 2023 - \$1,343.2 million) of investment properties were used for security for certain debt (Note 9).

Acquisition of income-producing properties and land

During the year ended December 31, 2024, the Partnership acquired eight income-producing properties in the Greater Toronto Area ("GTA") in Ontario for a purchase price of \$185.8 million, including transaction costs. During the year ended December 31, 2023, the Partnership acquired income-producing properties and land for gross proceeds \$365.1 million, including transaction costs.

Additions to income-producing properties

During the year ended December 31, 2024, additions to income-producing properties were \$36.3 million (year ended December 31, 2023 - \$27.0 million), which primarily related to tenant leasing costs, capital outlays, and net straight-line rent receivables arising from the recognition of rental revenues on a straight-line basis over the lease term. As at December 31, 2024, the total straight-line rent receivable was \$22.3 million (December 31, 2023 - \$12.7 million).

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

Disposition of income-producing properties

During the year ended December 31, 2024, the Partnership disposed of two income-producing properties in the GTA for total gross proceeds of \$65.9 million (December 31, 2023 - no disposals).

Fair value of investment properties

The fair value of the Partnership's investment properties as at December 31, 2024 is based on appraisals performed by qualified external appraisers. The fair value of the Partnership's investment properties as at December 31, 2023 is based on appraisals performed by qualified external appraisers, except for those acquired during the three months ended December 31, 2023. There were no investment properties acquired during the three months ended December 31, 2024. The fair value assessments by the external appraisers incorporate a number of factors including recent market transactions, recent leasing activity, market vacancy, leasing costs and other information obtained from market research. As at December 31, 2023, the fair value for the Partnership's investment properties that were acquired during the three months ended December 31, 2023 is the purchase price; these were not externally re-appraised because limited time has passed between the acquisition date and December 31, 2023. The Partnership recognized fair value gain on investment properties for the year ended December 31, 2024 of \$56.7 million (December 31, 2023 - loss of \$145.3 million).

As at December 31, 2024 the Partnership's investment properties were appraised using one or a combination of the capitalization rate, discounted cash flow and/or direct comparison methods, except for properties held for development. As at December 31, 2023, the Partnership's investment properties were appraised using one or a combination of the capitalization rate, discounted cash flow and/or direct comparison methods, except for income-producing properties acquired during the three months ended December 31, 2023, and properties held for development. As at December 31, 2024 and 2023, properties held for development were valued at the acquisition price plus capitalized interest, planning and pre-development costs incurred to date and revalued using a comparable sales approach or income approach. The significant and unobservable Level 3 valuation metrics used in the methods as at December 31, 2024 and December 31, 2023, are set out in the table below:

	As at December 31, 2024 ⁽¹⁾		As at December 31, 2023 ⁽¹⁾⁽²⁾	
	Range (%)	Weighted average (%) ⁽³⁾	Range (%)	Weighted average (%) ⁽³⁾
Cap rate method				
Stabilized cap rate	5.00 - 8.50	5.62	4.75 - 8.50	5.58
Discounted cash flow method				
Discount rate	6.25 - 9.75	7.13	6.50 - 9.75	7.35
Terminal cap rate	5.50 - 8.75	5.96	5.50 - 8.75	5.97

⁽¹⁾ Excludes properties held for development.

⁽²⁾ Excludes investment properties acquired during three months ended December 31, 2023.

⁽³⁾ Weighted average percentage based on investment property fair value.

The following sensitivity tables outline the potential impact on the fair value of investment properties, excluding properties held for development, ground leases and the investment properties acquired during three months ended December 31, 2024, as applicable, assuming a change in weighted average stabilized cap rates, discount rates, and terminal cap rates by a respective 25 basis points ("bps") as at December 31, 2024:

DREAM SUMMIT INDUSTRIAL LP
Notes to the Consolidated Financial Statements
For the years ended December 31, 2024 and 2023

	Impact of change in weighted average stabilized cap rates	
	+25 bps	-25 bps
Cap rate method		
(Decrease) increase value	\$ (264,643)	\$ 289,267

	Impact of change in weighted average discount rates		Impact of change in weighted average terminal cap rates	
	+25 bps	-25 bps	+25 bps	-25 bps
Discounted cash flow method				
(Decrease) increase value	\$ (129,319)	\$ 132,424	\$ (162,190)	\$ 176,548

6. CO-OWNED PROPERTY INTERESTS

The Partnership is a co-owner in several income-producing industrial investment properties that are subject to joint control based on the Partnership's decision-making authority with regard to the relevant activities of the properties. These co-owned industrial property interests have been classified as joint operations and, accordingly, the Partnership recognizes its rights to and obligations for the assets, liabilities, revenue and expenses of these co-ownerships in the respective lines in the consolidated financial statements. The following table outlines the Partnership's interest in co-owned properties classified as joint operations as at December 31, 2024 and December 31, 2023:

Province	Number of Properties	Ownership Interest
Ontario	5	25 %
Quebec	1	25 %
Other Canada	1	25 %

The following amounts are included in the consolidated financial statements, and represent the Partnership's proportionate share of the assets and liabilities of its co-owned properties as at December 31, 2024 and December 31, 2023, as well as the results of operations for the years ended December 31, 2024 and December 31, 2023.

DREAM SUMMIT INDUSTRIAL LP
Notes to the Consolidated Financial Statements
For the years ended December 31, 2024 and 2023

(In thousands)	Year ended December 31,	
	2024	2023
Total assets	\$ 61,410	\$ 60,770
Total liabilities	\$ 650	\$ 426

	Year ended December 31,	
	2024	2023
Investment properties revenue	\$ 2,790	\$ 2,991
Investment properties operating expenses	958	796
Net rental income	1,832	2,195
Fair value adjustments to investment properties	(378)	(640)
Net income	\$ 1,454	\$ 1,555

7. EQUITY ACCOUNTED INVESTMENTS

As at December 31, 2024, the Partnership had a 50% interest in four joint venture projects in Ontario with a third-party developer, which it accounts for under the equity method. Under these joint venture arrangements, the Partnership has the right of first refusal to acquire at fair value the remaining 50% interest in any buildings being developed over time as they are completed and leased.

Three of these development projects are underway, and one project has achieved practical completion and is income-producing, with the Partnership recognizing its share of net income from equity accounted investments in the consolidated statement of income (loss) and comprehensive income (loss).

The following is a continuity of the Partnership's investment in equity accounted joint ventures for the periods presented:

(In thousands)	December 31, 2024	December 31, 2023
Balance at beginning of year	\$ 17,180	\$ —
Acquisition of interests (Note 4)	—	14,000
Capital contributions, including capitalized transaction costs	6,159	3,180
Share of net income	393	—
Distributions	(1,200)	—
Balance at end of year	\$ 22,532	\$ 17,180

DREAM SUMMIT INDUSTRIAL LP
Notes to the Consolidated Financial Statements
For the years ended December 31, 2024 and 2023

The following table outlines the aggregate assets, liabilities, revenue, and net income of the joint ventures for the periods presented:

(In thousands)	December 31, 2024	December 31, 2023
Investment properties	\$ 336,452	\$ 265,920
Current assets	3,369	9,538
Total assets	339,821	275,458
Current liabilities	15,293	24,430
Debt	279,464	216,668
Total liabilities	294,757	241,098
Equity accounted investments	\$ 45,064	\$ 34,360
Partnership's 50% share of equity accounted investments	\$ 22,532	\$ 17,180

(In thousands)	Year ended December 31,	
	2024	2023
Revenue from equity accounted investments	\$ 1,708	\$ —
Partnership's 50% share of revenue from equity accounted investments	\$ 854	\$ —
Net income from equity accounted investments	\$ 786	\$ —
Partnership's 50% share of net income from equity accounted investments	\$ 393	\$ —

The Partnership has provided guarantees on \$84.7 million of the debt of the joint ventures (December 31, 2023 - \$99.5 million).

8. LOANS RECEIVABLE

As at December 31, 2024, the Partnership had mezzanine loan agreements with all three of the Partnership's joint ventures in relation to its development projects in Ontario (Note 7) for an outstanding balance of \$158.2 million (December 31, 2023 - \$117.2 million), and one mezzanine loan agreement in relation to a development project in Quebec for an outstanding balance of \$34.5 million (December 31, 2023 - \$31.4 million). The balance of the loans receivable includes accrued interest.

During the year ended December 31, 2024, the Partnership advanced \$45.3 million towards loans receivable (December 31, 2023 - \$24.6 million), and collected receipts of \$12.4 million (December 31, 2023 - nil) representing the full repayment of one mezzanine loan receivable including accrued interest.

During the year ended December 31, 2024, the Partnership recognized interest income of \$11.2 million on loans receivable (December 31, 2023 - \$7.1 million), which is included in finance income on the consolidated statement of income (loss) and comprehensive income (loss).

DREAM SUMMIT INDUSTRIAL LP
Notes to the Consolidated Financial Statements
For the years ended December 31, 2024 and 2023

9. DEBT

(In thousands)	December 31, 2024	December 31, 2023
Mortgages	\$ 452,516	\$ 467,633
Senior unsecured debentures	1,379,870	858,414
Unsecured revolving credit facility	—	31,500
Green unsecured development credit facility	—	8,800
Unsecured term loan	149,544	149,429
Total debt	1,981,930	1,515,776
Less: Current debt	311,903	26,984
Non-current debt	\$ 1,670,027	\$ 1,488,792

Of the total debt outstanding as at December 31, 2024, \$1,752.4 million (December 31, 2023 - \$1,295.5 million) of debt is subject to financial and non-financial covenants according to the applicable debt agreements, of which \$1,467.6 million (December 31, 2023 - \$1,286.7 million) is included in non-current debt. The Partnership actively monitors all debt covenants on an ongoing basis to ensure compliance, and they are tested quarterly. As at December 31, 2024, the Partnership was in compliance with all debt covenants.

The following tables provide a continuity of total debt for the periods presented:

(In thousands)	December 31, 2024						
	Mortgages	Senior Unsecured Debentures	Unsecured Revolving Credit Facility	Green Unsecured Development Credit Facility	Unsecured Term Loan	Total	
Balance, January 1, 2024	\$ 467,633	\$ 858,414	\$ 31,500	\$ 8,800	\$ 149,429	\$ 1,515,776	
Cash items:							
Borrowings	—	500,000	21,500	—	—	521,500	
Lump sum repayments	(10,882)	—	(53,000)	(8,800)	—	(72,682)	
Principal repayments	(7,361)	—	—	—	—	(7,361)	
Financing cost additions	—	(2,943)	—	—	(6)	(2,949)	
Non-cash items:							
Other adjustments ⁽¹⁾	3,126	24,399	—	—	121	27,646	
Balance, December 31, 2024	\$ 452,516	\$ 1,379,870	\$ —	\$ —	\$ 149,544	\$ 1,981,930	

⁽¹⁾ Includes amortization of financing costs of \$0.8 million and amortization of discount on assumed debt of \$26.8 million.

DREAM SUMMIT INDUSTRIAL LP
Notes to the Consolidated Financial Statements
For the years ended December 31, 2024 and 2023

(In thousands)	December 31, 2023					
	Mortgages	Senior Unsecured Debentures	Unsecured Revolving Credit Facility	Green Unsecured Development Credit Facility	Unsecured Term Loan	Total
Balance, January 1, 2023	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Assumed debt ⁽¹⁾	392,552	837,895	—	—	—	1,230,447
Cash items:						
Borrowings	107,000	—	116,390	55,362	150,000	428,752
Lump sum repayments	(26,998)	—	(84,890)	(46,562)	—	(158,450)
Principal repayments	(6,507)	—	—	—	—	(6,507)
Financing cost additions	(1,846)	(331)	—	—	(598)	(2,775)
Non-cash items:						
Other adjustments ⁽²⁾	3,432	20,850	—	—	27	24,309
Balance, December 31, 2023	\$ 467,633	\$ 858,414	\$ 31,500	\$ 8,800	\$ 149,429	\$ 1,515,776

⁽¹⁾ Includes discount on debt and excludes financing costs paid on closing of the Arrangement.

⁽²⁾ Includes amortization of financing costs of \$0.4 million and amortization of discount on assumed debt of \$23.9 million.

The following table represents the future principal repayments and maturities on debt as at December 31, 2024:

(In thousands)						
Year	Mortgages	Senior Unsecured Debentures	Unsecured Revolving Credit Facility	Green Unsecured Development Credit Facility	Unsecured Term Loan	Total
2025	\$ 66,855	\$ 250,000	\$ —	\$ —	\$ —	\$ 316,855
2026	6,729	200,000	—	—	—	206,729
2027	7,816	250,000	—	—	—	257,816
2028	170,954	225,000	—	—	150,000	545,954
2029	25,445	250,000	—	—	—	275,445
2030 and Thereafter	189,797	250,000	—	—	—	439,797
Total principal repayments	\$ 467,596	\$ 1,425,000	\$ —	\$ —	\$ 150,000	\$ 2,042,596
Unamortized discount on debt	(13,912)	(42,275)	—	—	—	(56,187)
Unamortized financing costs	(1,168)	(2,855)	—	—	(456)	(4,479)
Total debt	\$ 452,516	\$ 1,379,870	\$ —	\$ —	\$ 149,544	\$ 1,981,930

Mortgages

As at December 31, 2024, total mortgages bear interest at a weighted average effective interest rate of 5.08% (December 31, 2023 - 5.05%) and a weighted average stated interest rate of 4.43% (December 31, 2023 - 4.39%). The mortgages are secured by first registered mortgages over specific properties and first general assignments of leases, insurance and registered chattel mortgages.

DREAM SUMMIT INDUSTRIAL LP
Notes to the Consolidated Financial Statements
For the years ended December 31, 2024 and 2023

During the year ended December 31, 2024, the Partnership repaid \$10.9 million (December 31, 2023 - \$27.0 million) of mortgages at maturity.

On February 17, 2023, the Partnership assumed \$392.6 million of mortgages from Summit REIT pursuant to the Arrangement (Notes 1 and 4).

Senior unsecured debentures

(In thousands)

Series	Stated Annual Interest Rate	Maturity Date	December 31, 2024
Series A	2.15 %	September 17, 2025	\$ 250,000
Series B	1.82 %	April 1, 2026	200,000
Series C (Green Bond)	2.25 %	January 12, 2027	250,000
Series D	2.44 %	July 14, 2028	225,000
Series E	5.11 %	February 12, 2029	250,000
Series F	4.51 %	February 12, 2031	250,000
Unamortized discount on debt			(42,275)
Unamortized financing costs			(2,855)
Total senior unsecured debentures			\$ 1,379,870

As at December 31, 2024, the Partnership had six series of senior unsecured debentures outstanding. The debentures have a weighted average effective interest rate of 4.82% (December 31, 2023 - 4.78%) and a weighted average stated interest rate of 3.10% (December 31, 2023 - 2.18%). Interest on the unsecured debentures is payable semi-annually in arrears.

On February 12, 2024, the Partnership completed a private placement of senior unsecured debentures, consisting of \$250 million aggregate principal amount of 5.11% Senior Unsecured Debentures, Series E, maturing on February 12, 2029. On November 14, 2024, the Partnership completed a private placement of senior unsecured debentures, consisting of \$250 million aggregate principal amount of 4.51% Senior Unsecured Debentures, Series F, maturing on February 12, 2031. The other series of debentures were assumed pursuant to the Arrangement on February 17, 2023 (Notes 1 and 4).

On September 24, 2024, DBRS Limited ("DBRS") confirmed the Partnership's Issuer Rating and the credit rating of its Debentures at BBB (mid) with Stable trends.

Unsecured revolving credit facility

On February 17, 2023, the Partnership entered into an unsecured revolving credit facility agreement with a total commitment of \$400 million, and an additional \$200 million that can be exercised through the accordion option, maturing on February 17, 2026. The unsecured revolving credit facility bears interest at the Canadian Overnight Repo Rate Average ("CORRA") (previously CDOR as noted below) plus spread or Canadian prime rate plus spread. The unsecured revolving credit facility is generally used for capital expenditures and general operating purposes. As at December 31, 2024, there were \$1.2 million in letters of credit issued under the unsecured revolving credit facility related to ongoing development projects (December 31, 2023 - nil). As at December 31, 2024, no principal amount was outstanding on the unsecured revolving credit facility (December 31, 2023 - \$31.5 million).

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements
For the years ended December 31, 2024 and 2023

Green unsecured development credit facility

On February 17, 2023, the Partnership assumed a green unsecured development credit facility from Summit REIT as part of the Arrangement (Note 1 and 4). This credit facility was terminated by the Partnership in August 2024 prior to maturity. The total credit facility availability was \$200 million, including a \$150 million green tranche and a \$50 million conventional tranche. The green and conventional tranches bore interest at variable rates of bank prime plus a spread for prime rate loans. At the time of termination, there were no letters of credit issued against the facility (December 31, 2023 - \$3.0 million), and there was no principal amount outstanding on the green unsecured development credit facility (December 31, 2023 - \$8.8 million).

Unsecured term loan

On September 28, 2023, the Partnership entered into an unsecured term loan with a principal amount of \$150.0 million maturing on September 28, 2026 with two one-year extensions at the Partnership's discretion. The unsecured term loan bears interest at CORRA (previously CDOR as noted below) plus spread or Canadian prime rate plus spread. The Partnership fully drew down on the principal amount on September 28, 2023. On December 15, 2023 Partnership entered into an interest rate swap, fixing the full balance of the unsecured term loan at a rate of 5.27%.

Replacement of CDOR with CORRA

The administrator of the Canadian Dollar Offered Rate ("CDOR") ceased publication of CDOR on June 28, 2024, and the Canadian financial benchmark was replaced by CORRA. The fallback provisions of the unsecured revolving credit facility have been appropriately updated to transition from CDOR to CORRA, effective June 28, 2024. The change had no economic impact on any debt pertaining to the Partnership.

10. LEASE LIABILITIES

As part of the Arrangement, the Partnership assumed ground leases, which have remaining terms between 48 and 50 years as at December 31, 2024, for which lease liabilities have been recorded in accordance with IFRS 16, "Leases". The future minimum ground lease payments are as follows:

(In thousands)	2025	2026	2027	2028	2029	2030 and Thereafter	December 31, 2024
Future minimum lease payments	\$ 1,359	\$ 1,372	\$ 1,386	\$ 1,400	\$ 1,414	\$ 75,170	\$ 82,101
Less: interest payments	(1,176)	(1,180)	(1,185)	(1,190)	(1,194)	(45,235)	(51,160)
Present value of lease payments	\$ 183	\$ 192	\$ 201	\$ 210	\$ 220	\$ 29,935	\$ 30,941

11. PARTNERS' EQUITY

Any person may irrevocably subscribe for an interest in the Partnership ("Partnership Interest") following the subscription process as outlined in the Partnership Agreement. The General Partner may, in its sole and absolute discretion, refuse to accept, in whole or in part, any subscription for a Partnership Interest. Each partner is entitled to vote in accordance with its Partnership Interest, with resolutions passed based on the terms outlined in the Partnership Agreement.

The partners cannot transfer, sell, assign, mortgage, charge, pledge, or otherwise dispose of or encumber their Partnership Interest, in whole or in part, unless certain requirements are met, including but not limited to consent from the other partners, as outlined in the Partnership Agreement.

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

The partners may, from time to time, contribute to the Partnership either in the form of cash, other property or additional amounts of capital. The partners are neither entitled to interest on the amount of additional capital contributions nor are they obligated to advance additional capital contributions to the Partnership.

Distributions are made at the discretion of the General Partner based on an assessment of cash on hand that is not required for use in connection with operating the Partnership's business. During the year ended December 31, 2024, the Partnership distributed \$320.0 million to the Partners (December 31, 2023 - \$150.0 million).

The following is a continuity of the Partnership Interests and equity as at and for the years ended December 31, 2024 and 2023:

(In thousands)	Dream Summit Industrial Holdings LP		Dream Summit Industrial GP Inc.		Total partners' equity
Balance, January 1, 2024	\$	4,743,982	\$	4,778	\$ 4,748,760
Capital contributions		83,878		84	83,962
Distributions		(319,680)		(320)	(320,000)
Net income and comprehensive income		188,210		—	188,210
Partners' equity, December 31, 2024	\$	4,696,390	\$	4,542	\$ 4,700,932
Ownership as a percentage of total contributions, as of December 31, 2024		99.9 %		0.1 %	100.0 %

(In thousands)	Dream Summit Industrial Holdings LP		Dream Summit Industrial GP Inc.		Total partners' equity
Balance, January 1, 2023	\$	—	\$	—	\$ —
Capital contributions		4,923,828		4,928	4,928,756
Distributions		(149,850)		(150)	(150,000)
Net loss and comprehensive loss		(29,996)		—	(29,996)
Partners' equity, December 31, 2023	\$	4,743,982	\$	4,778	\$ 4,748,760
Ownership as a percentage of total contributions, as of December 31, 2023		99.9 %		0.1 %	100.0 %

12. FAIR VALUE OF FINANCIAL INSTRUMENTS

The fair value of financial instruments is the amount for which an asset could be exchanged, or a liability settled between knowledgeable, willing parties in an arm's length transaction based on the current market for instruments with the same risks, principal, and remaining maturity.

The carrying amounts of cash and cash equivalents, accounts receivable, loans receivable, trade and other accrued liabilities and tenant security deposits approximate their fair values, with the exception of derivative instruments which are presented within tenant security deposits and other non-current liabilities and are carried at fair value. The fair value of debt was estimated based on discounted cash flows using discount

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

rates that reflect current market conditions for instruments with similar terms and risks. The fair value of derivative liabilities is calculated using external data provided by qualified professionals based on the present value of the estimated future cash flows determined using observable yield curves.

As at December 31, 2024 and 2023, the fair value of financial instruments was as follows:

(In thousands)	December 31, 2024		December 31, 2023	
	Carrying value	Fair value	Carrying value	Fair value
Debt	\$ 1,981,930	\$ 2,032,240	\$ 1,515,776	\$ 1,524,344
Derivative liabilities	\$ 4,704	\$ 4,704	\$ 2,419	\$ 2,419

13. RELATED PARTY TRANSACTIONS

Asset Management Agreement

Dream Summit Asset Management Inc. (the "Asset Manager"), a subsidiary of Dream Unlimited Corp., provides certain asset management services to the Partnership and the subsidiaries of the Partnership, which own one or more investment properties (each, a "Property Owner") pursuant to an asset management agreement dated February 17, 2023. The Asset Manager is entitled to an asset management fee calculated based on normal commercial terms.

Certain Property Owners have retained the Asset Manager as development manager pursuant to development management agreements, each effective February 17, 2023. The development fees are based on normal commercial terms.

Property Management Agreement

On February 17, 2023, the Property Owners entered into a property management agreement ("PMA") with DIR Dream Summit Management LP (the "Property Manager"), a subsidiary of Dream Industrial Real Estate Investment Trust. Pursuant to the PMA, the Property Manager provides the Property Owners with property management services based on normal commercial terms. The Property Manager provides leasing services for the negotiation and consummation of new leases, lease renewals or extensions, and expansion of premises, and earns leasing fees based on normal commercial terms. The Property Manager also provides construction management, construction co-ordination or project management services and earns capital expenditure oversight fees based on normal commercial terms.

Fees paid under Management Agreements

The fees payable and costs reimbursable to the Asset Manager and Property Manager for year ended December 31, 2024 were \$32.4 million (for the period from February 17, 2023 (the closing of the Arrangement) to December 31, 2023 - \$27.0 million). Included in trade and other accrued liabilities as at December 31, 2024 were amounts owing to the Asset Manager and Property Manager of \$5.9 million (December 31, 2023 - \$5.9 million).

DREAM SUMMIT INDUSTRIAL LP
Notes to the Consolidated Financial Statements
For the years ended December 31, 2024 and 2023

14. INVESTMENT PROPERTIES REVENUE

Investment properties revenue recognized in the consolidated statement of income (loss) and comprehensive income (loss) for the periods presented were as follows:

(In thousands)	Year ended December 31,	
	2024	2023
Operating lease revenue		
Rental revenue ⁽¹⁾	\$ 234,950	\$ 187,198
Tax and insurance recoveries	60,740	38,766
Miscellaneous revenue ⁽²⁾	1,592	1,018
Revenue from contract with customers		
Operating cost recoveries	26,618	20,894
Total investment properties revenue	\$ 323,900	\$ 247,876

⁽¹⁾ Includes base rent, straight-lining of rent, amortization of tenant improvements, storage and parking revenue earned at properties.

⁽²⁾ Includes lease terminations and other miscellaneous items.

The Partnership leases commercial properties under operating leases with lease terms between one and fifteen years. As at December 31, 2024, the Partnership is entitled to the following minimum future receipts under its non-cancellable tenant operating leases:

(In thousands)	2025	2026	2027	2028	2029	2030 and Thereafter	December 31, 2024
Minimum future payments	\$ 238,364	\$ 224,305	\$ 198,780	\$ 163,580	\$ 136,285	\$ 392,460	\$ 1,353,774

15. FINANCE COSTS

Finance costs incurred and recognized in the consolidated statement of income (loss) and comprehensive income (loss) for the periods presented were as follows:

(In thousands)	Year ended December 31,	
	2024	2023
Cash interest on debt	\$ 58,711	\$ 33,112
Interest on lease liabilities	1,170	—
Amortization of financing costs	1,596	1,066
Amortization of discount on debt	26,789	23,921
Total finance costs	\$ 88,266	\$ 58,099

16. RISK MANAGEMENT

In the normal course of business, the Partnership is exposed to a number of risks that can materially affect its operating performance.

(a) Interest rate risk

The Partnership is exposed to interest rate risk when funds are drawn under the credit facility and variable rate mortgages and term loans, which have a floating rate of interest, unless the Partnership has entered into interest rate swap agreements to fix the interest rate. An increase in interest rates would increase the interest cost of the Partnership's debt and have an adverse effect on the Partnership's net income (loss) and comprehensive income (loss).

As at December 31, 2024, the Partnership had no variable rate debt outstanding (December 31, 2023 - \$40.3 million), excluding variable rate debt for which the Partnership has interest rate swaps in place. The Partnership structures its fixed rate financing to stagger the maturities of its mortgages, thereby minimizing exposure to future interest rate fluctuations, as well as enters into interest rate swaps on variable rate debt, where possible, to reduce its exposure to future interest rate fluctuations.

(b) Credit risk

Credit risk arises from the possibility that tenants may experience financial difficulty and be unable to fulfill their lease commitments. The Partnership attempts to mitigate this risk by conducting credit assessments on new lessees, diversifying its tenant mix, and by limiting its exposure to any one tenant. The maximum credit risk exposure as at December 31, 2024 and 2023 related to the carrying value of the accounts receivable balance without taking into account any collateral held or other credit enhancements. Collateral held on certain leases are letters of credit or security deposits from the tenants. To mitigate the Partnership's credit risk, management also performs a robust assessment of its tenant base and forward-looking macro-economic information, as well as an evaluation of the probability of tenant default based on its knowledge of the Partnership's tenant base and industries in which they operate.

The Partnership also experiences credit risk from the possibility that its loans receivable advanced will not be repaid. The Partnership attempts to mitigate this risk by performing due diligence on the investment opportunities and the partners to whom it advances loans, as well as ongoing monitoring of the projects that are associated with the investment, including regular review of costs and pro forma rents. These loans are also secured by the underlying real estate.

(c) Liquidity risk

Liquidity risk arises from the possibility of not having sufficient debt and equity capital available to the Partnership to fund future growth, refinance debts as they mature or meet the Partnership's payment obligations as they arise. Liquidity risk also arises from the Partnership not being able to obtain financing or refinancing on favourable terms. As at December 31, 2024, current liabilities exceeded current assets by \$188.8 million (December 31, 2023 - \$41.0 million).

Partnership's main sources of liquidity are its cash and cash equivalents on hand, unsecured revolving credit facility plus the \$200 million accordion option, and access to its unencumbered investment properties.

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

The Partnership's main liquidity requirements arise from ongoing working capital requirements, debt servicing and repayment obligations, capital and leasing expenditures on existing properties, development costs, and property acquisitions. All aforementioned liquidity requirements, except for debt repayment obligations at maturity and property acquisitions, are generally funded from cash flows from operations or from drawing on the Partnership's credit facility. Debt repayment obligations at maturity (Note 9) are generally funded from refinancing the related debt, and property acquisitions are generally funded from capital calls from partners or the issuance of new debt. Between capital calls or new long-term debt issuances, the Partnership may use its credit facility to fund property acquisitions.

The Partnership's financial condition and results of operations would be adversely affected if it were unable to obtain financing/refinancing or cost-effective financing/refinancing, or if it were unable to meet its other liquidity requirements from ongoing operating cash flows.

The Partnership mitigates its liquidity risk by staggering the maturities of its debt. Furthermore, the Partnership does not enter into committed property acquisitions unless it has secured or knows that it can secure the appropriate capital (debt and equity) to fund the particular acquisition.

The following table outlines the Partnership's contractual obligations as at December 31, 2024:

(In thousands)	Total	2025	2026	2027	2028	2029	2030 and Thereafter
Debt ⁽¹⁾	\$ 2,316,252	\$ 377,771	\$ 261,620	\$ 307,786	\$ 591,503	\$ 301,747	\$ 475,825
Trade and other accrued liabilities	75,615	75,615	—	—	—	—	—
Lease liabilities	30,941	183	192	201	210	220	29,935
Tenant security deposits and other non-current liabilities	20,100	20,100	—	—	—	—	—
Total	\$ 2,442,908	\$ 473,669	\$ 261,812	\$ 307,987	\$ 591,713	\$ 301,967	\$ 505,760

⁽¹⁾ Includes principal and interest payments; excludes \$4.5 million in unamortized financing costs and \$56.2 million in unamortized discount on debt.

17. CAPITAL MANAGEMENT

The capital structure of the Partnership consists of the following:

(In thousands)	Year ended December 31,	
	2024	2023
Debt	\$ 1,981,930	\$ 1,515,776
Partners' equity	4,700,932	4,748,760
	\$ 6,682,862	\$ 6,264,536

The Partnership's objective when managing its capital is to safeguard its ability to continue as a going concern, so that it can continue to provide adequate returns to its partners and to ensure access to sufficient funds for acquisitions. The Partnership manages its capital structure and makes adjustments to it in light of changes in economic conditions and the financial requirements of the underlying real estate assets.

DREAM SUMMIT INDUSTRIAL LP

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

In order to maintain or adjust the capital structure, the Partnership may make capital calls to its partners to facilitate acquisitions and/or retire financings. In managing its capital structure, the Partnership must also consider its covenants under its existing financing arrangements.

18. SUBSEQUENT EVENTS

Subsequent to December 31, 2024, the Partnership acquired one income-producing property in Vancouver, British Columbia, for a total purchase price of \$143.0 million, and seven income-producing properties in the GTA for a total purchase price of \$257.5 million. To fund these acquisitions, the Partnership received capital contributions from the Partners of \$181.7 million, drew on the unsecured revolving credit facility in the amount of \$141.5 million, and used available cash on hand.

Subsequent to December 31, 2024, the Partnership distributed \$60.0 million to the Partners and repaid a mortgage of \$7.7 million at maturity.

On March 4, 2025, the Partnership completed a private placement of senior unsecured debentures, consisting of \$200 million aggregate principal amount Floating Rate Series G Debentures, maturing on March 4, 2028 (the "Series G Debentures"). The Series G Debentures bear interest at a rate of CORRA plus spread. The floating rate of interest on the Series G Debentures has been swapped to a fixed interest rate of 3.67%. On March 7, 2025, the Partnership repaid the full balance outstanding on the unsecured revolving credit facility of \$141.5 million.