INVESTMENT SUMMARY

Capital Markets
Real Estate Group

CBRE

6525 MISSISSAUGA ROAD

MISSISSAUGA • ONTARIO

BEST-IN-CLASS MODERN INDUSTRIAL FACILITY OF SCALE

INTRODUCTION TO
THE OFFERING

RBC Capital Markets Realty Inc. and CBRE Limited (collectively, the "Advisors") have been retained on an exclusive basis by CanFirst Capital Management (the "Vendor") to arrange the sale of a 100% freehold interest in 6525 Mississauga Road, a newly constructed Class A industrial facility located in Mississauga, Ontario (the "Property").

6525 Mississauga Road comprises 270,738 sf of premier distribution space on a 14.08-acre site in the highly sought-after Meadowvale submarket of Mississauga, situated 1 kilometer south of the Highway 401 interchange at Mississauga Road. The Property was developed to the highest institutional specifications, featuring ceiling height of 40' clear, 42 truck-level doors and 2 drive-in doors (shipping ratio of 1 door per 6,153 sf), a 60' concrete apron, 226 car parking stalls (including 12 EV charging stations), 37 trailer stalls, 1,600-amp / 3-phase power, and LEED Gold certified and Zero Carbon Ready specifications.

The Property is 100% leased to TELUS Communications Inc., one of Canada's "Big Three" national telecommunications providers, with a market capitalization of $21.3 billion CAD as of July 31, 2026 and an investment-grade credit rating of BBB+ (S&P). The lease runs from June 2026 to April 2037.

Built to the highest standard, the Property has achieved LEED v4 BD+C Core and Shell Gold certification (CAGBC, August 2025), featuring an R-40 roof, R-24 insulated metal panel walls, R-16 insulated overhead doors, destratification fans, and a reinforced roof structure to accommodate future solar installation, positioning the asset to meet the requirements of ESG-focused institutional capital and tenants alike.

Located in Mississauga with excellent access to Highways 401 and 407, the Property sits within Canada's premier GTA logistics market, with proximity to Toronto Pearson International Airport and two GO Transit stations (Meadowvale GO and Lisgar GO), providing direct connectivity to the broader GTA, Southwest Ontario, and the United States.

The offering presents investors with a rare opportunity to acquire a newly constructed, 100% leased institutional-quality industrial asset, combining long-term carefree net lease cash flow with contractual rent growth secured by one of Canada's most creditworthy corporate tenants, in the GTA's premier industrial corridor.

100%	270,738 SF	40'	14.08 ACRES	10.5 YRS	2024	42
CURRENT OCCUPANCY	NET RENTABLE AREA	CLEAR HEIGHT	SITE AREA	PROPERTY WAVG LEASE TERM	YEAR BUILT	TRUCK-LEVEL DOORS

SELECT DRIVE TIMES

- HIGHWAY 401 – 3 MINS
- MEADOWVALE GO – 5 MINS
- HIGHWAY 407 – 8 MINS
- HIGHWAY 403 – 11 MINS
- HIGHWAY 410 – 11 MINS
- LISGAR GO – 11 MINS
- CN MILTON YARD – 15 MINS
- HIGHWAY 427 – 16 MINS
- CN INTERMODAL BRAMPTON – 17 MINS
- BRAMPTON – 19 MINS
- TORONTO PEARSON INTERNATIONAL AIRPORT – 20 MINS
- CP INTERMODAL VAUGHAN – 28 MINS
- CP MACMILLAN YARD – 33 MINS

PROPERTY FEATURES & INVESTMENT HIGHLIGHTS

NEWLY CONSTRUCTED, BEST-IN-CLASS INDUSTRIAL FACILITY

LEED Gold certified (LEED v4) and developed in 2024 to the highest institutional specifications, the Property comprises 270,738 sf of premier warehouse and distribution space on a 14.08-acre site in the prime Meadowvale submarket of Mississauga. The Property's best-in-class physical features cater to modern logistics tenants, with a 40' clear height, 42 truck-level doors and 2 drive-in doors, a 60' concrete apron, ESFR-rated sprinkler system, 1,600-amp / 3-phase power, 226 car parking stalls, 12 EV charging stations, and 37 trailer stalls.

LONG-TERM CAREFREE NET LEASE WITH INVESTMENT-GRADE TENANT

The Property is 100% leased to TELUS Communications Inc., a wholly-owned subsidiary of TELUS Corporation (TSX: T), Canada's second-largest telecommunications company, on a long-term carefree net lease basis with approximately 10.5 years of remaining term. The lease features contractual annual rent escalations with two 5-year renewal options at Fair Market Rent. The net lease structure minimizes landlord obligations, and new construction ensures minimal near-term capital requirements, providing an incoming investor with stable, predictable cash flows underpinned by an investment-grade tenant (Moody's Baa1 / S&P BBB+).

LEED GOLD CERTIFIED & ZERO CARBON READY

The Property has achieved LEED v4 BD+C Core and Shell Gold certification (CAGBC, August 2025) and is constructed to Zero Carbon Ready specifications, featuring an R-40 effective roof, R-24 insulated metal panel walls, R-16 insulated overhead doors, destratification fans, a reinforced roof structure to support future solar installation, and 12 EV charging stations. The Property's sustainability credentials position it to meet the evolving requirements of ESG-focused institutional capital and tenants alike.

STRATEGIC LOCATION IN THE GTA'S PREMIER INDUSTRIAL CORRIDOR

The Property is strategically situated 1 kilometer south of the Highway 401 interchange at Mississauga Road with immediate access to Highways 401 and 407. Located in proximity to Toronto Pearson International Airport and two GO Transit stations (Meadowvale GO and Lisgar GO), the Property benefits from Mississauga's position as Canada's seventh-largest city, Ontario's second-largest economy, and the GTA's number one logistics market — home to 118,500 businesses supporting 515,500 jobs and generating $63 billion in annual output.

STRONG GTA WEST INDUSTRIAL MARKET FUNDAMENTALS

Mississauga's Class A industrial availability rate stands at 0.7% as of Q2 2026, with average net asking rents commanding a premium over the broader GTA. The flight-to-quality trend continues to drive Class A absorption, with Class A leasing rising from 32% of total volume in 2024 to 43% in 2026 year-to-date. A contracting construction pipeline and moderating rental rate declines are collectively constructive for near-term rent stabilization, supporting a favorable outlook for well-located, high-quality industrial assets in the GTA's premier corridor.

6525 MISSISSAUGA ROAD

EXCLUSIVE ADVISOR

The Vendor has appointed the Advisor as their exclusive agent in order to seek proposals to acquire the Property. Prospective purchasers should direct all inquiries regarding the Property to the undernoted representatives for the Advisor:

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Real Estate Group

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(1) Broker; (2) Sales Representative; operating under RBC Capital Markets Realty Inc., Brokerage in the Province of Ontario