



INDUSTRIAL LIFESTYLE PROPERTIES REIT

Industrial Lifestyle Properties REIT (“iLP”) is a newly-formed, self-advised, open-ended Real Estate Investment Trust focused on the acquisition, development, ownership and management of specialized cultivation facilities, industrial properties and real estate for the cannabis market. Prior to, or concurrent with, acquiring its first cannabis property, iLP will become a publicly-listed REIT on the Toronto Stock Exchange (“TSX”)

PROVIDING NON-DILUTIVE CAPITAL TO CANNABIS OPERATORS THROUGH SALE-LEASEBACK TRANSACTIONS

WHAT

REIT Providing Non-Dilutive Capital To The Cannabis Market Through Sales-Leaseback Transactions

WHY

Cannabis Is The Next New Market And Has A Thirst For Capital

WHO

Build A Team With Significant Cannabis And Real Estate Industry Experience

HOW

High Quality Tenants And Properties Under Triple-Net Leases

WHERE

Initial Focus On Canada And U.S. Medical Licensed States

VALUE

Diversified Asset Portfolio Providing Above Market Returns Through Increasing Distributions And Unit Appreciation

With the cannabis market still in it’s early stages, growers have few options as how to best finance their operations. A sale-leaseback transaction allows an operator to return equity from facility development and allocate that capital to higher return activities. This allows the operator to avoid equity dilution of typical financings to date.

Benefits of Sale-Leaseback Transaction

1 Materially higher value than a conventional mortgage and cheaper than mezzanine financing

2 Significantly less restrictive terms

3 Greater tax benefit – 100% of lease payments are tax deductible

4 No refinancing risk

5 Improves balance sheet with no equity dilution

6 Sale and leaseback gets more and more attractive as reinvestment rate increases

Four Strategies to Invest in the Market



Acquire Existing Properties

Purchase existing cultivation facilities and cannabis-related industrial properties
Focus on highest quality/value properties.



Built-to-Suit and Turn-Key Solutions

Finance and build initial or expansion facilities in partnership with licensed producers or applicants.



Ancillary Properties and Real Estate

Provide capital for a variety of ancillary businesses, including dispensaries, manufacturers, warehouses, and offices.



Specialized R&D Labs and Parks

Built and manage specialized R&D facilities and dedicated business parks and centres.