

TRICOR PROPERTY PARTNERS REAL ESTATE PLATFORM

Tricor Property Partners (“TPP”) was created to hold, manage, and grow Tricor’s portfolio of **industrial properties**. Tricor’s portfolio encompasses **13 industrial facilities** across Canada and the U.S., accounting for over **1.3 million sq ft** of buildings and over **70 acres** of land.

A single-family office based in Vancouver, Tricor combines **over 30 years of transaction and operating experience**, having made investments in **over 80 private companies** in manufacturing, distribution, industrial, business services, food, real estate, private equity and other sectors.

TPP ACQUISITION TEAM



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REFERRALS & ANECDOTES

“We are pleased to complete this recent sale-leaseback transaction with Tricor, which complements our business acquisition strategy while still retaining long-term security over our strategic real estate” – (Confederation Freezers Real Estate Acquisition 2021)

George Paleologou, President & CEO of Premium Brands

“This platform was started in 2012 to solve a real problem where Premium Brands had lost tenure of a strategic real estate asset. Together we came up with a solution that was partnership driven, long term oriented and created a real win-win. As long term investors in Premium Brands we are delighted to be their partner in this platform.”

Rod Senft, Chairman of Tricor Pacific Capital

TPP’S SALE-LEASEBACK VALUE PROPOSITION

1. We are in the business of creating **exceptional partnerships** we can be proud of. As a seasoned landlord, we place genuine emphasis on being relationship-driven and acting with integrity.
2. We are **entrepreneurs** investing **our own capital** and offer **flexibility** in transaction structuring, including offering **compelling lease attributes** (see below) that provide **tenant’s liquidity and long-term security of tenure**.
3. We have a **buy-and-hold mentality** and are in it for the long run, with an explicit intention to hold investments indefinitely.
4. We strive for **quick, discrete & targeted** processes. We can complete a non-invasive, non-bureaucratic transaction in an accelerated and timely manner.

COMPELLING LEASE ATTRIBUTES

NNN	ROFO	Long-Term	Flexible
Triple Net Lease, with tenant autonomy	Right of First Offer to buyback the property	15–20-year initial terms with multiple extensions	Flexible on other terms (e.g. ownership %, tax structure)

INDUSTRIAL REAL ESTATE ACQUISITION PROFILE



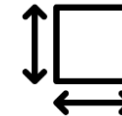
Single tenant, purpose-built industrial income properties



Located across Canada and Mid-West to Western U.S.



Strategic asset to the underlying business



40,000 sq ft to **400,000 sq ft**



Strong operating business **covenant** with a partnership mindset



~6-9% underlying **cap rates**



PREMIUM BRANDS

Location: Surrey, British Columbia
Utility: Distribution
Facility Size: 58,000 sq ft

FREYBE GOURMET FOODS

Location: Langley, British Columbia
Utility: Manufacturing
Facility Size: 120,000 sq ft



DINOFLEX



Location: Salmon Arm, British Columbia
Utility: Industrial manufacturing
Facility Size: 48,000 sq ft

CENTENNIAL FOODSERVICE

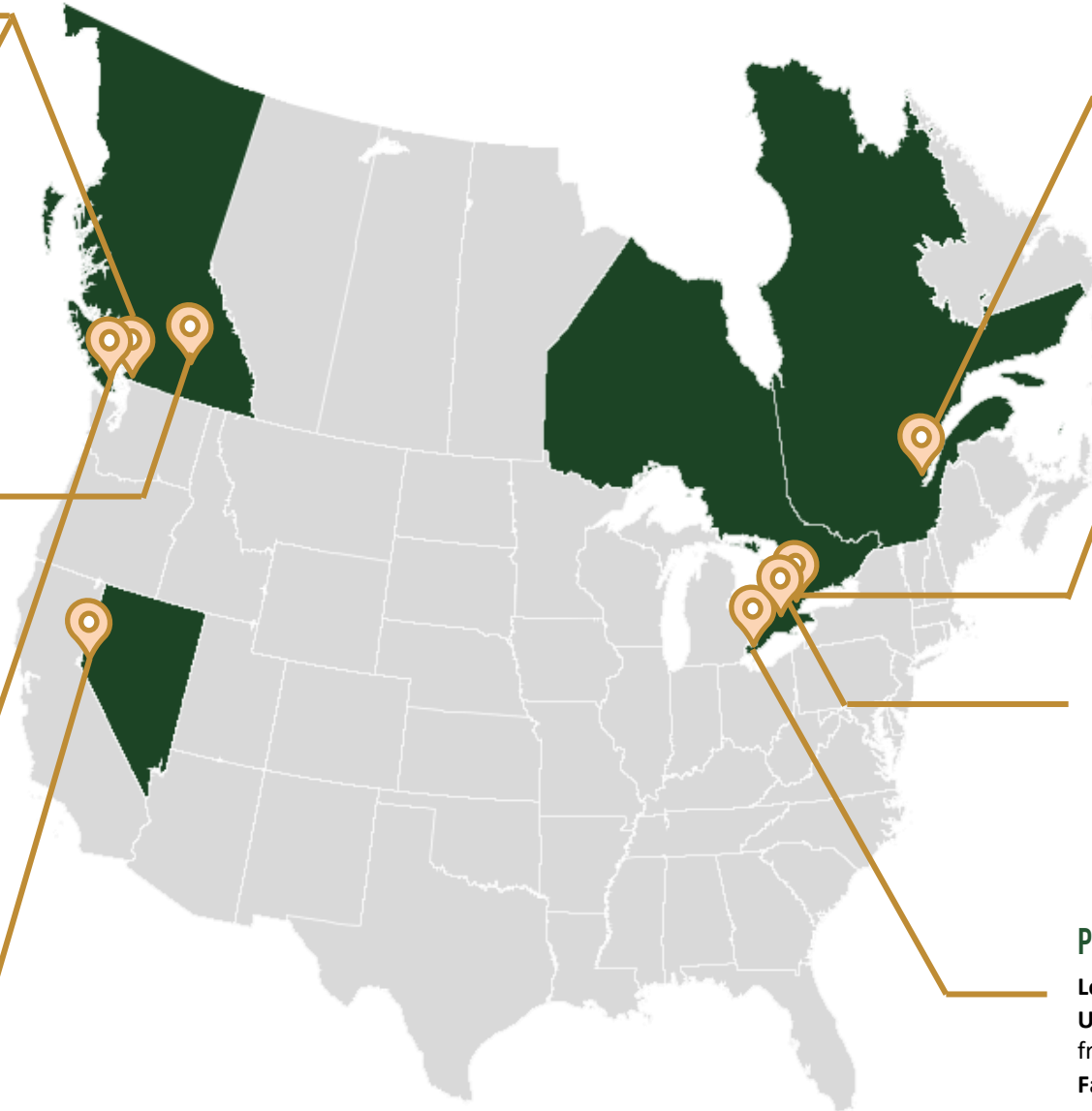


Location: Saanichton, British Columbia
Utility: Distribution & custom portioning
Facility Size: 31,000 sq ft

SIERRA MEAT & SEAFOOD



Location: Reno, Nevada
Utility: Processing & distribution
Facility Size: 47,000 sq ft



VIANDEX DISTRIBUTION

Location: Quebec City, Quebec
Utility: Processing & distribution
Facility Size: 76,000 sq ft



CONFEDERATION FREEZERS

Location: Brampton & Brantford, Ontario
Utility: Temperature-controlled warehousing across three facilities
Facilities Size: 815,000 sq ft



FRESHSTONE BRANDS

Location: Kitchener, Ontario
Utility: Manufacturing, R&D, warehouse and distribution across two facilities
Facilities Size: 147,000 sq ft



PRESTEVE FOODS

Location: Kingsville & Wheatley, Ontario
Utility: Plant facility, bunk house and freezer across two facilities
Facilities Size: 59,000 sq ft

