



STOREWEST BLUEBIRD DEVELOPMENT FUND

QUARTERLY REPORT

Q2 2023



FUND OBJECTIVE

The Fund's investment objective is to achieve capital appreciation through the development and sale of Class A self-storage projects across Canada.

The Canadian marketplace is severely underserved in terms of Class A self-storage facilities. Our plan is to capitalize on this opportunity by building, leasing up, and selling individual projects within a 5-year time frame. We project these projects will each have IRR's of 15%+ per annum.

The Fund intends to pursue this objective by co-investing with institutional partners on various projects.



WHAT HAPPENED IN Q2 2023

We have successfully structured the Limited Partnership and all affiliates; additionally, everything is operationally ready to go for Storewest Bluebird Development LP “The Fund”.

Initial equity commitments from the founders list totaled ~\$8,000,000. The founders list comes with a right of first refusal (ROFR) to acquire additional units in the fund. The fund will raise more equity from unitholders once projects have been approved with targeted institutional partners, such as pension plans, sophisticated real estate groups and other potential institutional quality partners.

On June 12th, we successfully closed on our first two projects with a pension plan partner. Project details of both Metro and Platinum are below.

On June 23rd, we put down deposits on two projects, Leman (Leval, QC) and MacLeod Trail (Calgary, AB). We are in the final stages of securing institutional partners for both projects.

Our total pipeline of opportunities has grown to 6 projects. These projects are stretch across Canada from Calgary to Montreal to Halifax.

If all projects are approved, the total funding required would equal ~\$12,000,000, resulting in a projected cash call of 50% of founders initial commitments.



EXPECTATIONS FOR Q3 2023

Begin construction on both the Platinum and Metro projects.

Put deposit down on St. Margaret's property in Halifax.

Finalize partnerships with institutional groups that will allow us to close on the Leman, MacLeod Trail and St. Margaret's projects.

Continue to build out our pipeline of potential projects and institutional partners.

Depending on timing and amount required, raise more equity from our founders list, (this could push into Q4 2023).



PROJECT OVERVIEWS

The Platinum Bluebird Self Storage facility will be a four storey building with 91,825 in net rentable square footage.

Located in Mississauga's west side, the 5KM radius surrounding Platinum boasts a dense and rapidly growing population, 169,176 as of 2022, with only two other self-storage options.

Platinum will benefit from exposure from Eglinton Ave W, Ridgeway Drive and Platinum Drive with immediate access from both the 403 and 407 highways.

Construction on Platinum is scheduled to begin July 2023 with the digging of the foundation. Construction is scheduled to be complete by September 2024 with the grand opening shortly after.

PLATINUM* - MISSISSAUGA, ON



METRO* - MONTREAL, QC



The Metro Bluebird Self Storage facility will be a five storey building with 80,800 in net rentable square footage.

Located on the north side of Montreal's dense urban core, Metro is situated amongst a large number of retailers (such as Wal-Mart & Canadian Tire) and will benefit from the high volume of traffic as well as have tremendous exposure to the TransCanada Highway. The 5KM radius surrounding Metro has an astonishing 500,000 residents, with zero Class A self-storage facilities.

Metro will be a flagship facility with construction scheduled to begin July 2023 with the digging of the foundation. Construction is scheduled to be complete by November 2024 with the grand opening shortly after.

SUMMARY OF CLOSED PROJECTS

Project	Location	Closed Date or Estimated Close Date	Estimated Opening Date	Estimated IRR (5 Year Hold)	MFG's Equity Allocation	Institutional Partner	Partner's Equity Allocation	Preferred Return	Profit Share After Preferred Return
Metro	Montreal	June 12	Nov 2024	29.1%	\$1.02M	Pension Plan	\$9.76M	12%	80/20
Platinum	Mississauga	June 12	Sept 2024	25.3%	\$1.37M	Pension Plan	\$12.33M	12%	80/20
Total					\$2.39M		\$22.09M		

SUMMARY OF POTENTIAL PROJECTS

Project	Location	Status of Funding	MFG's Estimated Equity Allocation	Potential Institutional Partner	Partner's Estimated Equity Allocation
Leman	Laval	First Deposit June 23	\$950K	Pension Plan	\$8.6M
MacLeod Trail	Calgary	First Deposit June 23	\$980K - \$3.0M	Real Estate Group	\$6.9M - \$8.9M
St. Margarets	Halifax	First Deposit July 7	\$680K - \$2.0M	TBD	\$4.8M - \$6.1M
Main Street	Airdrie	First Deposit July TBD	\$3.5M	Real Estate Group	\$3.5M
Total			\$6.11M - \$9.45M		\$23.8M - \$27.1M

POTENTIAL PROJECT OVERVIEWS

LEMAN* - LAVAL, QC

The Bluebird Leman property will be located just north of Montreal Island in Laval QC. With a growing population of 185,000 within a 5 km radius, this market is severely underserved in terms of Self-Storage, more specifically Class A Self-Storage.



MACLEOD TRAIL* - CALGARY, AB



The Bluebird MacLeod Trail property is located on Calgary's busiest commercial thoroughfare and just 2 kms away from the Chinook Centre. This location is a key component to Bluebird's regional domination of southern Calgary.

The Bluebird St. Margaret property is located east of Halifax, in the Timberlea community. The property will be able to capitalize on the major growth Halifax will experience in the coming years.

ST. MARGARETS* - HALIFAX, NS



MAIN STREET* - AIRDRIE, AB



The Bluebird Main Street property is located in one of the fastest growing municipalities in Canada, Airdrie Alberta. With prospective population growth, this underserved Class A Self-Storage market makes for a compelling opportunity.

DEBT SCHEDULE

Project	Location	Lender	Debt (\$M)	Loan-to-Value	Notes
Metro	Montreal	Schedule 1 Bank	\$20.35	64%	Interest only during construction & lease-up phase
Platinum	Mississauga	Schedule 1 Bank	\$25.20	65%	Interest only during construction & lease-up phase
Total / Weighted Average			\$45.55		

CONSTRUCTION SUMMARY

Project	Location	Estimated Date of Completion	Are We On Schedule?	Estimated Cost to Complete	Are We On Budget?
Metro	Montreal	Nov 2024	Yes	\$30.23M	Yes
Platinum	Mississauga	Sept 2024	Yes	\$39.10M	Yes



CONSTRUCTION UPDATES

**Please note the below dates are tentative and subject to change*

METRO CONSTRUCTION UPDATE

- June 26, 2023 - site preparation begins
- July 10, 2023 - demolition of existing building and foundation begins
- August 21, 2023 - excavation for new building begins
- September 26, 2023 - foundation work for new building begins

PLATINUM CONSTRUCTION UPDATE

- July 4, 2023 - site work and construction begins
- August 23, 2023 - foundation work for new building begins
- September 11, 2023 - asphalt paving begins
- September 27, 2023 - steel structure work begins

If you would like to see full construction schedules for either project, please click the link below

[CONSTRUCTION SCHEDULES](#)

NET ASSET VALUE (NAV) REPORT

If you would like to see the detailed NAV Report and financial information for the Fund, please click the link below

[Q2 2023 NAV REPORT](#)

PROJECT INVESTMENT SUMMARIES

If you would like to see detailed investment summaries of each project, please click the link below

[PROJECT INVESTMENT SUMMARIES](#)