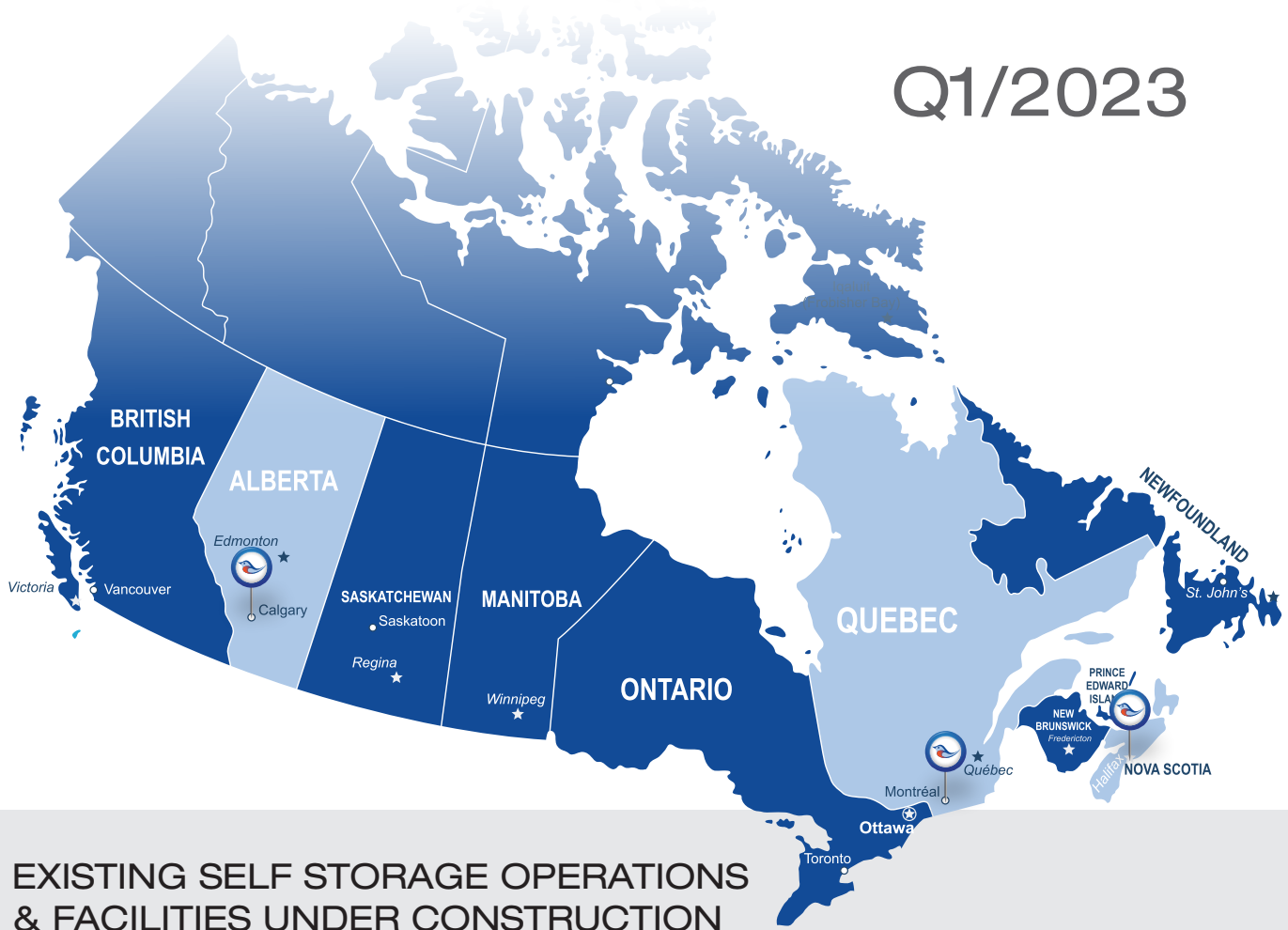




We are pleased to report to our Investors with this summary of the Bluebird Storage facilities that are currently in operation, as well as the two facilities that are currently in the construction phase. The deal pipeline currently holds several more facilities and development locations, including Class ‘A’ opportunities in the interior of British Columbia, Saskatchewan, Manitoba and Ontario (Greater Toronto Area).



Q1/2023

EXISTING SELF STORAGE OPERATIONS & FACILITIES UNDER CONSTRUCTION

<p>1. CHESTERMERE 243232 Rainbow Road, Calgary, AB Operating since February 2018</p>	47,000 nrsf	<p>5. PARKWAY 158 Parkway Drive, Truro, NS Operating since February 2021</p>	21,700 nrsf
<p>2. DUFFERIN 5421 Dufferin Boulevard SE, Calgary, AB Operating since August 2019</p>	79,802 nrsf	<p>6. BUFFALO RUN The Shops at Buffalo Run, Tsuu T'ina, AB Opening - May 2023</p>	83,479 nrsf
<p>3. HENRI BOURASSA 4590 Henri Bourassa Blvd W, Montréal, QC Acquired August 2020</p>	97,117 nrsf	<p>7. MAHOGANY 125 Mahogany Street, Calgary, AB Opening - Q4 2023</p>	83,336 nrsf
<p>4. WRIGHT AVE 610 Wright Avenue, Dartmouth, NS Operating since February 2021</p>	68,957 nrsf	<p>Net Rentable Square Feet: ~481,391</p>	

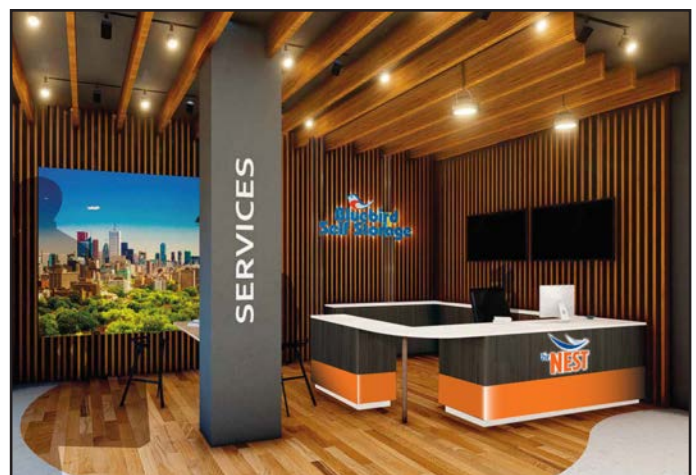
BLUEBIRD BUFFALO RUN

The Shops at Buffalo Run, Tsuu T'ina, AB



Bluebird Buffalo Run is set to open in May 2023, and is situated proximate to the new Costco at the Tsuu T'ina Nation, one of the busiest Costcos in Western Canada. Our location is high-visibility, is close to major retailers and over 200,000 Calgaryans, with easy access through the new Tsuu T'ina Trail (aka Stoney Trail).

- Construction on Buffalo Run started Summer 2022 and has been progressing very quickly.
- The building envelope is 100% complete. Doors are all installed and exterior glazing is 90% complete.
- Concrete is being poured in the car wash tunnel within next 2 weeks with the main floor of storage to follow shortly thereafter.
- Flooring on the second and third floor have already been completed and locker install is commencing on these floors.
- Car wash equipment install should begin the first of April with the full building completion expected mid-May.
- The construction project is currently on schedule and on budget.



BUFFALO RUN

UNDER CONSTRUCTION

PHOTOS: MARCH 3, 2023

