

Reid's Heritage Properties

Message from Scott

June 2020



Dear Investor,

I trust this finds you well and adapting to our current world. There is certainly no shortage of disruption, and important fundamental cultural shifts, that are altering Western social structures. I am specifically referencing the Black Lives Matter movement that has gathered momentum and important in our day to day lives. It is my hope that all forms of racial inequality can be eradicated. Our future literally depends on it.

We continue to stay very focused and connected to the issues that are important to our collective investments. Our projects that are under construction are proceeding according to schedule and budget, despite the hurdles that Covid-19 has presented.

On our student housing project in London, we just achieved occupancy in early June and students are moving into their suites. With a partial in-class program announced for the fall, most students will take up residence as Western University transition back to in-class instruction in 2021. All this depends on the course of the pandemic and advice of health professionals as we move forward. We also hope to begin construction of the final two buildings in the project later this summer. Watch for updates as we begin our final phase.

At Joseph's Place in Breslau the main structure is completed, mechanical rough ins have commenced, and the masonry façade is being applied. Leasing will be starting in July.

In Guelph at URBN lofts we are approximately 50% complete on the structure and it is going up fast. If you get a chance, drive by the site. The precast concrete build is easily the quickest and most efficient way to construct and will be looked at for future projects.



BUILDING PROFITABLE PARTNERSHIPS

REID'S
Heritage Properties

cont.

We have introduced some of you to the 45 Agnes St. project in Mississauga. This project is being developed with a GTA developer partner and will be a 28 storey 282-unit high-rise. A very exciting project on a key transit line. We are completing the rezoning of the property by early fall. All indicators are that construction would begin in the summer of 2021.

We continue to look at new projects and have three active projects that are either under contract or we are in due diligence. We look forward to introducing these to you over the coming months.

General sentiment for our segment of the Commercial Real Estate market is still positive. Moderation of rents in high rent districts (read downtown Toronto) is happening. We have not seen any evidence of rent moderation in our local markets.

Changes in qualification metrics at CMHC for New Home buyers have been tightened. The effect of this is that a subset of new home buyers will now have a tougher time qualifying for CMHC insured mortgages. While this is a negative for new home sales, it is a positive for purpose built rental product. The change will drive up the propensity to rent in that group.

Stay well everyone, and as always reach out if you ever have any question.

Scott

At RHP

“ We believe that great investments arise from the deep-seated values shared by our team, our partners and our stakeholders. Together we identify and develop income producing properties that improve the lives of those who call them home, and provide a safe and reliable investment for our partners. **”**



Meet Todd Neill

Vice President
Finance



Todd joined Reid's Heritage Properties in August 2018 in the role of Director of Finance and was promoted to Vice President in March 2019.

He manages financial planning and reporting, financial controls and analysis, cash flow planning and project accounting for the company's current and future projects.

Todd is an innovative and driven financial accounting professional with over 15 years of experience. A love for watching communities take shape has led Todd to specialize in residential development finance throughout Southwestern and Central Ontario.

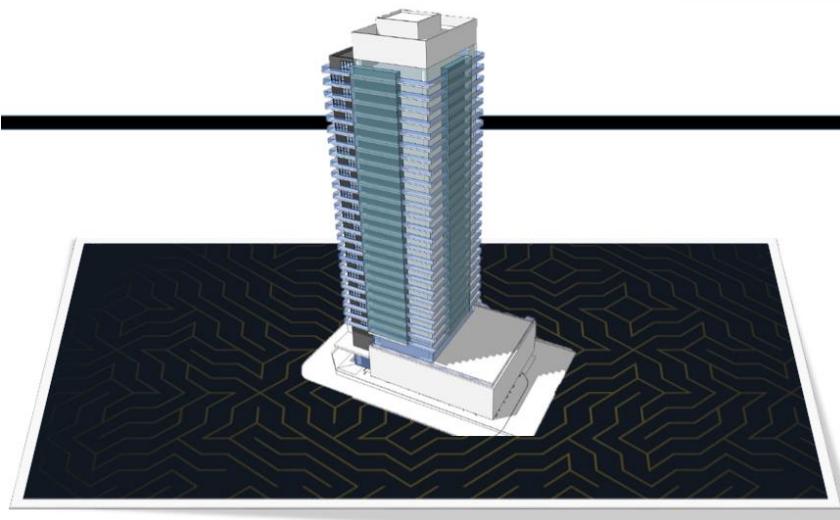
Having handled all aspects of development and construction finance for single detached developments, low rise condos, executive class townhomes, and high-rise developments.

This has given Todd a unique perspective into the intricate processes and planning required for creating vibrant spaces for customers to call home.

Expertise in the areas of land acquisition, project financing, investor relations and improving organizational efficiencies are all strengths that Todd brings to the Reid's Heritage Properties team.

Todd holds an Honours Bachelor of Business Administration from Brock University and has earned his Chartered Professional Accountant (CPA) certification, and Certified Management Accountant (CMA) designation from the Society of Management Accountants of Ontario.

New Project | 45 Agnes St. Mississauga



- Rendering and floor plans coming soon!
- Zoned for 28 storeys
- Approx. 285 units
- 5,000 sq. ft. commercial
- Walking distance to Go Train
- Car free location
- Construction set for 2021

For more information on investment opportunities please contact Scott at
scott@reidsproperties.com

Joseph's Place, Breslau



Leasing to commence in July with
occupancy in Fall 2020

- 1st & 2nd floor interior wall framing complete
- 3rd floor interior wall framing underway
- 4th floor Hollow core and CFS walls complete
- Roof trusses in progress – almost half way



- South face Brick underway
- 3rd floor windows/doors are complete
- Expecting to have watertight building by July

For more info please visit
www.josephsplacebreslau.com
or follow us on Instagram:
@josephsplace_breslau

URBN Lofts, Guelph



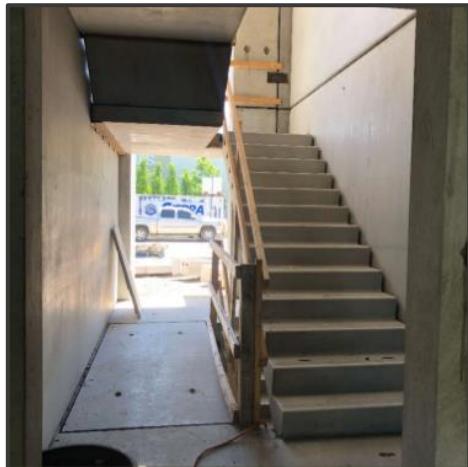
URBN Lofts luxury rental residents is located within Westminster Woods just a stone's throw away from many great community amenities and just a 10-minute drive for commuters to access the HWY 401 corridor.

For more info please visit

www.urbnlofts.com

or follow us on Instagram:

@urbnlofts_guelph



the | w - London



The Exclusive Student Community is comprised of six buildings, plus a Club House on 4.85 acres.

For more info please visit

www.thewlondon.com

or follow us on Instagram:

@thewlondon_

Building F

- Occupancy granted on May 29
- Landscapers on site planting trees, sod & plants



Building G

- Interior & exterior deficiency walk through complete, minimal items identified.



Building E

- Masons to finish by end of July
- Prime, paint and California ceilings complete on fourth floor
- Taping completed on third and fourth floors, second in progress and first being boarded
- Shower tiling underway on fourth floor



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