

302 LEGGET DRIVE



**FIRST
QUARTER
REPORT
2025**

Presented to:
the Limited Partners
of the 302 Legget Drive
Limited Partnership



JENNINGS
REAL ESTATE

UPDATE FROM THE GENERAL PARTNER

Dear Limited Partners,

We are pleased to provide you with the 2025 First Quarter Report for 302 Legget Drive (the “Property”).

As noted in the annual report, we agreed to a conditional lease extension with a Tenant representing 15% of the Gross Leasable Area (GLA). We are pleased to announce that the conditions have been satisfied. The rental rate is set to increase 11% when the agreement takes effect in 2026, with annual escalations thereafter. Combined with the leasing activity in 2024, 32% of the Property’s GLA have successfully been through lease extensions. We will be proceeding with an updated valuation to reflect the increased rent and lease term.

The weighted average lease term (WALT) of the Property is 3.6 years, with a weighted average rent of \$14.72 per square foot.

No major capital expenditures took place during the quarter. For the remainder of 2025, we anticipate replacing selective HVAC equipment.

Finally, we will be making a distribution of **\$80,000** at this time. Currently, we expect distributions to continue as projected in the annual report. At year end, a comprehensive summary and reporting of annual returns will be detailed.

Regards,

Ken and Christian Jennings
Directors of the General Partner



PROPERTY SUMMARY

BUILDING INFORMATION

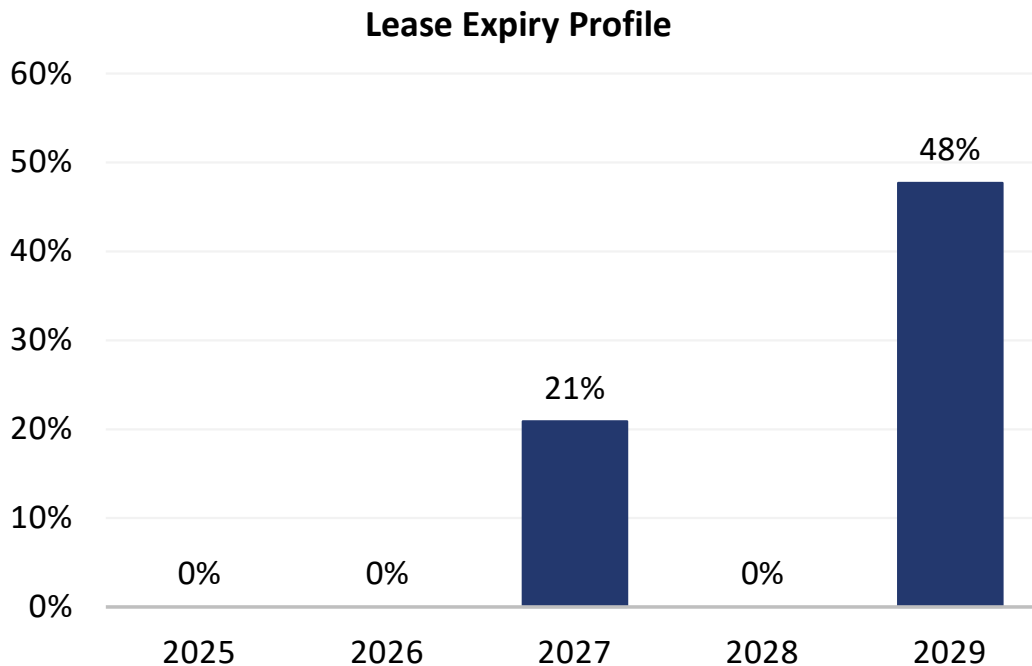
Built	1975 and 1981
Total Lot Acreage	4.61 acres
Building Size	85,092 sf
Parking	+/- 150 spaces

ZONING DESIGNATION

Designation	IG6
Description	General Industrial
Municipality	City of Ottawa

LEASING

The Property remains 100% leased. The chart below illustrates the upcoming lease expirations at the Property, broken down as a percentage of the total square feet, spanning the next five years:



The Property's weighted average lease term is 3.6 years, with an average weighted base rent of \$14.72 per square foot.



MARKET UPDATE

In Q1 2025, the Ottawa Deep West **industrial** vacancy rate was 5.3%, an increase of 0.8% from 4.5% in Q4, 2024. The average asking rent for Ottawa Deep West is currently \$17.46 per square foot, a decrease of \$0.27 from Q4 2024 (as per CBRE Q1 2025 Ottawa Industrial Marketview). (as per CBRE Q1 2025 Ottawa Industrial Marketview).

CAPITAL EXPENDITURES AND IMPROVEMENTS

We anticipate replacing the heating and air conditioning equipment at the property this year. Initially planned for 2024, this project was deferred due to tenant operational constraints and rescheduled at a time to minimize disruption.



FINANCIAL STATEMENTS

Please find the enclosed Financial Statements*

*Disclaimer. These financial statements are interim, internally prepared and for management purposes. We do not express an opinion or any other form of assurance on them. This report is for management only. It is not intended for distribution or consideration for credit purposes.



Income Statement

Period = Mar 2025

Book = Accrual ; Tree = property pnl

	Period ended 03/2025	Period ended 03/2024
Revenues		
Rental income	540,159	503,069
Interest income	14,540	17,063
Total revenues	554,699	520,131
Operating expenses		
Amortization	133,963	141,171
Interest on long-term debt	86,921	89,030
Property taxes	76,956	75,126
Repairs and maintenance	27,759	24,540
Utilities	66,732	57,275
General and administrative	29,772	25,264
Property management	22,569	21,911
Professional fees	1,264	0
Insurance	7,990	4,588
Bank charges and interest	604	305
Total operating expenses	454,529	439,211
Net income (loss)	100,170	80,921

Balance Sheet

Period = Mar 2025

Book = Accrual ; Tree = property b/s

	As at 03/2025	As at 12/2024
Assets		
Current Assets		
Cash	777,957	961,134
Accounts receivable	12,832	8,716
Sales tax receivable	32,665	17,294
Prepaid expenses	36,119	12,941
Total Current Assets	859,573	1,000,086
Long-Term Assets		
Rental properties	10,647,615	10,744,060
Assets under construction	1,597	0
Deferred finance charges	71,082	81,236
Deferred leasing costs	313,021	265,790
Total Long-Term Assets	11,033,315	11,091,086
Total Assets	11,892,888	12,091,172
Liabilities & Partner's Equity		
Current Liabilities		
Accounts payable & accrued liabilities	222,150	240,070
Prepaid rents	27,238	0
Government remittances	72,004	70,933
Tenant Deposits	20,000	20,000
Current portion of long-term debt	260,515	258,451
Total Current Liabilities	601,907	589,453
Long-Term Liabilities		
Mortgages payable	10,607,149	10,673,057
Tenant deposits	11,127	11,127
Total Long-Term Liabilities	10,618,277	10,684,185
Total Liabilities	11,220,184	11,273,638
Partner's Equity		
Partner contributions	4,406,630	4,406,630
Partner distributions	-5,298,612	-5,053,612
Partner share of accumulated earnings (deficit)	1,464,516	1,049,752
Current period earnings (loss)	100,170	414,765
Total Equity	672,704	817,534
Total Liabilities & Partner's Equity	11,892,888	12,091,172