

15 & 17 FITZGERALD ROAD



SECOND QUARTER REPORT 2025

Presented to:
the Limited Partners
of the Fitzgerald Road
Limited Partnership



UPDATE FROM THE GENERAL PARTNER

Dear Limited Partners,

We are pleased to provide you with the 2025 Second Quarter Report for 15 and 17 Fitzgerald Road (the “Properties”).

The Properties remain fully leased. All above-grade space is occupied, with no tenant leases expiring until 2029. In addition to the above-grade premises, the Properties include below-grade storage space, which also remains fully leased.

Due to the prior leasing success in 2023, and 2024, the Properties have weighted average lease term (WALT) of 5.48 years and a weighted average rent of \$13.89 per square foot.

As outlined in the annual report and forecast, we have committed funding toward leasing commissions and select tenant improvements associated with successful leasing.

We will be making a distribution of **\$10,000** at this time. Currently, we expect distributions to continue as projected in the 2024 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 | 1985 and 2001 |
| Total Lot Acreage | 1.65 acres |
| Building Size | 30,314 sq ft |
| Parking | 98 spaces |

ZONING DESIGNATION

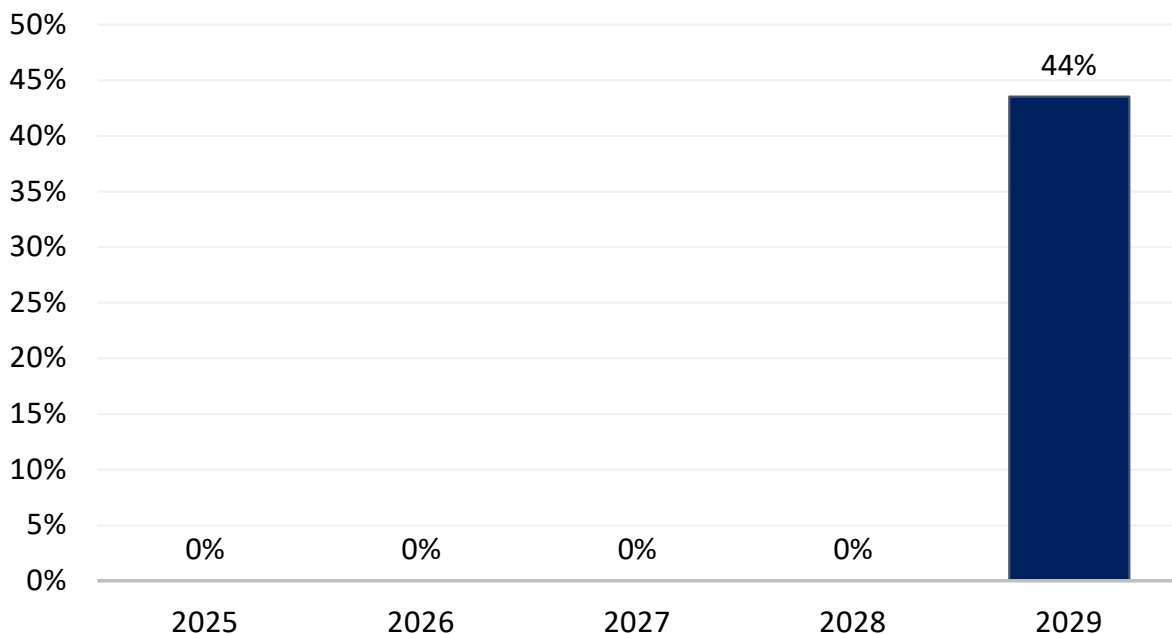
| | |
|--------------|-------------------------------|
| Designation | IP |
| Description | Business Park Industrial Zone |
| Municipality | City of Ottawa |

LEASING

The Properties are fully leased with weighted average lease term (WALT) is 5.48 years, and a weighted average rent of \$13.89 per square foot.

The chart below illustrates the upcoming lease expirations at the Properties, broken down as a percentage of the total square footage, spanning the next five years.

Lease Expiry Profile



LEASING (CONTINUED)

In addition to the above grade space the Properties also has below-grade space for storage purposes. Occupancy remained at 100% during the quarter.

MARKET UPDATE

In Q2 2025, the Ottawa Deep West **office** market's vacancy rate decreased to 13.0%, from 13.2% in Q1 2025. The average asking rent decreased to \$14.19 per square foot in Q1 2025, a decrease from \$14.64 in Q1 2025 (CBRE Q1 2025 Ottawa Office Marketview).

In Q2 2025, the Ottawa Deep West **industrial** vacancy rate was 4.5%, a decrease of 0.8% from 5.3% in Q1, 2025. The average asking rent for Ottawa Deep West is currently \$17.59 per square foot, an increase of \$0.13 from Q1 2025 (CBRE Q2 2025 Ottawa Industrial Marketview).

CAPITAL EXPENDITURES AND IMPROVEMENTS

No capital expenditures were incurred during the quarter. In the short to medium term, capital spending is expected to relate primarily to tenant improvements associated with leasing activity completed in the prior quarters.



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.



Property = 15fitz 17fitz 1517fitz

Income Statement - Current year to date vs prior year

Period = Jun 2025

Book = Accrual ; Tree = property pnl

| | Year to date 06/2025 | Year to date 06/2024 |
|---------------------------------|-------------------------|-------------------------|
| Revenues | | |
| Rental income | 472,285 | 405,458 |
| Interest income | 3,013 | 1,770 |
| Other income | 72 | 0 |
| Total revenues | 475,371 | 407,229 |
| Operating expenses | | |
| Amortization | 106,841 | 94,703 |
| Interest on long-term debt | 77,293 | 75,494 |
| Property taxes | 62,826 | 60,870 |
| Repairs and maintenance | 68,946 | 64,153 |
| Utilities | 51,964 | 50,513 |
| General and administrative | 36,639 | 35,601 |
| Property management | 19,012 | 18,458 |
| Professional fees | 5,145 | 9,186 |
| Insurance | 5,087 | 4,690 |
| Bad debts | 0 | -4,975 |
| Bank charges and interest | 1,415 | 1,320 |
| Total operating expenses | 435,167 | 410,013 |
| Net income (loss) | 40,203 | -2,784 |

Property = 15fitz 17fitz 1517fitz

Balance Sheet - Current month end vs prior year end

Period = Jun 2025

Book = Accrual ; Tree = property b/s

| | As at 06/2025 | As at 12/2024 |
|-------------------------------------------------|------------------|------------------|
| Assets | | |
| Current Assets | | |
| Cash | 312,412 | 277,087 |
| Accounts receivable | 0 | 5,256 |
| Prepaid expenses | 5,087 | 0 |
| Total Current Assets | 317,498 | 282,342 |
| Long-Term Assets | | |
| Rental properties | 4,364,616 | 4,449,103 |
| Deferred finance charges | 7,321 | 9,761 |
| Deferred leasing costs | 357,316 | 357,776 |
| Total Long-Term Assets | 4,729,252 | 4,816,640 |
| Total Assets | 5,046,750 | 5,098,982 |
| Liabilities & Partner's Equity | | |
| Current Liabilities | | |
| Accounts payable & accrued liabilities | 137,466 | 192,246 |
| Prepaid rents | 77,851 | 21,245 |
| Government remittances | 18,918 | 11,467 |
| Tenant Deposits | 4,000 | 0 |
| Current portion of long-term debt | 153,967 | 151,343 |
| Total Current Liabilities | 392,202 | 376,301 |
| Long-Term Liabilities | | |
| Mortgages payable | 3,887,182 | 3,962,645 |
| Tenant deposits | 37,669 | 50,538 |
| Total Long-Term Liabilities | 3,924,851 | 4,013,182 |
| Total Liabilities | 4,317,053 | 4,389,484 |
| Partner's Equity | | |
| Partner contributions | 1,950,000 | 1,950,000 |
| Partner distributions | -2,003,784 | -1,983,784 |
| Partner share of accumulated earnings (deficit) | 743,278 | 755,626 |
| Current period earnings (loss) | 40,203 | -12,343 |
| Total Equity | 729,697 | 709,499 |
| Total Liabilities & Partner's Equity | 5,046,750 | 5,098,982 |