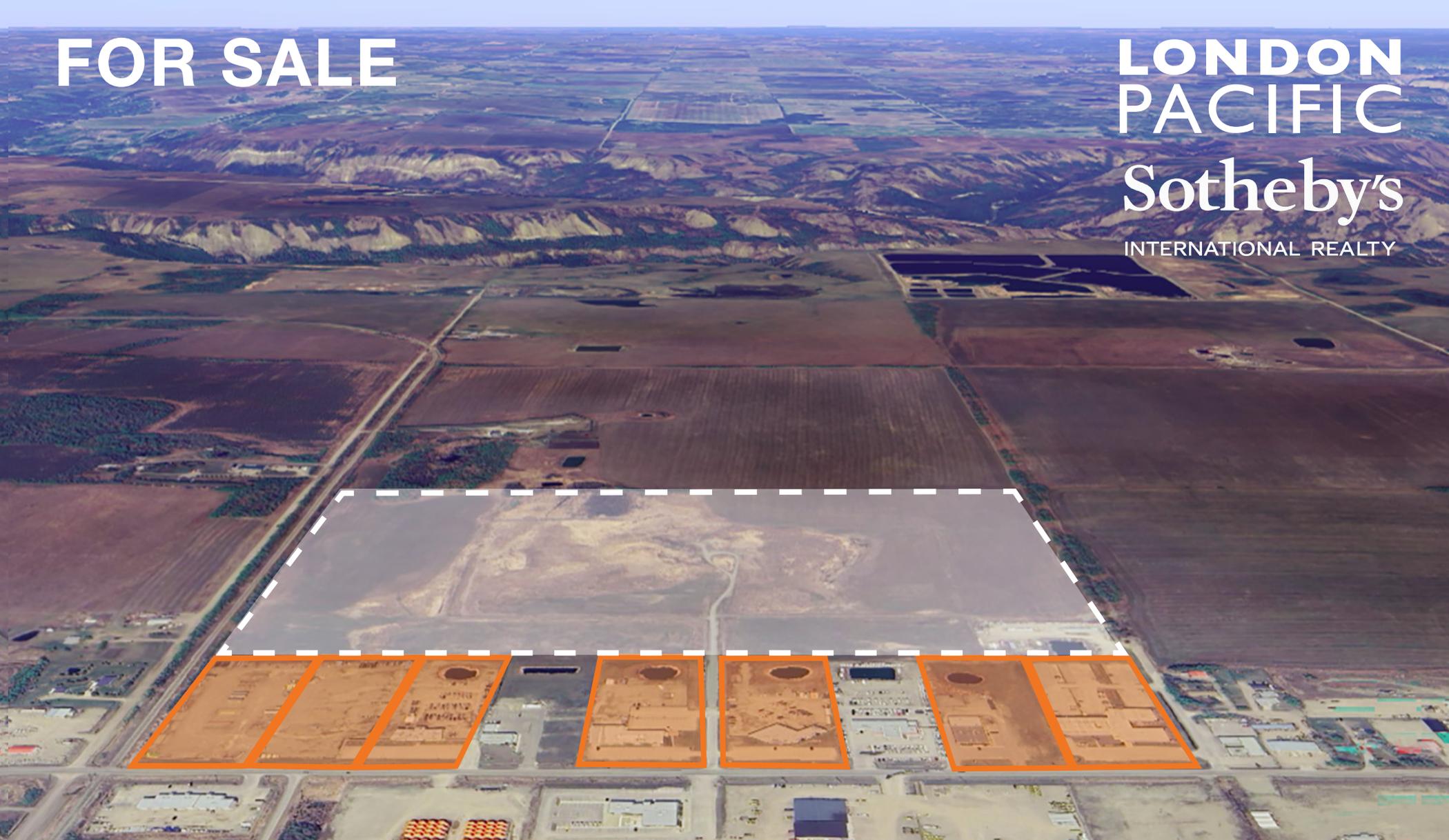


FOR SALE

LONDON
PACIFIC
Sotheby's
INTERNATIONAL REALTY



INSTITUTIONAL ENERGY SERVICES
REAL ESTATE PORTFOLIO

6534, 6604, 6744, 6814, 6954, 7024, 7094 100 Ave & 10263 Kirk St | Peace River | BC

OPPORTUNITY SUMMARY

1

London Pacific and **Sotheby's Realty** are proud to offer a quality development/investment opportunity: a modern industrial business park in the Peace River Regional District bordering Fort St. John, British Columbia consisting of 5 field office buildings, serving as operational, administrative, regulatory, and support facilities for government and energy-sector tenants active in northeast British Columbia.

Four of the offered properties are fully tenanted on triple net leases to major Canadian oil & gas producers (Petronas, Canadian Natural Resources, Shell, and Tourmaline). There is mid-term upside with three of the leases coming up for renewal in the next 2 years.

The buildings were custom built, of exceptional quality and are actively utilized servicing the field operating requirements of the major oil and gas producers in the Montney Basin. Oil and gas exploration, development and expansion in the Montney Basin is very active with a life expectancy of proven reserves exceeding 100 years.

The fifth property is tenanted to the BC Energy Regulator (BCER), a provincial government covenanted tenant that is now committed to a 29,634 square feet addition of its existing building, the expansion to commence summer of 2026 with completion and occupancy scheduled for the third quarter of 2027. This is an immediate profitable development opportunity completing the addition. The BCER lease runs until 2050.



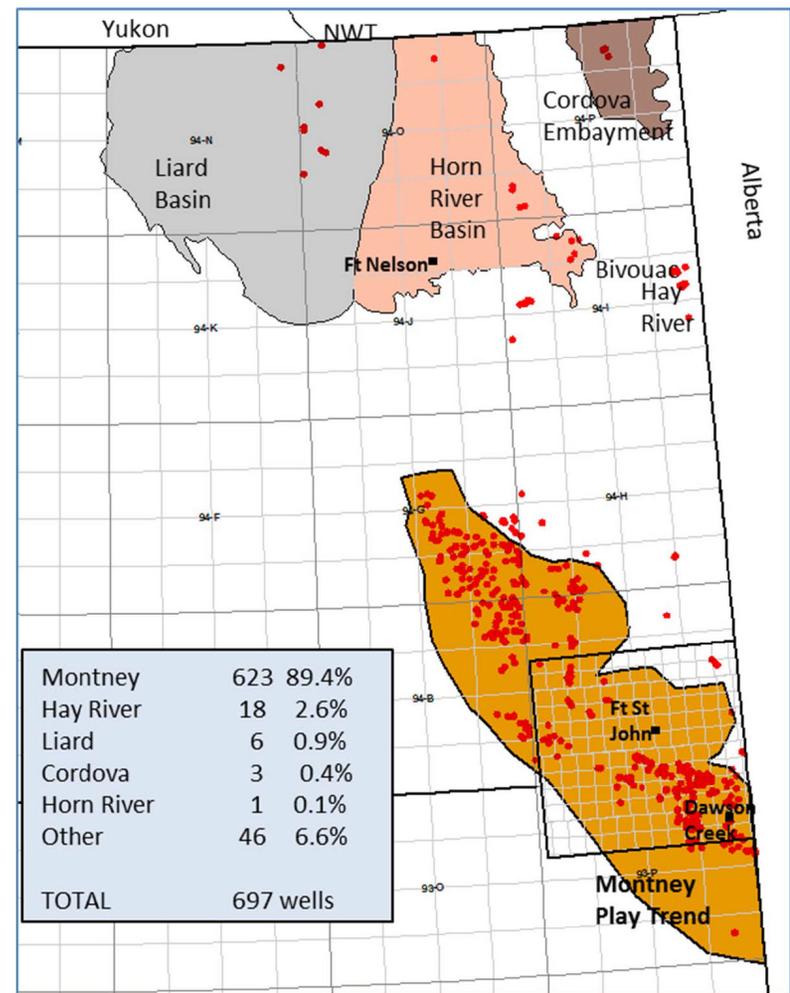
LOCATION

SITE CONTEXT

Fort St. John serves as the primary service, logistics, and administrative hub for Northeast British Columbia's energy economy. The Montney Basin, is one of North America's most prolific natural gas and liquids-rich formations, currently spanning approximately 130,000 square kilometres. Characterized by long reserve life, large contiguous land positions, and continued productivity improvements, the Montney supports multi-decade development horizons and sustained operational activity.

The Montney Basin's natural gas and oil sector, accounts for the majority of provincial drilling activity and nearly all Crown land investment directed toward gas development. British Columbia's LNG infrastructure has materially strengthened the long-term outlook for the region, with pipeline systems and LNG export facilities directly connecting Montney production to global markets.

As LNG and natural gas demand continue to drive upstream, midstream, and downstream investment, Fort St. John supports durable demand for logistics, professional services, and office and light industrial real estate along established commercial corridors.



*A total of 697 wells were rig released (red dots) in Northeast BC since 2014

PROPERTY OVERVIEW

3

The Industrial Business Park is located along the energy services corridor with proximity to the Alaska Highway, Fort St. John Airport, and regional transportation routes. Access is efficient to upstream operations across the Montney Basin and surrounding energy infrastructure.

The properties are extremely well built (two with Leeds Certification). These office, light industrial facilities, maintenance shops, warehouses, exterior storage yards, and supporting site improvements are well designed to accommodate mission-critical operational uses with abundant parking and yards supporting daily tenant operations.

The Park is designated for industrial and employment-oriented uses under applicable regional and municipal planning frameworks. All properties have surplus land providing long-term flexible expansion capability subject to provincial and municipal approvals. This Industrial Business Park has enormous expansion upside.



MACRO INVESTMENT HIGHLIGHTS

4



INSTITUTIONAL ENERGY SERVICES PORTFOLIO: A portfolio of trophy office and industrial assets strategically located in the Peace River Regional District, immediately adjacent to the City of Fort St. John, serving northeast British Columbia's energy economy.



SUPERIOR CREDIT WORTHY ENERGY-ALIGNED TENANCY: Fully leased to a diversified roster of government and investment-grade energy tenants, including the BC Energy Regulator, Shell, Canadian Natural Resources Limited, Petronas, and Tourmaline.



STRATEGIC MONTNEY BASIN LOCATION: Positioned within the core service and logistics corridor for the Montney Basin and Canada's LNG export infrastructure, with proximity to the Alaska Highway and Fort St. John Airport.



SKILLED SERVICES LABOUR MARKET: Fort St. John supports a skilled labour force anchored by energy production, logistics, construction, and professional services, providing a deep employment base that underpins long-term tenant operations and sustained demand for office and industrial real estate.



INCREASING, ONGOING EXPLORATION & DRILLING ACTIVITY: Early planning to expand the size of the pipeline corridor.



SOLID ECONOMIC BASE IN BC RESOURCES: Forestry, agriculture and mining are the powerful backbone of the Peace River District

PORTFOLIO SUMMARY

Total GLA across five buildings **156,817 SQFT**
(with \pm 29,634 SQFT addition to be constructed)

Total Site Area: **141.5 Acres**

Asset Type: **Office & Industrial**

Portfolio Occupancy: **100% Triple-Net
Leased**

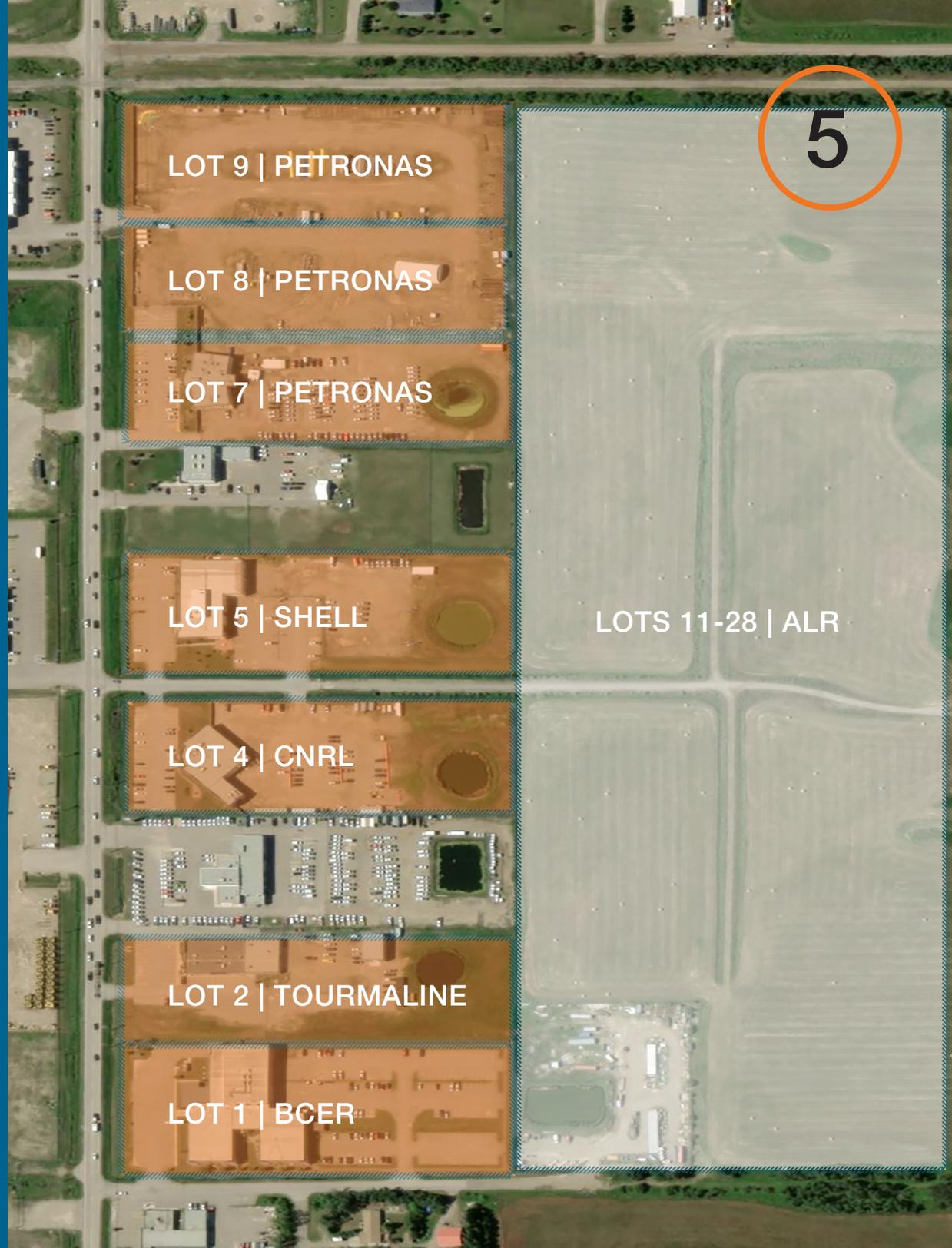
Anchor Tenants: **BCER, Tourmaline,
CNRL, Shell, Petronas**

CAP Rate **7.13% (Current)**

Average Rental Rate: **Upon Request**

Listing Price: **Upon Request**

This portfolio includes: 9 Acres of Industrial zoned land for future development, 109 Acres of vacant ALR (1.6 - 2.0 Million SQFT) with future development potential, 4,700 SQFT occupied free building area in BCER Building and additional density capacity of the five existing buildings to add approximately \pm 280,000 SQFT.



SALIENT DETAILS

LEGAL DESCRIPTION:

**Lot 1 Section 4 Township 84 Range 18
West Of The 6th Meridian Peace River District
BCP 19105**

PID: **026-381-419**

YEAR BUILT: **2013**

ZONING: **I1 | Light Industrial**

TENANT: **BC Energy
Regulator**

LAND SIZE: **5.288 Acres**

LEASABLE AREA: **65,000 SQFT**
(additional 29,634 SQFT to be constructed)

LEASE TERM: **24 Years**
(expiring August 31, 2050)

CAP RATE: **6.99%**

LISTING PRICE: **Upon Request**

LOT 1 | 6534 100 AVE
PEACE RIVER B.C.

6

The property is fully leased to the **British Columbia Energy Regulator (BCER)**, formerly the BC Oil & Gas Commission, a provincial Crown agency responsible for regulating oil, gas, and energy activities across British Columbia. In addition to its regulatory function, the building serves as the province's primary archive facility for historical drilling core samples and includes provisions for a future building expansion of approximately 29,634 square feet.



SALIENT DETAILS

LOT 2 | 6604 100 AVE
PEACE RIVER B.C.



LEGAL DESCRIPTION:

**Lot 2 Section 4 Township 84 Range 18 West
Of The 6th Meridian Peace River District
BCP 19105**

PID: 026-381-427

YEAR BUILT: 2010

ZONING: I1 | Light Industrial

TENANT: Tourmaline Oil
Canada

LAND SIZE: 4.497 Acres

LEASABLE AREA: 16,685 SQFT

LEASE TERM: 4 Years
(expiring February 28, 2030)

CAP RATE: 7.98%

LISTING PRICE: Upon Request

The property is fully leased to **Tourmaline Oil Corp.**, one of Canada's largest and most active natural gas producers, with significant operations throughout the Montney Basin. Tourmaline has invested heavily in establishing a robust infrastructure network dedicated to the processing and transportation of natural gas. The building serves as a field office and operational support facility for Tourmaline's upstream natural gas activities in northeast British Columbia.



SALIENT DETAILS

LEGAL DESCRIPTION:

**Lot 4 Section 4 Township 84 Range 18 West
Of The 6th Meridian Peace River District
BCP 19105**

PID: 026-381-443

YEAR BUILT: 2005

ZONING: I1 | Light Industrial

TENANT: Canadian Natural
Resources Limited

LAND SIZE: 4.497 Acres

LEASABLE AREA: 22,258 SQFT

LEASE TERM: 1 Year
(exp Jan 30, 2027 renewal options 1 x 5 Years)

CAP RATE: 8.05%

LISTING PRICE: Upon Request

LOT 4 | 6744 100 AVE
PEACE RIVER B.C.



The property is fully leased to **Canadian Natural Resources Limited (CNRL)**, one of Canada's largest and most established oil and natural gas producers and a significant player in the global energy landscape. The building serves as a regional office, maintenance shop, parts warehouse, and exterior storage yard, supporting CNRL's upstream operations in northeast British Columbia and reinforcing its long-term operational presence in the region.



SALIENT DETAILS

LOT 5 | 6814 100 AVE
PEACE RIVER B.C.

9

The property is fully leased to **Shell Canada Limited**, an internationally integrated energy company, subsidiary of the global energy conglomerate Royal Dutch Shell and one of the founding partners of LNG Canada. The property functions as a purpose-built office facility supporting Shell's upstream natural gas operations in northeast British Columbia and the Montney Basin.

LEGAL DESCRIPTION:

Lot 5 Section 4 Township 84 Range 18 West
Of The 6th Meridian Peace River District
BCP 19105

PID: 026-381-451

YEAR BUILT: 2012

ZONING: I1 | Light Industrial

TENANT: Shell Canada
Limited

LAND SIZE: 4.497 Acres

LEASABLE AREA: 34,877 SQFT

LEASE TERM: 1 Year
(exp June 30, 2027 renewal options 1 x 5 Years)

CAP RATE: 8.05% June 30/26
8.31% June 30/27

LISTING PRICE: Upon Request



SALIENT DETAILS

LOTS 7-9 |
6954, 7024 & 7094 100 AVE
PEACE RIVER B.C.

10

The property is fully leased to **Petronas Energy Canada Ltd.**, a subsidiary of Malaysia's national oil and gas company and a major global energy producer with a long-term operating presence in northeast British Columbia. The lease includes an existing office building and associated land holdings, providing operational support capacity within the region's established energy corridor.

LEGAL DESCRIPTION:
**Lot 7, 8, 9 Sec 4 Township 84 Range 18 West
of the 6th Meridian Peace River District
BCP19105**

PID: **026-381-478, 026-381-486, 026-381-494**

YEAR BUILT:	2012
ZONING:	I1 Light Industrial
TENANT:	Petronas Energy
LAND SIZE:	13.491 Acres
LEASABLE AREA:	17,997 SQFT
LEASE TERM: (exp Jan 30, 2027 renewal options 1 x 5 Years)	1 Year
LISTING PRICE:	Upon Request
CAP RATE LOTS 8 & 9:	7.80%
CAP RATE LOT 7:	8.06%
TOTAL CAP RATE:	7.99%



SALIENT DETAILS

LOTS 11-28 | 10263 KIRK STREET PEACE RIVER B.C.



LEGAL DESCRIPTION:

The South West 1/4 OF SECTION 4
TOWNSHIP 84 RANGE 18 West of the 6th
Meridian PEACE RIVER DISTRICT EXCEPT
PLAN 18522 and Part subdivided by Plan
BCP19105

PID: 013-122-479

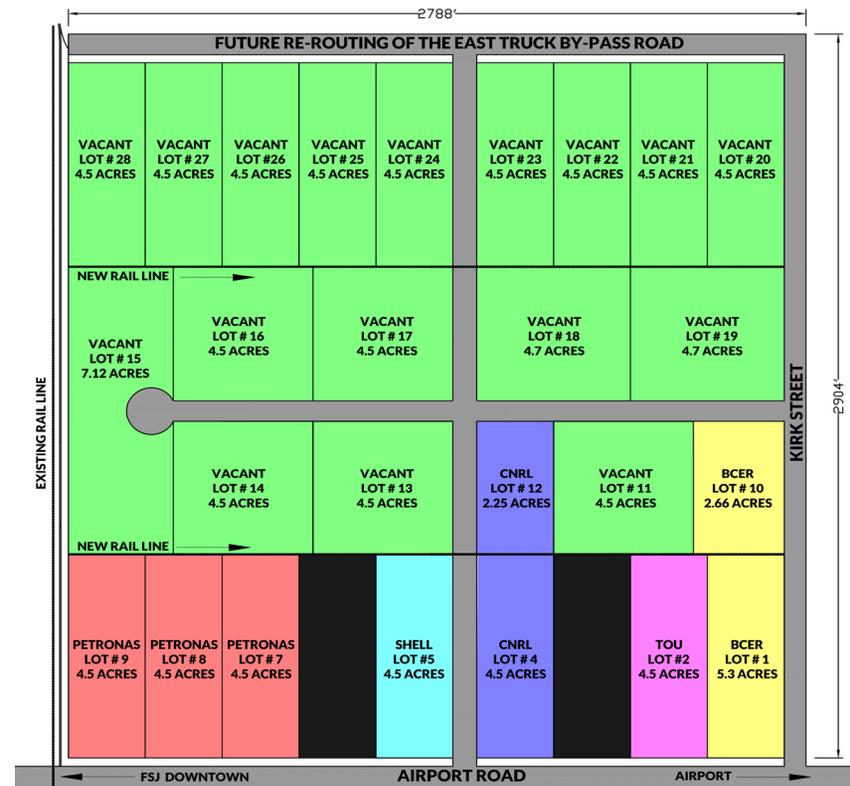
ZONING: A-2 – Large
Agricultural
Holdings

LAND SIZE: 109.217-Acres

LISTING PRICE: Upon Request

The portfolio includes a 109-acre freehold parcel currently in the Agricultural Land Reserve (ALR) consisting of a potential subdivision of Lots 11-28. The site offers long-term optionality, supported by conceptual plans illustrating a potential light industrial subdivision, subject to rezoning and approvals. Proximity to the planned future East Truck By-Pass Road relocation enhances long-term access and positions the site for potential industrial development aligned with regional growth.

FORT ST JOHN BC INDUSTRIAL PARK-LAND PROPOSAL



OFFERING PROCESS

12

NEXT STEPS: You are invited to sign a Confidentiality Agreement which you can obtain from the listing agents and/or from the London Pacific website to receive further information about this offering and to gain access to a comprehensive Data Room which includes the following due diligence materials:



- Rent Roll
- Overall Financial Analysis
- Investment Scenarios
- Lease Agreements
- Appraisals



- Environmental Reports
- Site Plans
- Market Research
- Photos
- Drone Video

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendors.



**LONDON
PACIFIC**

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