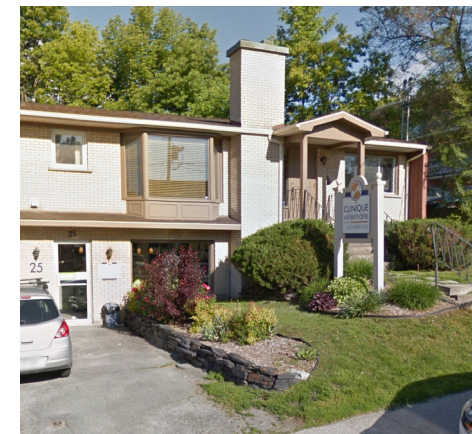




For Sale
Quebec Veterinary Property Portfolio

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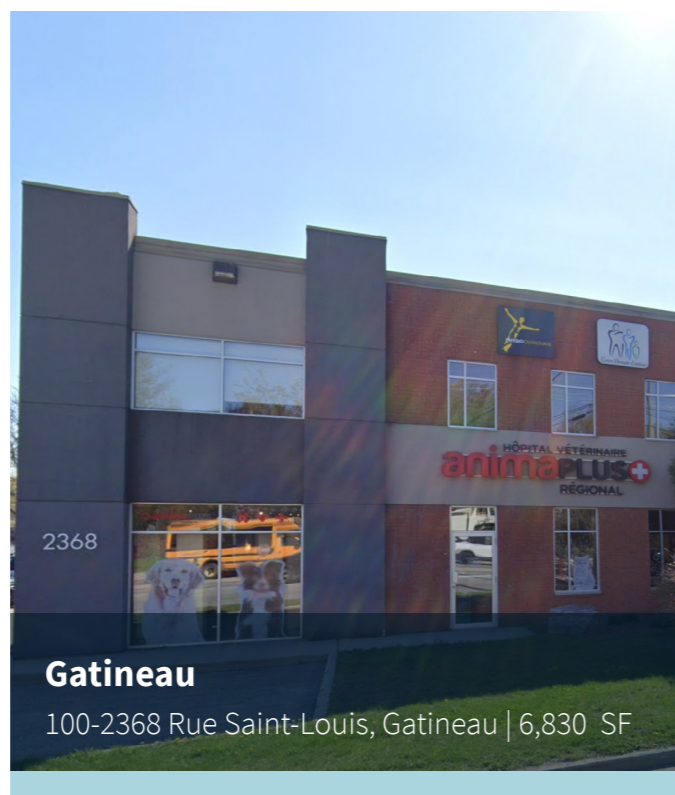
THE OFFERING

JLL's Retail Advisory Group has been exclusively retained to seek proposals to sell ten (10) single tenant veterinary clinic leases on a portfolio, subset or individual basis.

The TriVirtus portfolio consists of ten well-positioned Quebec assets totaling 33,332 square feet of leasable space. The properties are fully leased to VetStrategy a leading veterinary services provider in Canada with 350 + clinics across the country with an additional corporate guarantee from one of the leading veterinary groups in the world IVC Evidensia [www.ivcevidensia.com]. With the essential nature of veterinary services as a base and combined with the growing trend of pet ownership, TriVirtus's real estate portfolio provides a resilient and in-demand sector within the commercial property market with long-term lease stability and a dependable income stream. This offering presents a unique opportunity for investors to acquire a portfolio of high-quality assets.

Strategically located in their respective communities, these properties enjoy prime positions along major arterial thoroughfares, allowing easy accessibility and benefiting from high traffic flow. The portfolio spans across established and growing markets, attracting customers from trade areas that extend well beyond their immediate neighborhoods.

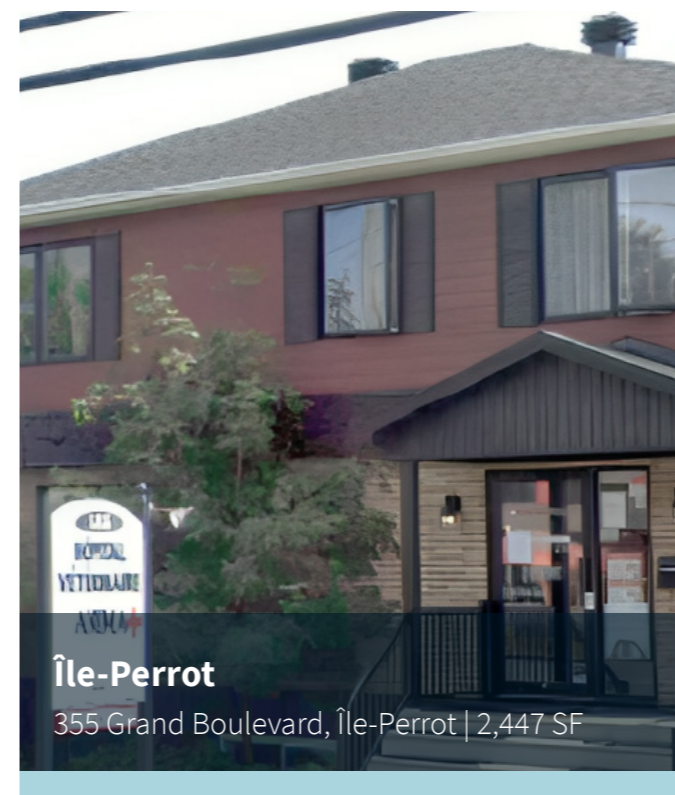
Investors can take advantage of the robust performance and stability of these assets, with a weighted average lease term of 19.7 years. This long-term lease commitment ensures a reliable and steady income stream. Overall, this portfolio presents a compelling investment opportunity in the essential services and daily needs veterinary sector.



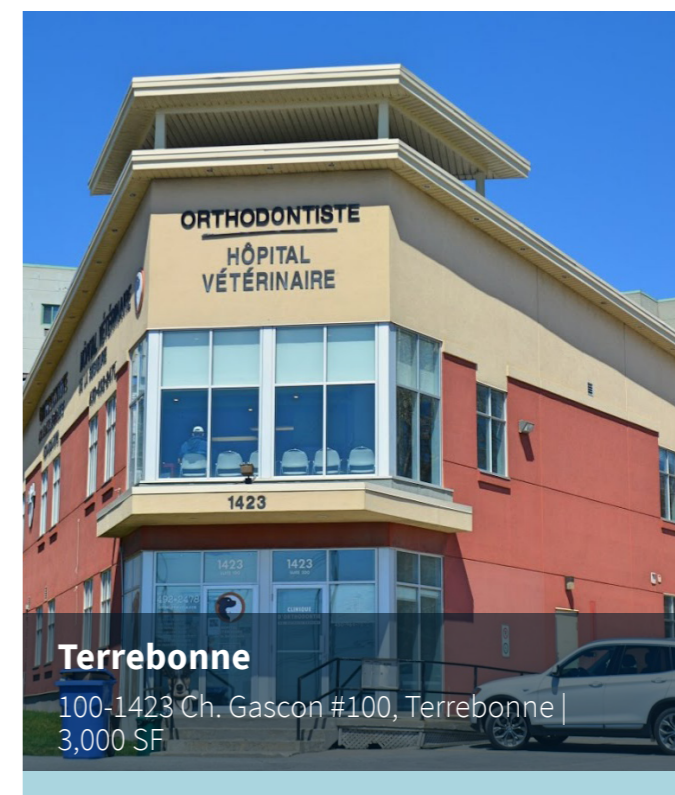
Gatineau
100-2368 Rue Saint-Louis, Gatineau | 6,830 SF



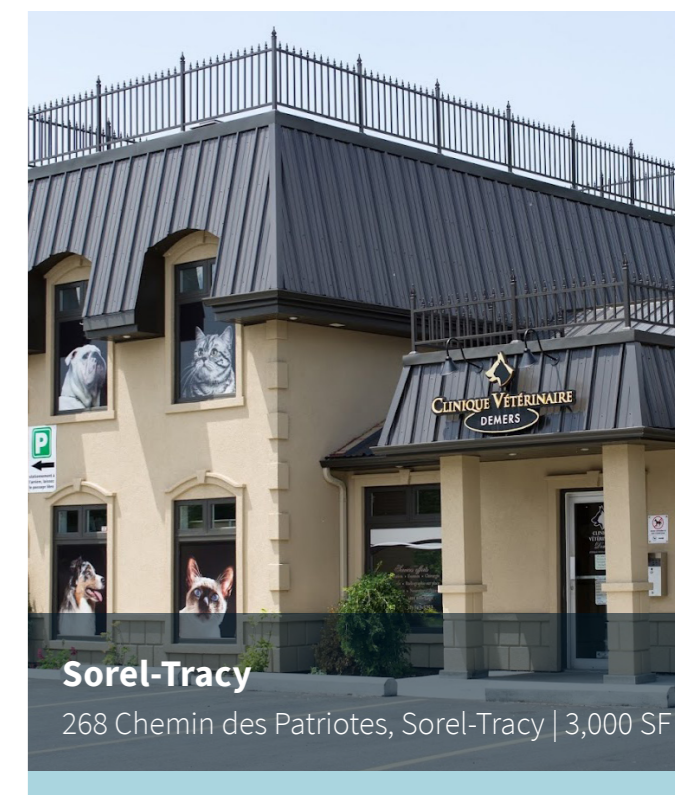
Les Coteaux
167 Rue Principale, Les Coteaux | 2,100 SF



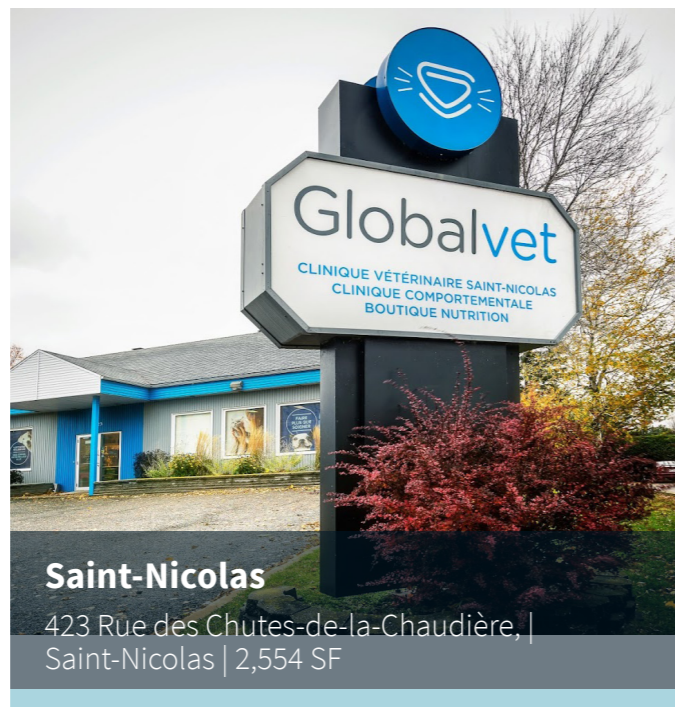
Île-Perrot
355 Grand Boulevard, Île-Perrot | 2,447 SF



Terrebonne
100-1423 Ch. Gascon #100, Terrebonne | 3,000 SF



Sorel-Tracy
268 Chemin des Patriotes, Sorel-Tracy | 3,000 SF



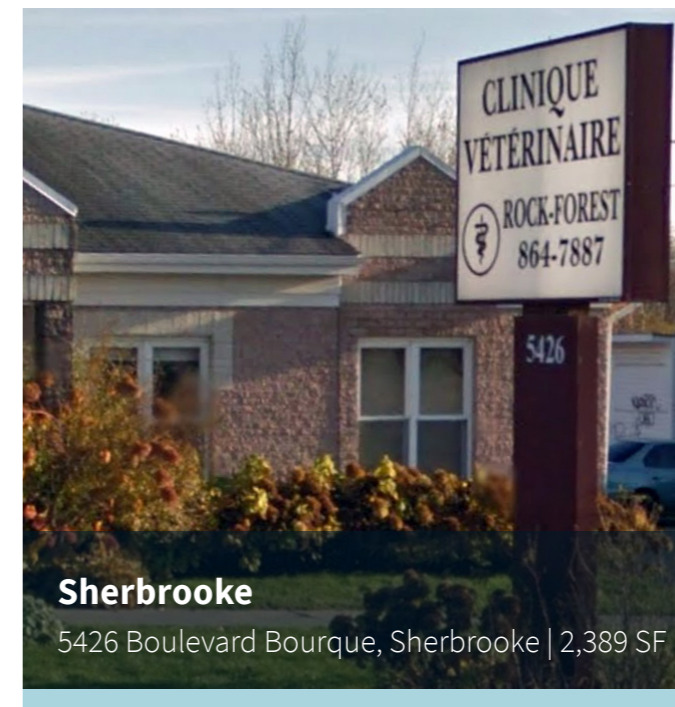
Saint-Nicolas
423 Rue des Chutes-de-la-Chaudière, Saint-Nicolas | 2,554 SF



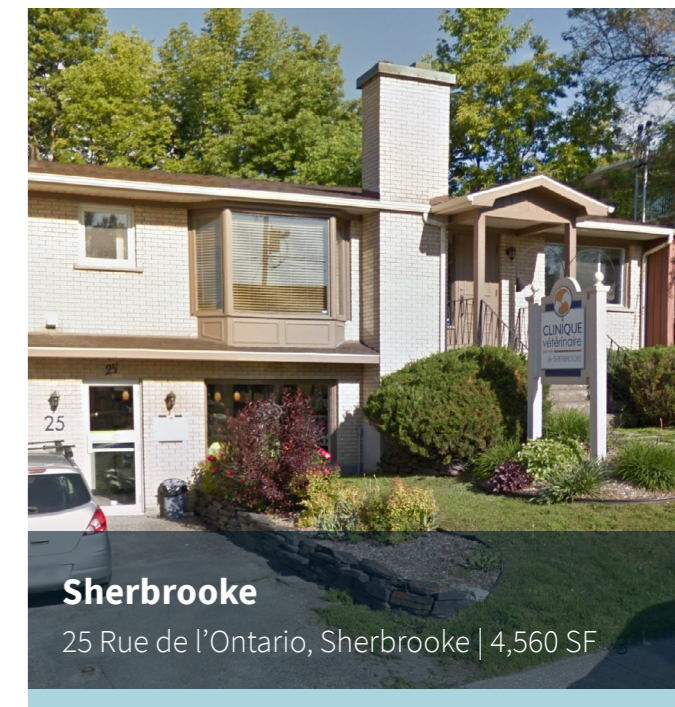
Cap-Rouge
4755 Rue de la Promenade des Soeurs | Ville de Québec | 2,592 SF



Acton Vale
967 rue Boulay, Acton Vale | 3,860 SF



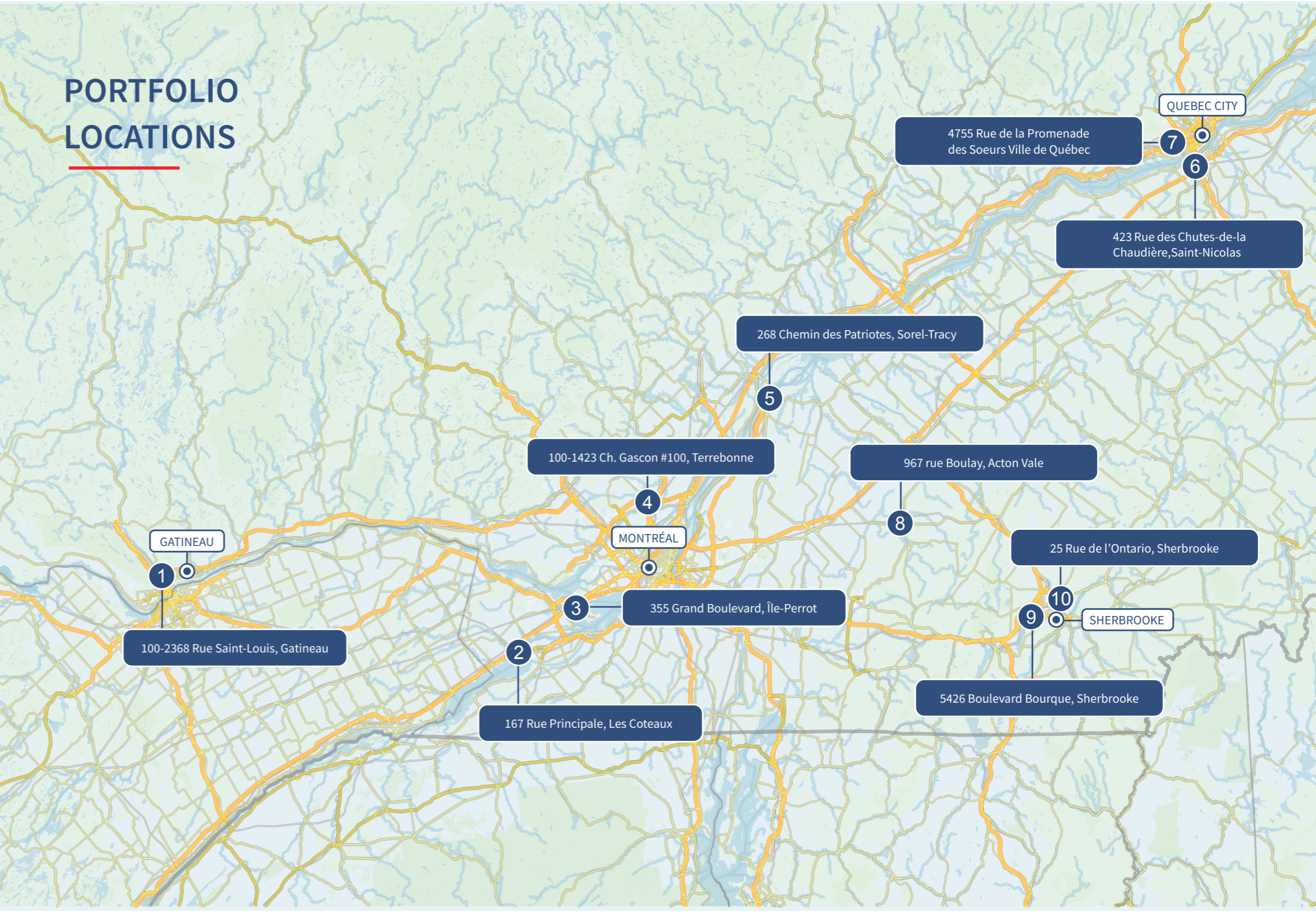
Sherbrooke
5426 Boulevard Bourque, Sherbrooke | 2,389 SF



Sherbrooke
25 Rue de l'Ontario, Sherbrooke | 4,560 SF

PORTFOLIO OVERVIEW

	Market	Address	City	Building Type	Area Sq.ft	Estimated Rent per Sq. Ft.	Estimated Average 5-year Rent	Total Base Rent
1	Ottawa-Gatineau Region	100-2368 Rue Saint-Louis	Gatineau	Condo	6,830	\$ 25.00	\$ 26.97	\$170,750.00
2	Greater Montreal Area	167 Rue Principale	Les Coteaux	Standalone	2,100	\$ 20.00	\$ 21.58	\$42,000.00
3	Greater Montreal Area	355 Grand Boulevard	Île-Perrot	Standalone	2,447	\$ 25.00	\$ 26.97	\$61,175.00
4	Greater Montreal Area	100-1423 Ch. Gascon #100	Terrebonne	Condo	3,000	\$ 25.00	\$ 26.97	\$75,000.00
5	Greater Montreal Area	268 Chemin des Patriotes	Sorel-Tracy	Standalone	3,000	\$ 25.00	\$ 26.97	\$75,000.00
6	Greater Quebec City	423 Rue des Chutes-de-la-Chaudière	Saint-Nicholas	Standalone	2,554	\$ 20.00	\$ 21.58	\$51,080.00
7	Greater Quebec City	4755 Rue de la Promenade des Soeurs Ville de	Quebec	Condo	2,592	\$ 20.00	\$ 21.58	\$51,840.00
8	Eastern Quebec	967 rue Boulay	Acton Vale	Standalone	3,860	\$ 16.00	\$ 18.52	\$61,760.00
9	Eastern Quebec	5426 Boulevard Bourque	Sherbrooke	Standalone	2,389	\$ 20.00	\$ 21.58	\$47,780.00
10	Eastern Quebec	25 Rue de l'Ontario	Sherbrooke	Standalone	4,560	\$ 20.00	\$ 21.58	\$91,200.00



INVESTMENT HIGHLIGHT



100% LEASED



100% PROVINCE OF QUEBEC



100% ESSENTIAL SERVICES



10 PROPERTIES



19.7 WALT (YRS)

Quadruple net leased assets

The Offering provides investors with an extremely rare opportunity to acquire a fully leased portfolio of well-performing, high-quality assets with quadruple net leases. In addition to the payment of Base Rent to the Landlord, the Tenant is responsible for the direct payment of property tax, insurance, utilities, and the maintenance, repair/replacement of all structural and non-structural elements including the roof and the parking lot. The Landlord has no obligations to maintain, repair or replace any part of the Leased Premises for the first five (5) years of the Term and followed by a charge back as Additional Rent for the balance of the Term and renewal options.

Excellent income security

The Portfolio is currently 100% occupied with a weighted average lease term of 19.7 years. The excellent lease expiry profile provides prospective Investors with a secure income stream over the investment holding period. In addition, the Portfolio has a weighted average base rental rate of \$21.83, providing investors with the opportunity to acquire nationally tenanted, "Essential Services" assets with secure and stable cash flows.

"AAA" covenant assets

Vet Strategy is a leading veterinary services provider in Canada with a strong national presence. Their 350+ strategically located clinics in Canada attract customers from wide-ranging trade areas. Their properties are designed for optimal functionality, prioritizing customer convenience and accessibility. With the essential nature of veterinary services and the growing trend of pet ownership, TriVirtus's real estate portfolio represents a resilient and in-demand sector in the commercial property market.

Future potential

In addition to providing stable cash flows, these assets may offer future redevelopment opportunities, given their excellent core locations.

Disclaimer

The information contained in the Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding possible transaction to acquire the subject portfolio of properties (the “Portfolio”). The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose. If the person receiving this Offering Memorandum does not choose to pursue such a transaction, this Offering Memorandum shall be returned to Jones Lang LaSalle Real Estate Services Inc.

The image used on the cover of the Offering Memorandum is for illustration purposes only.

Neither the Owner, nor Jones Lang LaSalle Real Estate Services Inc., nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Portfolio or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Portfolio. Such information and statements in many circumstances were obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating to asbestos or any other hazardous, toxic or dangerous materials in relation to the Portfolio, such information shall be in no way construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Portfolio. Potential investors are urged to perform their own examination and inspection of the Portfolio and information relating to same and shall rely on such examination and investigation and not in this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to act as broker for the Owner of the Portfolio is Jones Lang LaSalle Real Estate Services Inc., and the Owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. Any party entering into a transaction with the Owner shall be obligated to pay any fees or commissions due and advisors, brokers or representatives, other than Jones Lang LaSalle Real Estate Services Inc. dealing with any property in the Portfolio.

This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Portfolio, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transactions with respect to the Portfolio, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

Confidentiality

By accepting this Offering Memorandum, prospective purchasers agree to hold and treat this Offering Memorandum and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this Offering Memorandum or any of its contents or any part thereof to any person, firm or entity without the proper written consent of the Vendor and Jones Lang LaSalle.

Prospective purchasers will not use or permit this Offering Memorandum to be used in any manner detrimental to the interests of the Vendor, Jones Lang LaSalle or their affiliates or for any other purpose than a proposed purchase of the property.

The recipient of this Offering Memorandum agrees to provide Jones Lang LaSalle with a list of those persons to whom this Offering Memorandum or any information contained herein is provided.

The terms and conditions in this Section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” will relate to all Sections of the Offering Memorandum as if stated independently therein.

For Sale

Quebec Veterinary Property Portfolio

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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.