

Form 45-106F6

British Columbia Report of Exempt Distribution

This is the form required under section 6.1 of National Instrument 45-106 for a report of exempt distribution in British Columbia.

Issuer/underwriter information

Item 1: Issuer/underwriter name and contact information

A. State the following:

- the full name of the issuer of the security distributed. Include the former name of the issuer if its name has changed since this report was last filed;
- the issuer's website address; and
- the address, telephone number and email address of the issuer's head office.

***Skyline Apartment Real Estate Investment Trust
c/o Skyline Wealth Management Inc
5 Douglas Street, Suite 301
Guelph, ON N1H 2S8
(519) 826-0439***

B. If an underwriter is completing this report, state the following:

- the full name of the underwriter;
- the underwriter's website address; and
- the address, telephone number and email address of the underwriter's head office.

Item 2: Reporting issuer status

A. State whether the issuer is or is not a reporting issuer and, if reporting, each of the jurisdictions in which it is reporting.

The issuer is not a reporting issuer.

B. If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, name the investment fund manager and state the jurisdiction(s) where it is registered.

N/A

Item 3: Issuer's industry

Indicate the industry of the issuer by checking the appropriate box below.

- | | |
|---|--|
| <input type="checkbox"/> Bio-tech | Mining |
| <input type="checkbox"/> Financial Services | <input type="checkbox"/> exploration/development |
| <input type="checkbox"/> investment companies and funds | <input type="checkbox"/> production |
| <input type="checkbox"/> mortgage investment companies | <input type="checkbox"/> Oil and gas |
| <input type="checkbox"/> Forestry | <input checked="" type="checkbox"/> Real estate |
| <input type="checkbox"/> Hi-tech | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Other (describe) |
-

Item 4: Insiders and promoters of non-reporting issuers

If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, do not complete this table.

If the issuer is not a reporting issuer in any jurisdiction of Canada, complete the following table by providing information about each insider and promoter of the issuer. If the insider or promoter is not an individual, complete the table for directors and officers of the insider or promoter.

Information about insiders and promoters			
Full name, municipality and country of principal residence	All positions held (e.g., director, officer, promoter and/or holder of more than 10% of voting securities)	Number and type of securities of the issuer beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution	Total price paid for all securities beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution (Canadian \$)
Jason Castellan Elora, ON, Canada	Director, Officer, Promoter	5,903.064 REIT UNITS	\$62,185.68
Martin Castellan Rockwood, ON, Canada	Director, Officer	142,090.789 REIT UNITS	\$1,790,124.30
R. Jason Ashdown Fergus, ON, Canada	Director, Officer	181,211.598 REIT UNITS	\$2,318,686.09
Wayne Byrd Fergus, ON, Canada	Officer, Promoter	15,870.174 REIT UNITS	\$177,573.05
Meagan McMunn Guelph, ON, Canada	Promoter	3,081.247 REIT UNITS	\$40,060.12

Marissa Teeter Guelph, ON, Canada	Promoter	28,646.748 REIT UNITS	\$352,090.84
Jeff Teeter Guelph, ON, Canada	Promoter	25,822.073 REIT UNITS	\$309,898.78
Jonathan Halpern Thornhill, ON, Canada	Trustee	39,633.032 REIT UNITS	\$408,599.31
Ronald Durst Guelph, ON, Canada	Trustee	183,452.373 REIT UNITS	\$2,176,769.63
Robert Breadner Kitchener, ON, Canada	Trustee	306,028.661 REIT UNITS	\$3,317,572.30
Douglas Gamsby Guelph, ON, Canada	Trustee	36,905.000 REIT UNITS	\$393,555.00
Ted Perlmutter Toronto, ON, Canada	Trustee	1,581.676 REIT UNITS	\$21,359.52

Details of distribution

Item 5: Distribution date

State the distribution date. If this report is being filed for securities distributed on more than one distribution date, state all distribution dates.

February 15, 2016.

Item 6: Number and type of securities

For each security distributed:

- describe the type of security;
 - ***Units of Skyline Apartment Real Estate Investment Trust***
- state the total number of securities distributed. If the security is convertible or exchangeable, describe the type of underlying security, the terms of exercise or conversion and any expiry date;
 - ***52,632.000 Skyline Apartment Real Estate Investment Trust Units***
- if the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, state the exemption(s) relied on. If more than one exemption is relied on, state the amount raised using each exemption.
 - ***N/A***

Item 7: Geographical information about purchasers

Complete the following table for each Canadian and foreign jurisdiction where purchasers of the securities reside. Do not include in this table information about securities issued as payment of commissions or finder's fees disclosed under item 9 of this report. The information provided in this table must reconcile with the information provided in item 8 and Schedules I and II.

Each Canadian and foreign jurisdiction where purchasers reside	Number of purchasers	Price per security (Canadian \$) ¹	Total dollar value raised from purchasers in the jurisdiction (Canadian \$)
British Columbia	1	\$14.25	\$750,006.00
Total number of Purchasers	1		
Total dollar value of distribution in all jurisdictions (Canadian \$)			\$750,006.00

Note 1: If securities are issued at different prices, list the highest and lowest price for which the securities were sold.

Item 8: Information about purchasers*Instructions*

A. If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, do not complete this table.

B. Information about the purchasers of securities under the distribution is required to be disclosed in different tables in this report. Complete

- the following table for each purchaser that is not an individual, and
- the tables in Schedules I and II of this report for each purchaser who is an individual.

Do not include in the tables information about securities issued as payment of commissions or finder's fees disclosed under item 9 of this report.

C. An issuer or underwriter completing this table in connection with a distribution using the exemption in subparagraph 6.1(1)(j) [*TSX Venture Exchange offering*] of National Instrument 45-106 *Prospectus and Registration Exemptions* may choose to replace the information in the first column with the total number of purchasers, whether individuals or not, by jurisdiction. If the issuer or underwriter chooses to do so, then the issuer or underwriter is not required to complete the second column or the tables in Schedules I and II.

Information about non-individual purchasers						
Full Name and Address of Purchaser	Contact Person and Telephone # of Purchaser	Insider (I) of the Issuer or a Registrant (R)	Number and type of Securities Purchased	Total Purchase Price (Canadian)	Exemption Relied on	Date of Distribution
RIMA Holdings Ltd 5350 Ptarmigan St Kelowna BC V1W 5A4	Richard Gibbons (250) 764-7091		52632 REIT UNITS	750,006.00	Section 2.3 [Accredited investor]	2015-12-15
			REIT UNITS	-	0	2015-12-15
Total			52632 REIT UNITS	750,006.00		

Commissions and finder's fees

Item 9: Commissions and finder's fees

Instructions

A. Complete the following table by providing information for each person who has received or will receive compensation in connection with the distribution(s). Compensation includes commissions, discounts or other fees or payments of a similar nature. Do not include information about payments for services incidental to the distribution, such as clerical, printing, legal or accounting services.

B. If the securities being issued as compensation are or include convertible securities, such as warrants or options, add a footnote describing the terms of the convertible securities, including the term and exercise price. Do not include the exercise price of any convertible security in the total dollar value of the compensation unless the securities have been converted.

Full name and address of the person being compensated	Indicate if the person being compensated is an insider (I) of the issuer or a registrant (R)	Compensation paid or to be paid (cash and/or securities)				
		Cash (Canadian \$)	Securities			Total dollar value of compensation (Canadian \$)
			Number and type of securities issued	Price per security (Canadian \$)	Exemption relied on and date of distribution (yyyy-mm-dd)	
Skyline Wealth Management Inc. 5 Douglas Street, Suite 301, Guelph, ON N1H 2S8		\$6,000.05				\$6,000.05

Certificate

On behalf of the [issuer], I certify that the statements made in this report are true.

Date: February 24, 2016

Skyline Apartment Real Estate Investment Trust

Name of [issuer] (please print)

Wayne Byrd, CFO – (519) 826-0439

Print name, title and telephone number of person signing

"Wayne Byrd"

Signature

Instruction

The person certifying this report must complete the information in the square brackets by deleting the inapplicable word. For electronic filings, substitute a typewritten signature for a manual signature.

Item 10: Contact information

State the name, title and telephone number of the person who may be contacted with respect to any questions regarding the contents of this report, if different than the person signing the certificate.

IT IS AN OFFENCE TO MAKE A MISREPRESENTATION IN THIS REPORT.

Notice - Collection and use of personal information

The British Columbia Securities Commission collects and uses the personal information required to be included in this report for the administration and enforcement of the *Securities Act*. If you have any questions about the collection and use of this information, contact the British Columbia Securities Commission at the following address:

British Columbia Securities Commission

P.O. Box 10142, Pacific Centre

701 West Georgia Street

Vancouver, British Columbia V7Y 1L2

Telephone: (604) 899-6500

Toll free across Canada: 1-800-373-6393

Facsimile: (604) 899-6581