Form 45-106F1 Report of Exempt Distribution

BCSC EDER Reference Number 8962777

| ITEM 1 - REPORT TYPE | | | | | | | | | | | |
|--|--------------------------------------|--------------|-----------|--------------|----------|------------|------------|----------------|-----------------|----------------|-----------------|
| ✓ New report | | | | | | | | | | | |
| Amended report | If amen | ided, pro | vide fi | iling dat | te of | report | that is | being ame | ended | | (YYYY-MM-DD) |
| ITEM 2 - PARTY CERTIFYING THE REPORT | | | | | | | | | | | |
| Indicate the party certifying the report (select only one). For guidance regarding whether an issuer is an investment fund, refer to section 1.1 of National Instrument 81-106 Investment Fund Continuous Disclosure and the companion policy to NI 81-106. | | | | | | | | | | | |
| Investment fund issuer | | | | | | | | | | | |
| ✓ Issuer (other than an investment fund) | | | | | | | | | | | |
| Underwriter | | | | | | | | | | | |
| | | | | | | | | | | | |
| Item 3 - Issuer Name and Other Identifiers | | | | | | | | | | | |
| Provide the following information about the issuer, or if the issuer is an investment fund, about the fund. | | | | | | | | | | | |
| Full legal name Durum Industrial Real Estate Investment Trust | | | | | | | | | | | |
| Previous full legal name | | | | | | | | | | | |
| If the issuer's name changed in the last 12 months, provide most recent previous legal name. | | | | | | | | | | | |
| | Website www.durum.ca (if applicable) | | | | | | | | | | |
| If the issuer has a legal entity id | lentifier <u>,</u> pro | vide below | . Refer t | to Part B | of the l | Instructi | ons for th | he definition | of "legal entit | ty identifier' | |
| Legal entity | identifier | | | | | | | | | | |
| If two or more issuers distributed | d a single s | ecurity, pro | vide the | e full lega | l name | e(s) of th | e co-issu | er(s) other th | an the issuer | named abo | ve. |
| Full legal name(s) of co- | ·issuer(s) | | | | | | | (if applicabl | e) | | |
| | | | | | | | | | | | |
| ITEM 4 - UNDERWRITER | INFORM | IATION | | | | | | | | | |
| If an underwriter is completing | the report, p | provide the | underw | vriter's ful | l legal | name a | nd firm N | NRD number. | | | |
| Full legal name | | | | | | | | | | | |
| Firm NRD number | | | | | | | (if app | licable) | | | |
| If the underwriter does not have | ? a firm NRI | D number, | orovide | the head | office | contact | informat | ion of the un | derwriter. | | |
| Street address | | | | | | | | | | | |
| Municipality | | | | | | | Provi | ince/State | | | |
| Country | | | | | | Pos | tal code | e/Zip code | · | | |
| Telephone number | | | | | | | | Website | | | (if applicable) |

| ITEM 5 - ISSUER INFORMATION | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| If the issuer is an investment fund, do not complete Item 5. Proceed to Item 6. | | | | | | | | | |
| a) Primary industry | | | | | | | | | |
| Provide the issuer's North American Industry Classification Standard (NAICS) code (6 digits only) that in your reasonable judgment most closely corresponds to the issuer's primary business activity. | | | | | | | | | |
| NAICS industry code 5 3 1 3 9 0 | | | | | | | | | |
| If the issuer is in the mining industry , indicate the stage of operations. This does not apply to issuers that provide services to issuers operating in the mining industry. Select the category that best describes the issuer's stage of operations. | | | | | | | | | |
| Is the issuer's primary business to invest all or substantially all of its assets in any of the following? If yes, select all that apply. | | | | | | | | | |
| 🗌 Mortgages 🗹 Real estate 🔄 Commercial/business debt 📄 Consumer debt 📄 Private companies | | | | | | | | | |
| Cryptoassets | | | | | | | | | |
| b) Number of employees | | | | | | | | | |
| Number of employees: 🗸 0 - 49 🗍 50 - 99 🗌 100 - 499 🗍 500 or more | | | | | | | | | |
| c) SEDAR profile number | | | | | | | | | |
| Does the issuer have a SEDAR profile? | | | | | | | | | |
| No✓ YesIf yes, provide SEDAR profile number00042721 | | | | | | | | | |
| If the issuer does not have SEDAR profile complete item 5(d) - (h). | | | | | | | | | |
| d) Head office address | | | | | | | | | |
| Street address Province/State | | | | | | | | | |
| Municipality Postal code/Zip code | | | | | | | | | |
| Country Telephone number | | | | | | | | | |
| e) Date of formation and financial year-end | | | | | | | | | |
| Date of formation Financial year-end YYYY MM DD | | | | | | | | | |
| f) Reporting issuer status | | | | | | | | | |
| Is the issuer a reporting issuer in any jurisdication of Canada? No Yes | | | | | | | | | |
| If yes, select the jurisdictions of Canada in which the issuer is a reporting issuer. | | | | | | | | | |
| AII AB BC MB NB NL NT | | | | | | | | | |
| NS NU ON PE QC SK YT | | | | | | | | | |
| g) Public listing status | | | | | | | | | |
| If the issuer has a CUSIP number, provide below (first 6 digits only) | | | | | | | | | |
| CUSIP number | | | | | | | | | |
| If the issuer is publicly listed, provide the name of the exchange on which the issuer's equity securities primarily trade. Provide only the name of an exchange and not a trading facility such as, for example, an automated trading system. | | | | | | | | | |
| Exchange name | | | | | | | | | |
| h) Size of issuer's assets | | | | | | | | | |
| Select the size of the issuer's assets based on its most recently available annual financial statements (Canadian \$). If the issuer has not prepared annual financial statements for its first financial year, provide the size of the issuer's assets at the distribution end date. | | | | | | | | | |

| \$0 to under \$5M | \$5M to under \$25M | □ \$25M to under \$100M |
|-----------------------|---------------------|-------------------------|
| S100M to under \$500M | S500M to under \$1B | S1B or over |

| ib close is an investment fund, provide the following information: iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii |
|---|
| Full legal name |
| Firm NRD number |
| If the investment fund manager does not have a firm NRD number, provide the head office contact information of the investment fund manager. Street address Municipality Country Postal code/Zjp code Telephone number Website (if applicable) D Type of investment fund Type of investment fund fund that most accurately identifies the issuer (select only one). Money market Country Postal code/Zjp code Indicate whether one or both of the following apply to the investment fund. Invests primarily in other investment fund issuers Country Indicate whether one or both of the following apply to the investment fund. Invests primarily in other investment fund issuers Indicate whether one or both of the following apply to the investment fund. Invests primarily in other investment of Transferable Securities funds (UCITs Funds) are investment funds regulated by the European Union (EU) directives that allow collective investment fund Date of formation and financial year-end of the investment fund YYYY MM DD MM DD |
| Street address Municipality Province/State Country Postal code/Zip code Telephone number Website (if applicable) b Type of investment fund b Type of investment fund b Type of investment fund that most accurately identifies the issuer (select only one). Alternative strategies Cryptoasset Other (describe) Indicate whether one or both of the following apply to the investment fund. Invests primarily in other investment fund issuers Is a UCITs Fund b Type of formation and financial year-end of the investment funds is on authorization from one member state. c Date of formation and financial year-end of the investment fund is a reporting issuer. c All All All All All All All All All Al |
| Municipality Province/State Country Postal code/Zip code Telephone number Website (if applicable) b) Type of investment fund Website (if applicable) The of investment fund that most accurately identifies the issuer (select only one). Municipality Fixed income Alternative strategies Cryptoasset Other (describe) Indicate whether one or both of the following apply to the investment fund. Invests primarily in other investment fund issuers Is a UCITs Fund Undicate whether one collective investment fund issuers Is a UCITs Fund Undersking for the Collective investment of Transforable Securities funds (UCITs Funds) are investment funds regulated by the European Union (EU) directives that allow collective investment schemes to operate throughout the EU on a passport basis on authorization from one member state. O bate of formation and financial year-end of the investment fund is a reporting issuer status of the investment fund a reporting issuer status of the investment fund is o reporting issuer. If yes, select the jurisdictions of Canada in which the investment fund is or eporting issuer. If will all all B BC MB NB NC YES If the investment fund as a CUSP number, provide below (first 6 digits only) CUSIP number CUSIP number USIP number On the investment fund is or proving issuer On the investment fund has a CUSIP number, provide below (first 6 digits only) CUSIP number CUSIP number On the investment fund is digit only Difference Diff |
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| Telephone number Website (if applicable) b) Type of investment fund Type of investment fund that most accurately identifies the issuer (select only one). Money market Equity Alternative strategies Cryptoasset Indicate whether one or both of the following apply to the investment fund. Invests primarily in other investment fund issuers Is a UCITs Fund 'Undertaking for the Collective investment fund issuers to pate of formation and financial year-end of the investment fund YYYY MM DD Tele of formation and financial year-end of the investment fund Select the jurisdictions of Canada in which the investment fund is a reporting issuer in any jurisdication of Canada? No Yes If yes, select the jurisdictions of Canada in which the investment fund is a reporting issuer. All |
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| YYYY MM DD < |
| d) Reporting issuer status of the investment fund Is the investment fund a reporting issuer in any jurisdication of Canada? No If yes, select the jurisdictions of Canada in which the investment fund is a reporting issuer. All AB BC MB NB NL NT NS NU ON PE QC SK YT e) Public listing status of the investment fund If the investment fund has a CUSIP number, provide below (first 6 digits only) CUSIP number USIP number |
| Is the investment fund a reporting issuer in any jurisdication of Canada? No Yes If yes, select the jurisdictions of Canada in which the investment fund is a reporting issuer. All AB BC MB NB NB NL NT NS ON PE QC SK TY Public listing status of the investment fund If the investment fund has a CUSIP number, provide below (first 6 digits only) CUSIP number |
| If yes, select the jurisdictions of Canada in which the investment fund is a reporting issuer. All All NS NU ON PE QC SK YT |
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| e) Public listing status of the investment fund If the investment fund has a CUSIP number, provide below (first 6 digits only) CUSIP number |
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| If the investment fund has a CUSIP number, provide below (first 6 digits only) CUSIP number |
| CUSIP number |
| If the investment fund is publicly listed, provide the name of the exchange on which the investment fund's securities primarily trade. Provide only the |
| |
| name of an exchange and not a trading facility such as, for example, an automated trading system. |
| Exchange name |
| f) Net asset value (NAV) of the investment fund |
| Select the NAV range of the investment fund as of the date of the most recent NAV calculation (Canadian \$). |
| |
| \$0 to under \$5M \$5M to under \$25M \$25M to under \$100M \$100M to under \$500M \$500M to under \$1B \$1B or over Date of NAV calculation: |

ITEM 7 - INFORMATION ABOUT THE DISTRIBUTION

| If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include in Item 7 and Schedule 1 information about purchasers resident in that jurisdiction of Canada only. Do not include in Item 7 securities issued as payment of commissions or finder's fees in connection with the distribution, which must be disclosed in Item 8. The information provided in Item 7 must reconcile with the information provided in Schedule 1 of the report. | | | | | | | | | | |
|--|--|------------------------------|---|------------------|-----------------------|--|--|--|--|--|
| a) Currency | | | | | | | | | | |
| Select the currency or currencies i | in which the distribution was made. All | dollar amounts provid | ded in the report m | ust be in Canadi | an dollars. | | | | | |
| ✓ Canadian dollar | US dollar 🔄 Euro | Other (describ | e) | | | | | | | |
| b) Distribution date(s) | | | | | | | | | | |
| as both the start and end dates. If distribution period covered by the | í | distributed on a contin | uous basis, include | | | | | | | |
| Start da | ^{te} 2019 11 01 | End da | ^{ate} 2019 | 11 01 | | | | | | |
| | YYYY MM DD | | YYYY MM DD | | | | | | | |
| • | c) Detailed purchaser information | | | | | | | | | |
| Complete Schedule 1 of this | s form for each purchaser and a | ttach the schedule | to the complet | ed report. | | | | | | |
| d) Types of securities distr | ibuted | | | | | | | | | |
| Provide the following information for all distributions reported on a per security basis. Refer to Part A(12) of the Instructions for how to indicate the security code. If providing the CUSIP number, indicate the full 9-digit CUSIP number assigned to the security being distributed. | | | | | | | | | | |
| | | - | | Canadian \$ | | | | | | |
| Security code CUSIP number (if applicable) | Description of security | Number of securities | Single or lowest price | Highest price | Total amount | | | | | |
| U N T Clas | ss 1 Series C Trust Units | 7,269.0 | 0 100.0000 | | 726,900.00 | | | | | |
| e) Details of rights and convertible/exchangeable securities | | | | | | | | | | |
| If any rights (e.g. warrants, options) were distributed, provide the exercise price and expiry date for each right. If any convertible/exchangeable securities were distributed, provide the conversion ratio and describe any other terms for each convertible/exchangeable security. | | | | | | | | | | |
| Convertible / exchangeable security code | Exercise price (Canadian \$) Lowest Highest | Expiry date (YYYY- MM-DD) | Conversion ratio | Describe other i | items (if applicable) | | | | | |
| | | | | | | | | | | |
| f) Summary of the distribut | tion by jurisdiction and exemption | | | | | | | | | |
| State the total dollar amount of securities distributed and the number of purchasers for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides and for each exemption relied on in Canada for that distribution. However, if an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include distributions to purchasers resident in that jurisdiction of Canada only. This table requires a separate line item for: (i) each jurisdiction where a purchaser resides, (ii) each exemption relied on in the jurisdiction where a purchaser resides, if a purchaser resides in a jurisdiction of Canada, and (iii) each exemption relied on in Canada, if a purchaser resides in a foreign jurisdiction. For jurisdictions within Canada, state the province or territory, otherwise state the country. | | | | | | | | | | |
| Province or country | Exemption relied o | n | Number of unique ² purchasers | Total a | mount (Canadian \$) | | | | | |
| Alberta | NI 45-106 2.3 [Accredited inv | estor] | | 1 | 25,000.00 | | | | | |
| Alberta | NI 45-106 2.9(2.1) [Offering n (AB, SK, ON, QC, NB, NS) | nemorandum] | | 2 | 20,000.00 | | | | | |
| British Columbia | NI 45-106 2.9(1) [Offering me NL) | emorandum] (BC, | | 2 | 23,000.00 | | | | | |
| Manitoba | NI 45-106 2.9(2) [Offering me (MB, PE, YT, NT, NU) | | | 4 | 55,000.00 | | | | | |
| Ontario | NI 45-106 2.9(2.1) [Offering n (AB, SK, ON, QC, NB, NS) | | | 4 | 140,000.00 | | | | | |
| Québec | NI 45-106 2.3 [Accredited inv | estor] | | 13 | 308,200.00 | | | | | |

| Québec | | NI 45-106 2.9(2.1) [Offering memorandum] 1 15,8 (AB, SK, ON, QC, NB, NS) 1 15,8 | | | | | | | | |
|---|---|---|--------------------|------------------|-------------------|-------------------------|------------------|--|--|--|
| Saskatchev | van | NI 45-106 2.3 [Accred | lited investor] | | 2 | | 116,000.00 | | | |
| Saskatchev | van | NI 45-106 2.9(2.1) [O (AB, SK, ON, QC, NE | | um] | 2 | 24,200. | | | | |
| | | | Total dollar amo | unt of securiti | es distributed | | 726,900.00 | | | |
| | Total number of unique purchasers ^{2b} 3 | | | | | | | | | |
| ^{2a} In calculating the number of unique purchasers per row, count each purchaser only once. Joint purchasers may be counted as one purchaser. | | | | | | | | | | |
| 0 | | r of unique purchasers to wh types of securities to, and rel | | | | ser only once, regard | lless of whether | | | |
| g) Net proceeds | to the inv | estment fund by jurisdicti | on | | | | | | | |
| purchaser resides. ³ If | If the issuer is an investment fund, provide the net proceeds to the investment fund for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides. ³ If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include net proceeds for that jurisdiction Canada only. For jurisdictions within Canada, state the province or territory, otherwise state the country. Net proceeds (Canadian \$) Image: state sta | | | | | | | | | |
| | Total net | proceeds to the investme | ent fund | | | | | | | |
| | | s proceeds realized in the ju g the distribution period cov | | ributions for wh | ich the report is | s being filed, less the | e gross | | | |
| h) Offering mate | rials - This | s section applies only in S | Saskatchewan, Onta | rio, Québec, | New Brunswi | ck and Nova Scot | ia. | | | |
| h) Offering materials - This section applies only in Saskatchewan, Ontario, Québec, New Brunswick and Nova Scotia. If a distribution has occurred in Saskatchewan, Ontario, Québec, New Brunswick or Nova Scotia, complete the table below by listing the offering materials that are required under the prospectus exemption relied on to be filed with or delivered to the securities regulatory authority or regulator in those jurisdictions. In Ontario, if the offering materials listed in the table are required to be filed with or delivered to the Ontario Securities Commission (OSC), attach an electronic version of the offering materials that have not been previously filed with or delivered to the OSC. Description Date of document or other material (YYYY-MM-DD) Previously filed or delivered to regulator? Date previously filed or delivered (YYYY-MM-DD) | | | | | | | | | | |

| Ітем 8 - Со | MPENSATIC | N INFORMATION | |
|----------------|----------------|---|---|
| | | rson (as defined in NI 45-106) to whom the issuer directly provides, or will provide, any compensation in connection wit litional copies of this page if more than one person was, or will be, compensated. | h |
| Indicate wheth | ner any compen | ation was paid, or will be paid, in connection with the distribution. | |
| 🗌 No | ✓ Yes | If yes, indicate number of persons compensated. | |

| a) Name of person comp | pensated and regis | tration | status | | | | | | | | |
|---|---|--|---|---|-----------------------------------|-----------------------------------|-------------------|---------------------------------|----------------|-----------------------------|-------------------------|
| Indicate whether the person co | mpensated is a registi | ant. | | 🗌 No | | \checkmark | Yes | | | | |
| If the person compensated is a | n individual, provide t | he nam | e of the indi | vidual. | | | | | | | |
| Full legal name of indiv | vidual | | | | | | | | | | |
| | F | amily n | ame | | First | given na | ame | | Seconda | ry given name | es |
| If the person compensated is not an individual, provide the following information. | | | | | | | | | | | |
| Full legal name of non-individual Pinnacle Wealth Brokers Inc. | | | | | | | | | | | |
| Firm NRD number31740(if applicable) | | | | | | | | | | | |
| Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. Ves | | | | | | | | | | | |
| b) Business contact information | | | | | | | | | | | |
| If a firm NRD number is not pr | ovided in Item 8 (a), p | rovide t | the business | contact info | rmation | of the p | person be | eing com | pensated. | | |
| Street address | | | | | | | | | | | |
| Municipality | | | | | | Pr | rovince | /State | | | |
| Country | | | | | Po | ostal co | ode/Zip | code | | | |
| Email address | | | | | | Telepl | hone ni | umber | | | |
| c) Relationship to issuer | or investment fund | l mana | iger | | | | | | | |] |
| Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connect with the issuer or investment fund manager Director or officer of the investment fund or investment fund manager None of the above | | | | | | | | | | | |
| d) Compensation details | ; | | | | | | | | | | |
| Provide details of all compensations Canadian dollars. Include cash incidental to the distribution, su allocation arrangements with th Cash commissions pa Value of all securiti distributed as compensation | commissions, securitie ich as clerical, printing he directors, officers of aid 20,22 es | es-based a, legal c emplo 13.50 | d compensat or accountir yees of a no | tion, gifts, dia ng services. A n-individual Security co | scounts o In issuer Compens | or other is not re sated by | compen equired | sation. D to ask for uer. | o not report p | ayments for or report or | services n, internal |
| | · • | | 0 | | | | | | | | |
| Other compensatio | | 3.50 | Describe | Adminis | stration | Fee | | | | | |
| Total compensation pa | aid 28,02 | 7.00 | | | | | | | | | |
| Check box if the pe | erson will or may rece | ive any | deferred co | ompensatior | n (describ | be the t | terms be | elow) | | | |
| | Commission is pay e November 7, 201 | | | | | | | the Offe | ering Memor | andum. D | ue to |
| ⁴ Provide the aggregate value additional securities of the iss rights exercisable to acquire a ⁵ Do not include deferred comp | uer. Indicate the secu additional securities of | rity cod | les for all se | | | | | | | | |

| a) Name of person comp | pensated and regis | tration | status | | | | | | | | |
|---|--|---|--|---|---|---|-----------------------------|---------------------------|----------------|------------------|--|
| Indicate whether the person co | mpensated is a registi | ant. | | No No | | ✓ Yes | | | | | |
| If the person compensated is a | n individual, provide t | he nam | e of the indiv | vidual. | | | | | | | |
| Full legal name of indiv | /idual | | | | | | | | | | |
| | F | amily na | ame | | First given name Secondary given names | | | | | | |
| If the person compensated is not an individual, provide the following information. | | | | | | | | | | | |
| Full legal name | Full legal name of non-individual Raintree Financial Solutions Inc. | | | | | | | | | | |
| F | Firm NRD number32410(if applicable) | | | | | | | | | | |
| Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. Ves | | | | | | | | | | | |
| b) Business contact information | | | | | | | | | | | |
| If a firm NRD number is not pro | ovided in Item 8 (a), p | rovide t | he business | contact info | mation of | the person | being com | pensated. | | | |
| Street address | | | | | | | | | | | |
| Municipality | | | | | | Provinc | ce/State | | | | |
| Country | | | | | Post | tal code/Z | ip code | | | | |
| Email address | | | | | Te | elephone | number | | | | |
| c) Relationship to issuer | or investment fund | l mana | iger | | | | | | | | |
| Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connect with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund or investment fund manager None of the above | | | | | | | | | | | |
| d) Compensation details | | | | | | | | | | | |
| Provide details of all compensat Canadian dollars. Include cash incidental to the distribution, su allocation arrangements with th Cash commissions pa Value of all securitie distributed as compensation | commissions, securitie ch as clerical, printing ne directors, officers of aid 5,52 es | s-based , legal (employ 20.00 | compensati or accounting yees of a nor | ion, gifts, dis g services. A n-individual Security co | counts or c n issuer is i compensat | other comp not require ted by the i | ensation. D d to ask foi | Do not report payı | ments for serv | vices iternal | |
| Other compensatio | n⁵ 3,12 | 0.00 | Describe | Adminis | tration fee | e | | | | | |
| Total compensation pa | | 0.00 | | | | | | | | | |
| | , | | deferred co | mpensation | (describe | the terms | below) | | | | |
| lack of space, see | Check box if the person will or may receive any deferred compensation (describe the terms below) \$2220.00 of the Commission is payable as a Trailer Fee, as such term is defined in the Offering Memorandum. Due to lack of space, see November 7, 2019 SEDAR filing of Form 45-106F1 for details. ⁴Provide the aggregate value of all securities distributed as compensation, <u>excluding options</u>, warrants or other rights exercisable to acquire | | | | | | | | | | |
| additional securities of the issuring rights exercisable to acquire a ⁵ Do not include deferred comp | dditional securities o | | | Junites distr | ibul e u as (| compensat | юп, <u>теша</u> | <u>ing</u> options, walte | | | |

| | n status | | | | | | | | | |
|---|---|---|---|--|---|---|--|--------------------------------|-------------------|------------------------------|
| Indicate whether the person compensated is a registrant. | | ✓ No | | | Yes | | | | | |
| If the person compensated is an individual, provide the na | me of the indivi | dual. | | | | | | | | |
| Full legal name of individual | | | | | | | | | | |
| Family | name | | First g | jiven na | ame | | Sec | ondary g | iven na | imes |
| If the person compensated is not an individual, provide the | e following infor | rmation. | | | | | | | | |
| Full legal name of non-individual 2073 | 372 Alberta I | _td. | | | | | | | | |
| Firm NRD number (if applicable) | | | | | | | | | | |
| Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. | | | | | | | | | | |
| b) Business contact information | | | | | | | | | | |
| If a firm NRD number is not provided in Item 8 (a), provide | e the business c | ontact infor | rmation o | of the p | person be | eing com | pensated. | | | |
| Street address 500-1414 8 St SW | | | | | | | | | | |
| Municipality Calgary | |] | | Pr | rovince | /State | Alberta | ì | | |
| Country Canada | | | Po | stal co | ode/Zip | code | T2R 1. | J6 | | |
| Email address info@durum.ca | |] | _ | Telepł | hone ni | umber | 40354 | 15303 | | |
| c) Relationship to issuer or investment fund mar | nager | | | | | | | | | |
| Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Image: Connect with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Image: Director or officer of the investment fund or investment fund manager Employee of the issuer or investment fund manager | | | | | | | | | | |
| | | | | | | | | | | |
| None of the above | | | | | | | | | | |
| d) Compensation details Provide details of all compensation paid, or to be paid, to the Canadian dollars. Include cash commissions, securities-bass incidental to the distribution, such as clerical, printing, legal | ed compensatic I or accounting | on, gifts, dis services. A | counts or n issuer is | r other s not re | compen equired t | sation. D to ask for | o not rep | ort payı | nents f | for services |
| d) Compensation details Provide details of all compensation paid, or to be paid, to to Canadian dollars. Include cash commissions, securities-bass incidental to the distribution, such as clerical, printing, legal allocation arrangements with the directors, officers or emp | ed compensatic I or accounting loyees of a non- | on, gifts, dis services. A | counts or n issuer is | r other s not re | compen equired t | sation. D to ask for | o not rep | ort payı | nents f | for services |
| d) Compensation details Provide details of all compensation paid, or to be paid, to the Canadian dollars. Include cash commissions, securities-base incidental to the distribution, such as clerical, printing, legal allocation arrangements with the directors, officers or emptor Cash commissions paid 7,269.00 | ed compensatic I or accounting loyees of a non- | on, gifts, dis services. A | counts or n issuer is | r other s not re ated by | compen equired t | sation. D to ask for uer. | o not rep | ort payı bout, or | nents f report | for services |
| d) Compensation details Provide details of all compensation paid, or to be paid, to to Canadian dollars. Include cash commissions, securities-bass incidental to the distribution, such as clerical, printing, legal allocation arrangements with the directors, officers or emp | ed compensatic l or accounting loyees of a non]] | on, gifts, dis services. A | counts or n issuer is compense | r other s not re ated by | compen equired t y the isst | sation. D to ask for uer. | o not rep details a | ort payı bout, or | nents f report | for services on, internal |
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| d) Compensation details Provide details of all compensation paid, or to be paid, to the Canadian dollars. Include cash commissions, securities-base incidental to the distribution, such as clerical, printing, legal allocation arrangements with the directors, officers or emption. Cash commissions paid 7,269.00 Value of all securities distributed as compensation ⁴ Describe terms of warrants, options Other compensation ⁵ Total compensation paid | ed compensatic I or accounting loyees of a non-] or other rights] Describe | on, gifts, dis services. A -individual Security co | counts or n issuer is compensi ides | r other s not re ated by | compen equired i y the issu Security c | sation. D to ask for uer. | o not rep details a | ort payı bout, or | nents f report | for services on, internal |
| d) Compensation details Provide details of all compensation paid, or to be paid, to the Canadian dollars. Include cash commissions, securities-base incidental to the distribution, such as clerical, printing, legal allocation arrangements with the directors, officers or emption. Cash commissions paid 7,269.00 Value of all securities distributed as compensation ⁴ Describe terms of warrants, options Other compensation ⁵ Total compensation paid | ed compensation I or accounting loyees of a non-] or other rights] Describe] hy deferred cor as compensation odes for all section | n, gifts, dis services. A -individual Security co | counts or n issuer is compension ides (describ | e the t | compen equired is y the issu Security of terms be terms be | sation. D to ask for uer. code 1 | o not rep details a Security o hts exerci | ort payı bout, or code 2 | Secur | for services on, internal |
| d) Compensation details Provide details of all compensation paid, or to be paid, to the Canadian dollars. Include cash commissions, securities-base incidental to the distribution, such as clerical, printing, legal allocation arrangements with the directors, officers or empted cash commissions paid 7,269.00 Value of all securities distributed as compensation ⁴ Describe terms of warrants, options Other compensation ⁵ Total compensation paid 7,269.00 Check box if the person will or may receive and ditional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. | ed compensation I or accounting loyees of a non- or other rights Describe Describe | n, gifts, dis services. A -individual Security co | counts or n issuer is compensi ides (describ | r other s not re ated by s the by s comp | compen equired is y the issu Security of terms be terms be | sation. D to ask for uer. code 1 | o not rep details a Security o hts exerci | ort payı bout, or code 2 | Secur | for services on, internal |
| d) Compensation details Provide details of all compensation paid, or to be paid, to the Canadian dollars. Include cash commissions, securities-base incidental to the distribution, such as clerical, printing, legal allocation arrangements with the directors, officers or emptode cash commissions paid Cash commissions paid 7,269.00 Value of all securities distributed as compensation ⁴ Describe terms of warrants, options Other compensation ⁵ Other compensation paid 7,269.00 Check box if the person will or may receive and additional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. So the issuer. So the issuer is the issuer is the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. Indicate the security corrights exercisable to acquire additional securities of the issuer. Indicate the securities of the issuer. Indicate the security corights exercisable to acquire additional securities of t | ed compensation I or accounting loyees of a non- or other rights Describe Describe | on, gifts, dis services. A -individual Security co | counts or n issuer is compensi- ides (describ ng option ibuted as | r other s not re ated by s the by s comp | compen equired is y the issu Security of terms be terms be | sation. D to ask for uer. code 1 | o not rep details a Security o hts exerci | ort payı bout, or code 2 | Secur | for services on, internal |

Reporting issuer in any jurisdiction of Canada

| Foreign public issuer | | | | | | | | | |
|--|---|---|--|---|---|-----------|---|----|--|
| Wholly owned subsidiary o | f a reporting issuer i | in any jurisdiction of | ⁶ Canada ⁶ | | | | | | |
| Provide nar | me of reporting issu | er | | | | | |] | |
| Wholly owned subsidiary o | f a foreign public iss | suer ⁶ | | | | | | _ | |
| Provide name o | f foreign public issu | er | | | | | | 7 | |
| Issuer distributing only eligi | ble foreian securitie | es and the distribution | on is to permitted clie | ents only ⁷ | | | | | |
| If the issuer is at least one of the | - | | | - | | | | | |
| ⁶ An issuer is a wholly owned subsid securities that are required by law t respectively. ⁷ Check this box if it applies to the c clients. Refer to the definitions of "e | diary of a reporting i to be owned by its d urrent distribution e eligible foreign secul | ssuer or a foreign p irectors, are benefic ven if the issuer ma rity" and "permitted | ublic issuer if all of th ially owned by the re de previous distribut client" in Part B(1) of | he issuer's outstan eporting issuer or t tions of other types | the foreign | public is | ssuer, | | |
| a) Directors, executive office | rs and promoters | of the issuer | | | | | | | |
| Provide the following information fo territory; otherwise state the country | r each director, exec | utive officer and pro | | | | tate the | province | or | |
| Organization or company name | Family name | First given name | Secondary given names | non-individe resident jurisdictio | Business location of non-individual or residentail jurisdiction of individual | | Relationship to issuer (select all that apply) | | |
| | | | | Province or | vince or country | | 0 | Р | |
| | Lougheed | Joseph | | Alberta | | ~ | | | |
| | McGee | Michael | | Alberta | | ~ | | | |
| | Simmons | Jay | | Alberta | | ✓ | | | |
| Durum Capital Inc. | | | | Alberta | | | | ✓ | |
| | Sardachuk | Grant | | United States | | ✓ | | | |
| b) Promoter information | | | | | | | | | |
| If the promoter listed above is not an within Canada, state the province or | | | | | | | | | |
| Organization or company name | Family name | First given name | Secondary given names | Residential jurisdiction of individual | | | o to promoter oth if applicable) | | |
| | | | | Province or country | D | D | | C | |
| Durum Capital Inc. | Quan | Judy | | Alberta | | | v | / | |
| Durum Capital Inc. | Simmons | Jay | | Alberta | ~ | | ~ | / | |
| Durum Capital Inc. | Truong | Jenna | | Alberta | | | v | / | |
| Durum Capital Inc. | Versfeld | Niels | | Alberta | | | • | 1 | |
| c) Residential address of eac | h individual | | | | | | | | |
| Complete Schedule 2 of this form completed report. Schedule 2 also | | | | | (a) and (b, |) and at | tach to t | he | |

ITEM 10 - CERTIFICATION

Provide the following certification and business contact information of an officer, director or agent of the issuer or underwriter. If the issuer or underwriter is not a company, an individual who performs functions similar to that of a director or officer may certify the report. For example, if the issuer is a trust, the report may be certified by the issuer's trustee. If the issuer is an investment fund, a director or officer of the investment fund manager (or, if the investment fund manager is not a company, an individual who performs similar functions) may certify the report if the director or officer has been authorized to do so by the investment fund.

The certification may be delegated, but only to an agent that has been authorized by an officer or director of the issuer or underwriter to prepare and certify the report on behalf of the issuer or underwriter. If the report is being certified by an agent on behalf of the issuer or underwriter, provide the applicable information for the agent in the boxes below.

If the individual completing and filing the report is different from the individual certifying the report, provide the name and contact details for the individual completing and filing the report in Item 11.

The signature on the report must be in typed form rather than handwritten form. The report may include an electronic signature provided the name of the signatory is also in typed form.

Securities legislation requires an issuer or underwriter that makes a distribution of securities under certain prospectus exemptions to file a completed report of exemt distribution.

By completing the information below, I certify, on behalf of the issuer/underwriter/investment fund manager, to the securities regulatory authority or regulator, as applicable, that I have reviewed this report and to my knowledge, having exercised reasonable diligence, the information provided in this report is true and, to the extent required, complete.

| Name of issuer/underwriter/ investment fund manager/agent | Durum Industrial Real Estate Investment Trust | | | | | | | | | | |
|--|---|---------------|-----------------------|---------------------------|----|---|--|--|--|--|--|
| Full legal name | Lougheed | | | | | | | | | | |
| | Family name | · | Secondary given names | | | | | | | | |
| Title | Trustee | Trustee | | | | | | | | | |
| Telephone number | 4032686884 | Email address | joseph.lo | seph.lougheed@dentons.com | | | | | | | |
| Signature | "Joseph Lougheed" | Date | 2019 | 11 | 08 | | | | | | |
| | | | YYYY | MM | DD | - | | | | | |

ITEM 11- CONTACT PERSON

Provide the following business contact information for the individual that the securities regulatory authority or regulator may contact with any questions regarding the contents of this report, if different than the individual certifying the report in Item 10.

Same as individual certifying the report

| Full legal name | | | | Title | |
|------------------|-------------|------------------|-----------------------|-------|--|
| | Family name | First given name | Secondary given names | | |
| Name of company | | | | | |
| Telephone number | | Er | mail address | | |
| | | | | | |

Notice - Collection and use of personal information

The personal information required under this form is collected on behalf of and used by the securities regulatory authority or regulator under the authority granted in securities legislation for the purposes of the administration and enforcement of the securities legislation.

If you have any questions about the collection and use of this information, contact the securities regulatory authority or regulator in the local jurisdiction(s) where the report is filed, at the address(es) listed at the end of this form.

The attached Schedules 1 and 2 may contain personal information of individuals and details of the distribution(s). The information in Schedules 1 and 2 will not be placed on the public file of any securities regulatory authority or regulator. However, freedom of information legislation may require the securities regulatory authority or regulator to make this information available if requested.

By signing this report, the issuer/underwriter confirms that each individual listed in Schedule 1 or 2 of the report who is resident in a jurisdiction of Canada:

- a) has been notified by the issuer/underwriter of the delivery to the securities regulatory authority or regulator of the information
 pertaining to the individual as set out in Schedules 1 or 2, that this information is being collected by the securities regulatory
 authority or regulator under the authority granted in securities legislation, that this information is being collected for the purposes of
 the administration and enforcement of the securities legislation of the local jurisdiction, and of the title, business address and
 business telephone number of the public official in the local jurisdiction, as set out in this form, who can answer questions about the
 security regulatory authority's or regulator's indirect collection of the information, and
- b) has authorized the indirect collection of the information by the securities regulatory authority or regulator.