

BOUNDARY RD. PROPERTY INVESTOR UPDATE NO. 9 / 2020

October 31, 2020

We are pleased to provide you with an update on our NationWide Self Storage (NWSS-II) property located at 2055 Boundary, BC (the 'Boundary Property').

BUILDING PERMIT GRANTED

As previously announced in early June, the City of Vancouver ("COV") granted us our Build Permit for the construction of both the self-storage and car wash combination facility. Permit issuance was delayed due to three of the planning officers assigned to our project being moved internally to different departments and the newly assigned officers having to start their review from the start.

The City of Vancouver was also shut down at the start of COVID-19 and went remote thereafter, which caused further delays.

Subsequent to receiving our permits, we are pleased to report that we have now completed the assembly of our team comprised of an exceptional industry leaders in project management ("BTY Group"), self-storage architectural, design and engineering ("BFA Architects") and self-storage construction ("Maple Reinders").



CONTRACT AWARDED!

Throughout a competitive bidding process managed by BTY Group, we have awarded a fixed price construction contract to Maple Reinders Construction. Maple Reinders has already commenced construction and estimates that the building will be completed in Q1 2022. With over 50 years of experience, Maple Reinders has been ranked as one of the Top 20 Contractors in Canada and as one of Canada's Best Managed Companies. Maple Reinders were also the GC on our Kamloops project and we were extremely pleased with their performance.

CONSTRUCTION COMMENCED!

The site has been cleared and we are currently in week two of construction. On site meetings have taken place with auto wash vendors to begin our planning early to help with on time and on cost project delivery.

ADVERTORIAL SIGNAGE

Nationwide promotional signage, including a perimeter fence wrap banner has been installed around the site.



SELF STORAGE DETAILS

Building Size	90,000 sq. ft. (building only)
Building Height	5 floors
Efficiency Ratio	70+%
Net Rentable Square Feet	90,000 sq. ft. (approx. including sky lockers)
Number of Storage lockers	704 walk-in-units (excluding sky lockers)
Average Locker Size	70-80 sq. ft.
Targeted completion date	Estimated Quarter 1, 2022

CAR WASH DETAILS

Facility Size	3,400 sq. ft. with an 85ft Express EDT tunnel
Facility Height	20 ft (one Level)
No. of Car Washes	Up to 90 cars per hour
Est. Income Sources	Car Wash Cost: \$7.95 - \$18.95 per wash pre add-ons

DON'T MISS OUR UPDATES!

We are pleased to announce that we have launched a new Boundary Property Overview page on our website where you will find all relevant project details, the latest investor updates and our latest architectural drawings and building pictures.

Email info@nationwideselfstorage.ca to be added to our email list and be sure to add our email address to your contacts so you don't miss an update.

THE ABOVE INFORMATION IS SPECIFIC TO NATIONWIDE II SELF STORAGE TRUST AND ITS PROPERTY AT 2055 BOUNDARY RD, VANCOUVER, BC. TO REVIEW OTHER PROPERTIES RELATED TO NATIONWIDE SELF STORAGE, PLEASE VISIT OUR WEBSITE.