SUMMIT INDUSTRIAL INCOME REIT

December 16, 2022

VIA SEDAR

British Columbia Securities Commission
Alberta Securities Commission
Financial and Consumer Affairs Authority of Saskatchewan
Manitoba Securities Commission
Ontario Securities Commission
Autorité des marchés financiers
Financial and Consumer Services Commission (New Brunswick)
Nova Scotia Securities Commission
PEI Securities Office
Newfoundland and Labrador Securities Commission
Northwest Territories Superintendent of Securities
Office of the Yukon Superintendent of Securities
Government of Nunavut - Office of the Superintendent of Securities

Dear Sirs/Mesdames:

RE: Summit Industrial Income REIT (the "REIT")
Report of Voting Results pursuant to section 11.3 of National Instrument 51-102 - *Continuous Disclosure Obligations* ("NI 51-102")

Following the special meeting of the holders (the "**Unitholders**") of units ("**Units**") of the REIT held on December 16, 2022 (the "**Meeting**"), and in accordance with section 11.3 of NI 51-102, we hereby advise you of the following voting results obtained at the Meeting:

Approval of Arrangement Resolution

At the Meeting by a vote by ballot, Unitholders approved a special resolution (the "**Arrangement Resolution**"), the full text of which is set forth in Schedule "B" to the management information circular of the REIT dated November 19, 2022 (the "**Circular**"), to approve a proposed plan of arrangement pursuant to Section 192 of the *Canada Business Corporations Act* involving the REIT, Summit Industrial Income Management Corp. and Zenith Industrial LP (the "**Purchaser**"), providing for, among other things: (i) the direct or indirect sale of the property and assets of the REIT and its subsidiaries, as an entirety or substantially as an entirety, to the Purchaser or its affiliates or assigns, (ii) the payment of a special distribution to Unitholders, and (iii) the redemption of all of the then outstanding Units. Full details of the Arrangement Resolution are set out in the Circular, which is available under the REIT's profile at www.sedar.com.

According to the scrutineer's report, 60 Unitholders were represented at the Meeting, in person or by proxy, representing 136,112,935 Units of the 189,976,877 issued and outstanding Units of the REIT as of the November 14, 2022 record date for the Meeting.

The following is a summary of the votes cast by Unitholders represented in person or by proxy at the Meeting:

	Total Votes	**Voted (%)**
Votes For	135,909,476	99.85
Votes Against	203,459	0.15

The following is a summary of the votes cast by Unitholders represented in person or by proxy at the Meeting, excluding votes required to be excluded pursuant to Multilateral Instrument 61-101 – *Protection of Minority Security Holders in Special Transactions*:

	Total Votes	**Voted (%)**
Votes For	126,739,477	99.84
Votes Against	203,459	0.16

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Yours truly,

SUMMIT INDUSTRIAL INCOME REIT

(signed) "Ross Drake"
Ross Drake
Chief Financial Officer