

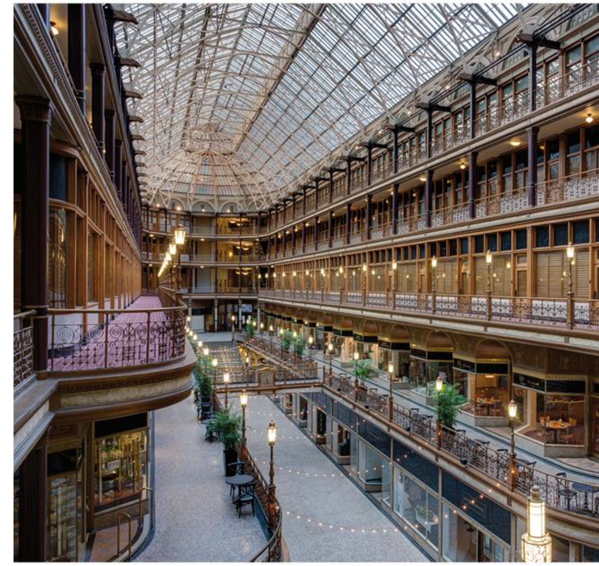

Corporate Presentation

June 30, 2023

SKYLINE
INVESTMENTS



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Cautionary Statement

SKYLINE INVESTMENTS

General

This presentation has been prepared by Skyline Investments Inc. (the "Company“ or “Skyline”) as a general presentation about the Company.

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Forward-looking information in this presentation is based on current estimates and assumptions made by the Company's management, including, without limitation, a reasonably stable North American economy, the strength of the U.S. lodging industry, and the competitive ability of the Company. Although the forward-looking information contained in this presentation is based on what management believes to be reasonable assumptions, the Company cannot assure readers that actual results will be consistent with such information. Forward-looking information involves risks and uncertainties, including factors that are not within the Company’s control, each of which, or a combination of them, may materially affect the Company's operating results and cause the actual results to substantially differ from the forward-looking information.

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For greater certainty, the Company's strategy and plans contained in this presentation as of the date of publication may change depending on the resolutions of the Board of Directors of the Company, as may be held from time to time.

Non-IFRS Measures

In this presentation, the Company uses certain non-IFRS financial measures, which include net operating income (“NOI”), funds from operations (“FFO”), adjusted earnings before interest, taxes, depreciation and amortization (“Adjusted EBITDA”) and NOI (EBITDA) which are not measures recognized under International Financial Reporting Standards (“IFRS”) and do not have standardized meanings prescribed by IFRS, and should not be compared to or construed as alternatives to profit/loss, cash flow from operating activities or other measures of financial performance determined in accordance with IFRS. NOI, FFO, Adjusted EBITDA and NOI (EBITDA), as computed by the Company, may differ from similar measures as reported by other companies in similar or different industries. These measures should be considered as supplemental in nature and not as a substitute for related financial information prepared in accordance with IFRS. However, these non-IFRS measures are recognized supplemental measures of performance for real estate issuers widely used by the real estate industry, particularly by those publicly traded entities that own and operate income-producing properties, and the Company believes they provide useful supplemental information to both management and readers in measuring the financial performance of the Company. Further details on non-IFRS measures are set out in the Company’s Management's Discussion and Analysis for the period ended June 30, 2023 and available on the Company’s profile on SEDAR at www.sedarplus.ca or MAGNA at www.magna.isa.gov.il and are incorporated by reference into this presentation.

Note: All amounts are in thousands of Canadian Dollars as at June 30, 2023 unless otherwise indicated.
Exchange rate NIS/CAD (as at June 30, 2023): 0.36
Exchange rate CAD/NIS (as at June 30, 2023): 2.79

Skyline's Vision & Mission

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We're creating one of North America's leading hospitality real estate investment companies, with a focus on value-add income producing select-service hotels mainly in suburbs of major metropolitan areas.

Skyline seeks to create shareholder value and deliver superior risk adjusted returns through the acquisition of income producing hotel properties and with some select repositioning investments, with a focus on active asset management and creativity.

Select Service Hotels

- Select service is a segment of the hotel industry that focuses on mid-market business travelers during the week and family travel on the weekend, providing stable and predictable cash flow
- Select service hotels are typically smaller properties that are located in suburban markets and are not considered luxury services, resulting in less volatility during economic downturns
- Select service hotels include "extended stay" hotels, which are typically used by business travelers who travel to a particular location for multiple weeks or months, and feature the benefits of apartment-style living with the convenience of a hotel stay

Corporate Profile

SKYLINE INVESTMENTS

17
Income Producing Assets

2,856
Guestrooms

$607m/$295m
Total Assets/Equity

49%
Equity to Total Assets Ratio

Baa1.il
Bond Rating

Select Senior Management

Blake Lyon, CPA, CA
CEO

Blake Lyon has extensive experience in hotel and resort asset management in Canada and internationally. Before joining Skyline, Mr. Lyon served as the CEO of some of the largest family offices in Canada and was responsible for the management of real estate assets totaling CAD $9B, and was VP Finance and CFO at Brookfield.

Robert Waxman, CPA, CA
CFO*

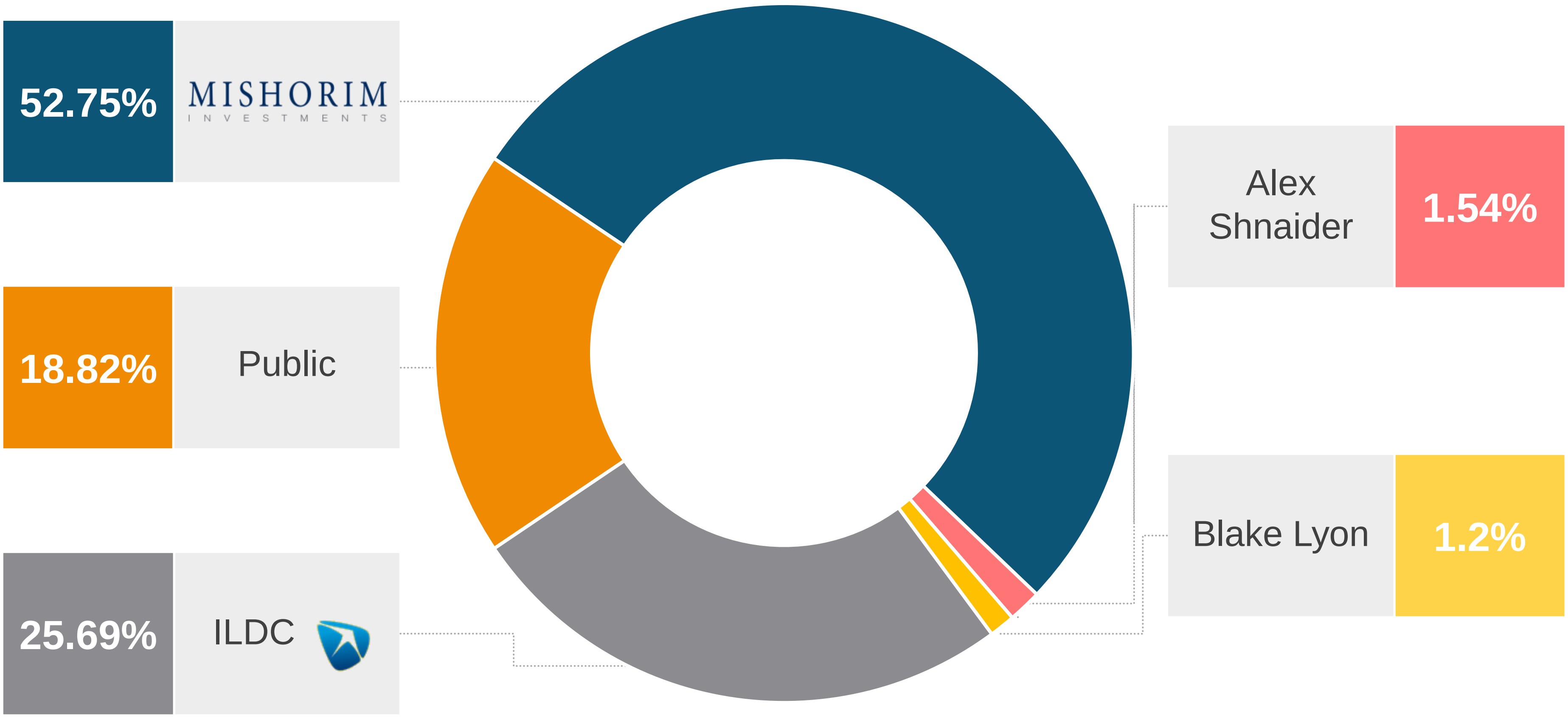
Robert Waxman has over 20 years of experience in accounting, finance, and real estate. Prior to his appointment, Mr. Waxman led Deloitte’s Real Estate Practice’s Finance Modernization & Effectiveness advisory group.

Neha Kapelus, CPA, CA, CBV
VP, Finance

Neha Kapelus has over 15 years of diverse experience leading financial operations and the financial close process, hedge accounting, accounting policy, and IT implementations. Neha's notable positions were with Home Capital Group, TD Bank and Deloitte.

* Robert Waxman has left Skyline effective as of April 30, 2023, for personal reasons and has agreed to assist the Company with transitioning his responsibilities for the remainder of the year

Current Ownership Structure



Business Strategy

Skyline's Strategy

- Focusing on operating its "select-service" hotels in the U.S. and improving its financial and operating results from these properties;
- Examine and consider certain opportunities and the possibility of selling certain assets, among others:
  a) selling of seasonal resorts and resort land development, thereby reducing its exposure in volatile and seasonal assets;
  b) reduce its exposure to "full service" hotels, inter alia since both full-service hotels currently owned, The Renaissance and The Hyatt Arcade are in the same city;
- Consider the possibility of expanding its assets, in the selected service category only (depending on the interest rate and market conditions);
- Focusing on completing the planned renovation of the Renaissance Hotel and the Courtyard by Marriott hotels that have not yet been renovated according to its commitment to Marriott;
- Completion of the Company's last remaining development projects; and
- Reduction of expenses at the Company's headquarters consistent with the near term strategy.

Acquisition Targets

Focus on the US and Canada

Stabilized in-place income

Strong potential growth

Strong demand generators

Limited new supply

Low seasonality

Acquisition cost below replacement cost

Portfolio Map and Acquisition Focus

SKYLINE INVESTMENTS

BEAR VALLEY — A SKYLINE RESORT — CALIFORNIA

RENAISSANCE® — CLEVELAND HOTEL

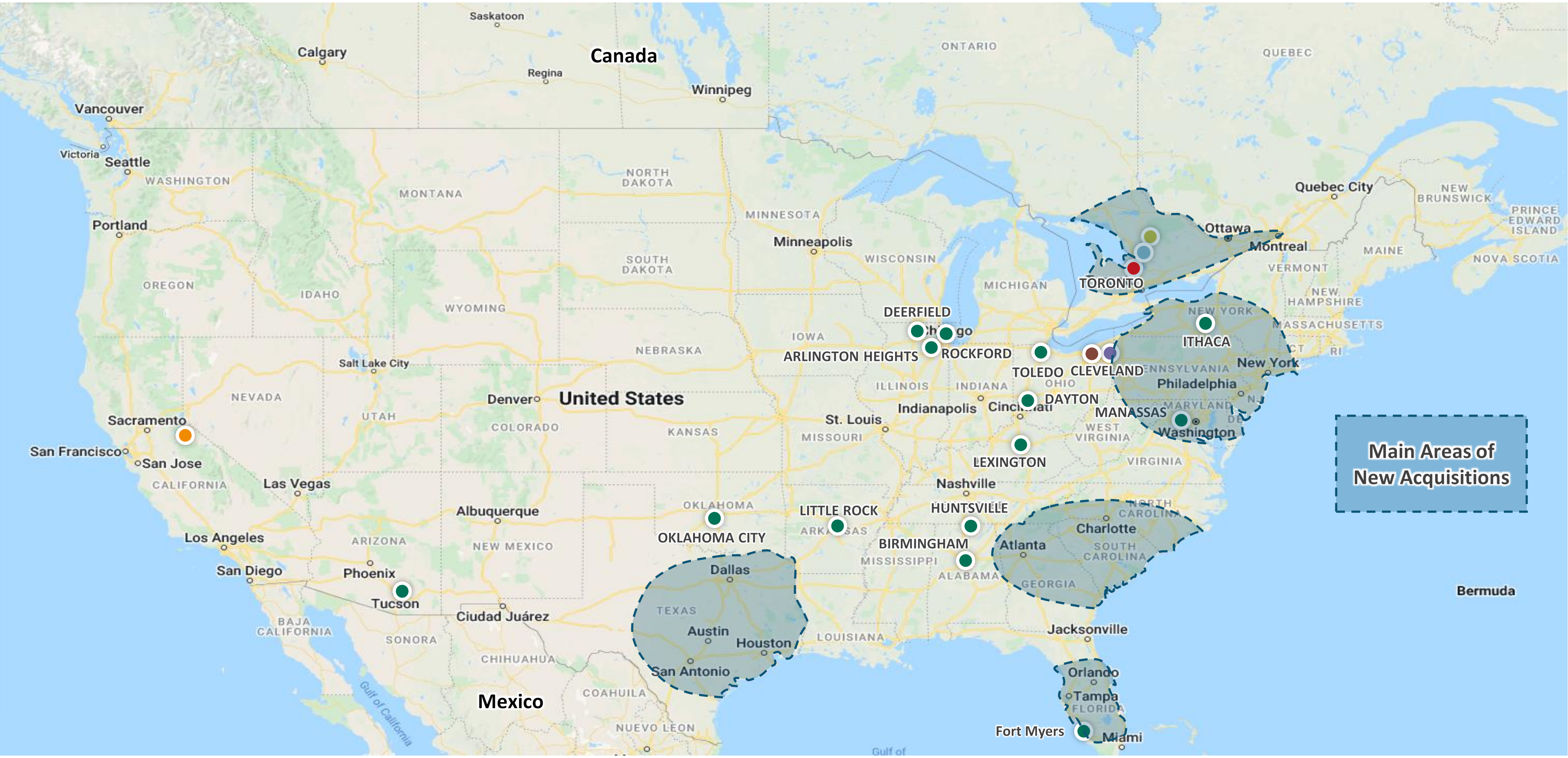
HYATT REGENCY® — CLEVELAND

HORSESHOE — A SKYLINE RESORT — BARRIE

DEERHURST — A SKYLINE RESORT — MUSKOKA

COURTYARD® Marriott

MUSKOKA BAY RESORT



17 INCOME PRODUCING ASSETS | 2,856 HOTEL ROOMS | 16 CITIES IN THE US AND CANADA

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Main Operating Assets in the United States

The Hyatt Regency Arcade,
Cleveland, OH

14 Courtyard by Marriott Hotels

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PROPERTIES OVERVIEW (USD)

Location	Brand	Management	Service Level	Date of Acquisition
10 States	Courtyard by Marriott	Aimbridge, Urgo	Select Service	Nov 14th, 2017/ July 11th, 2022

Number of Hotels	Number of Rooms	Acquisition Price	Price Per Room	Loan Balance June 30, 2023	Capital Credit Line
14	2,020	$146,250,000	$72,400	$105,301,390	$25,879,258

HISTORICAL PERFORMANCE (000's USD)*

	2020	2021	2022
Revenue	22,347	36,464	51,689
NOI	3,053	7,979	11,947
NOI/Revenue	14%	22%	23%

* The historical performance includes results from Courtyard-13 portfolio purchased in 2017 and Ithaca property as of July 11, 2022.

Hyatt Regency Arcade

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HYATT REGENCY® CLEVELAND

Hyatt Regency Arcade

Overview

The historical Cleveland Arcade was built by John D. Rockefeller in 1890

The hotel is an attractive event destination and hosts 60 to 80 weddings and other events a year

Details

Location	Cleveland, USA
Number of Rooms	293
Meeting Space	7,000 Sf
Franchise	Hyatt Regency
Management Company	Hyatt

Improvements

- Recently completed renovations of all rooms and meeting spaces. The renovation has improved the hotel's competitive advantage.
- The renovation was mostly funded by the property renovation reserve[1]

Future Potential

- Increasing NOI as the USD $465M Cleveland Convention Center is expected to grow in popularity
- Continued rental of the commercial areas
- Expectation of growth in the Cleveland economy leading to an increased number of visitors

(1) Property renovation reserve: restricted cash reported separately from cash and cash equivalents

Renaissance Cleveland Hotel

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RENAISSANCE®
CLEVELAND HOTEL

Renaissance Cleveland Hotel

Overview

Historical Heritage asset established in 1918 as The Cleveland Hotel

Notable visitors in the hotel's history: Dwight D. Eisenhower, Gerald Ford, Martin Luther King and The Beatles

The hotel is located in the City's CBD near the main square

The city invested about USD $40M in the renovations of the public square as part of an urban renewal strategy

Details

Location	Cleveland, USA
Number of Rooms	491
Meeting Space	34 conference rooms, about 65,000 Sf
Owned Parking Spaces	300 Spaces
Franchise	Renaissance
Management Company	Aimbridge
Ownership[1]	50%

Improvements

- Skyline completed the full HVAC replacement. This was the top complaint from hotel guests and is also expected to contribute to energy savings
- Skyline has started the next phase of hotel renovations which include updates to the meeting space and rooms. This renovation will be substantially completed by end of 2023.

Future Potential

- Increasing NOI as the USD $465M Cleveland Convention Center is expected to grow in popularity
- Continued rental of the commercial areas
- Expectation of growth in the Cleveland economy leading to an increased number of visitors

(1) Skyline owns 50% while financial information is representative of 100% of the asset.

Transformational Transaction – Sale of Canadian Resorts

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- Skyline completed the majority sale of its Canadian resorts for an aggregate purchase price of CAD $210M in December 2021
- Freed Corp, through a newly formed subsidiary, Resort Communities LP ("Resort LP") then combined these assets with Muskoka Bay Resort based on an agreed value of CAD $90M
- Skyline received approximately CAD $104M in net cash inflows on closing, as well as CAD $68M in loans receivable and an equity investment of 29%
- The transaction represents a 20% premium to IFRS book value as of June 30, 2021




Other Legacy Assets Totaling CAD $165M

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Bear Valley Resort, California – CAD $25M gross book value

- 3 hours from San Francisco; 1,700 acres, 52 room hotel, expansion options

Short-term equity and 29% interest in Resorts Communities LP – CAD $42M book value

Residual interest in Deerhurst, Horseshoe, Muskoka Bay resorts and Blue Mountain lands

Vendor Take Back Loans – CAD $85M book value

- CAD $57M from Freed Corp for sale of Canadian resorts — Payable over the next three years at 5% interest rate
- CAD $27M from buyer of Port McNicoll land — Payable over five years at 2.5% interest rate
- CAD $0.7M from other legacy projects — Staggered repayment between 2023 and 2024

Other assets - CAD $13M book value

Development inventory and Residual land

Second Quarter 2023 Operating Results

- **Q2 2023 same asset revenue**[1] is relatively the same with a slight increase by **0.02%** to **CAD $30.8M** compared to CAD $30.79M in Q2 2022, due to higher RevPAR driven by an increase in ADR, and partially offset by a decrease in occupancy rate, and the impact of a substantial renovation of the company's Renaissance hotel. Total revenue from hotels and resorts was $32.4 million compared to $30.8 million in Q2 2022.

- **Q2 2023 same asset NOI**[1] decreased to **CAD $4.1M** compared to CAD $5.3M in Q2 2022. The decrease over prior year is primarily driven by the effect of the extensive renovations at the Renaissance hotel where Skyline has reduced available rooms by 50% for all of Q2/2023; this also significantly impacted the same asset NOI margin, which declined from 17% in the prior year to 13% in Q2 2023.

- **Q2 2023 adjusted EBITDA**[1] was **CAD $2.1M** compared to CAD $3.4M in Q2 2022.

- **Q2 2023 net income (loss) attributable to shareholders** was **CAD ($10.57M)** compared to net loss of CAD ($5.53M) in Q2 2022.

- **Q2 2023 FFO**[1] was negative **CAD ($1.47)** compared to Q2 2022 negative FFO CAD ($0.1M). There is a decrease in FFO due to the hotel renovations, as discussed above, which negatively impacted earnings.

- **Cash and cash equivalents as at June 30, 2023,** were **CAD $13.7M** compared to $40.6M as at June 30, 2022. The decrease was driven by capital expenditures, and payments on debt and taxes.

(1) This is a non-IFRS measure. See "Non-IFRS Measures" for additional information.

Recent Non-Operating Events

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- On April 20, 2023, a subsidiary of the Company entered into a new loan agreement with a banking corporation in connection with the financing and renovation of the Hyatt Regency Arcade Hotel in Cleveland. The new loan is a CMBS (commercial mortgage-backed security) loan that replaces a previous loan of approximately US$15.8 million. The new loan is in the amount of US$25 million for a period of 5 years at the end of which the loan principal will be repaid, at a fixed interest rate of 7.99%.
- On April 30, 2023, Robert Waxman has ceased to hold office as CFO and Neha Kapelus, VP Finance was appointed as Senior Officer effective May 1, 2023.
- On May 16, 2023 and May 23, 2023, Israel Land Development Company Ltd. (“ILDC”) and Mishorim Real Estate Investments Ltd. (“Mishorim”) increased their holdings of the Company through off-market acquisitions and, consequently, as of the date hereof, ILDC owns approximately 25.69% of the Company’s listed for trade share capital and Mishorim owns 52.75% of the Company’s listed for trade share capital.
- On May 31, 2023, following discussions with the Debentures (Series B) Trustee, and pursuant to Section 5.4 of the Deed of Trust for the Debentures (Series B) of the Company dated September 24, 2017 (the "Deed of Trust"), the Company announced that based on the Company’s reviewed financial statements as of March 31, 2023, the Operating EBITDA (as defined in Section 1.5.31 of the Deed of Trust) for the last four quarters preceding the date of the last financial statements, was $13.58 million. Pursuant to Section 5.4 of the Deed of Trust, since the Operating EBITDA during the last four quarters preceding the review date falls below $18.0 million, the annual interest rate to be paid for the balance of the principal of the Debentures will increase by 0.25% per year and will be 5.9%.
- On June 5, 2023, the General Meeting of Shareholders of the Company approved an amendment to the Compensation Policy of the Company and an update to the terms of office and employment of the Company’s CEO, so that CEO’s base salary will be decreased, and bonus for the 2023 fiscal year will be based on the sales and purchases of assets rather than operating results. It also stipulates that the CEO will be entitled to certain provisions for departure benefits after March 31, 2024.
- On June 14, 2023, the Company announced its strategic focus for the next year.
- On July 2, 2023, the Company announced that it had conducted negotiations on the sale of its interests in Courtyard Huntsville University Drive and Courtyard Birmingham Hoover hotels in Alabama, USA, and was negotiating the sale of its interest in the Bear Valley Ski Resort hotel in California, USA. As of the date of this Report, these negotiations have not yet been formulated into binding agreements.
- On July 11, 2023, Midroog Ltd. changed the rating outlook on the Series B Bonds from “Stable” to “Negative”.
- On July 16, 2023, the Company completed a private placement of Series B Bonds by way of a series expansion to institutional investors classified as such under the First Schedule of the Securities Law, 5728-1968 (the “Law”). The Company issued NIS 29.6 million bond units by way of series expansion at a determined interest rate of 7.39% (fixed) for gross considerations of NIS 29.008 million (raise with a discount). The bonds issued are identical in all their terms and rights to the Series B bonds that existed prior to the private placement.

Recent Non-Operating Events

SKYLINE INVESTMENTS

- On July 25, 2023, a subsidiary of the Company received a $3 million line of credit from a banking corporation against the lien of Courtyard Deerfield Hotel, intended for general working capital purposes. Loans made available pursuant to the credit line will be for a period of 24 months ,and will bear a Wall Street Journal Prime rate +1.00% (as at June 30th, this would have been 8.25%+1.00% for a total rate of 9.25%). The portion not withdrawn from the credit facility will be subject to a 0.25% usage fee payable annually. The loan has a funded balance debt service covenant ratio ("DSCR") of 1.30 to 1.00, to be tested annually commencing as of December 31, 2023.

- On August 4, 2023, the Company received audited financial statements of Resort Communities LP Partnership (the "Partnership") as of December 31, 2022, in which the Company holds a 29% limited partner interest together with Freed Corporation ("Freed") which holds 71% in the Partnership and also serves as the general partner, and in these reports the auditors included drawing attention to what is stated in the Note to the Partnership's financial statements regarding the existence of material uncertainty that may indicate significant doubt on the Partnership's ability to continue operating as a going concern.

- On August 11, 2023, the Company's Compensation Committee approved the engagement in directors' and officers' insurance policy including officers who are members of the controlling shareholders and/or their relatives, for a period of one year commencing on August 14, 2023. The terms of the policy are as follows; insurance coverage in the amount of up to US $20 million per case and period; the amount of the annual premium paid by the Company is approximately US $244,000 including tax as required; and the company's deductibles for claims filed against it will be US $35,000 for claims filed worldwide, except for claims filed in the US for which the deductibles will be US $75,000. The company's deductibles for claims filed against it regarding violation of securities laws (except in USA): US $100,000 for claims filed worldwide (except in the USA), and no coverage for USA. Officers do not have a deductible.

- On August 15, 2023, an amendment was signed to the loan agreement for the renovation and upgrade of the Renaissance Hotel so that the amount of the renovation loan will be US $27.37 million (US $16.62 million original amount, and an additional US $10.75 million) to be drawn as needed. The interest rate for the renovation loan will be an annual SOFR interest rate (which as of August 15, 2023, is 5.30%) plus 4.30%, which will be reduced to an additional 3.50% if the borrower meets a coverage ratio not less than 1.4%. Repayment for the existing loans remains unchanged, whereas the additional loan of US $10.75 million will commence amortization in November 2025 based on a 10-year period. The payments for the bridge loan made available by the Bank to the Company will precede payments for the renovation loan. The Company's subsidiary undertook to make a deposit of US $5 million as a debt servicing reserve, and US $1.5 million as an operating expense reserve. The company owns half of the Renaissance Hotel and as such its 50% investment partner and Skyline each contributed 50% of these amounts. In addition, all previous Debt Service Coverage Ratio ("DSCR") requirements were deleted, to be replaced by new requirements, with the covenant test starting on September 30, 2024 for the two quarters ending September 30, 2024.

Summary of Periodic Results

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CAD '000	H1 2023	H1 2022	YE 2022
Revenue from Hotels and Resorts	66,847	62,849	132,130
Sale of Residential Real Estate	4	1,321	1,570
Total Revenue	**68,851**	**64,170**	**133,700**
NOI from Hotels and Resorts	10,369	13,496	27,535
Total Adjusted EBITDA	**5,935**	**9,593**	**19,727**
FFO	**616**	**5,137**	**9,285**
Same Asset Revenue	64,556	62,817	129,287
Same Asset NOI	10,047	13,465	25,904

Balance Sheet Highlights

SKYLINE INVESTMENTS

CAD '000, except where noted	June 30, 2023	June 30, 2022	December 31, 2022
Total Assets	**606,759**	**581,556**	**609,347**
Gross Debt[1]	246,190	221,680	240,490
Cash and Equivalents	13,692	40,607	19,503
Net Debt	**232,498**	**181,073**	**220,987**
Shareholders' Equity	258,601	278,933	280,458
Non-Controlling Interest	36,468	30,659	35,508
Total Equity	**295,069**	**309,592**	**315,966**
Shareholders' Equity Per Share	$15.48	$16.66	$16.79
Net Debt to Net Assets Ratio[2]	**39%**	**33%**	**37%**
Total Equity to Total Assets Ratio	**49%**	**53%**	**52%**

(1) Gross debt is defined as total current and non-current loans payable and bonds, net of unamortized deferred financing costs as presented on the Company's balance sheet.
(2) Net assets represents total assets per the Company's balance sheet, less cash and cash equivalents.

Skyline Going Forward

New capital focus in 2023 and thereafter:

- Examine and consider certain opportunities and the possibility of selling certain assets, among others:

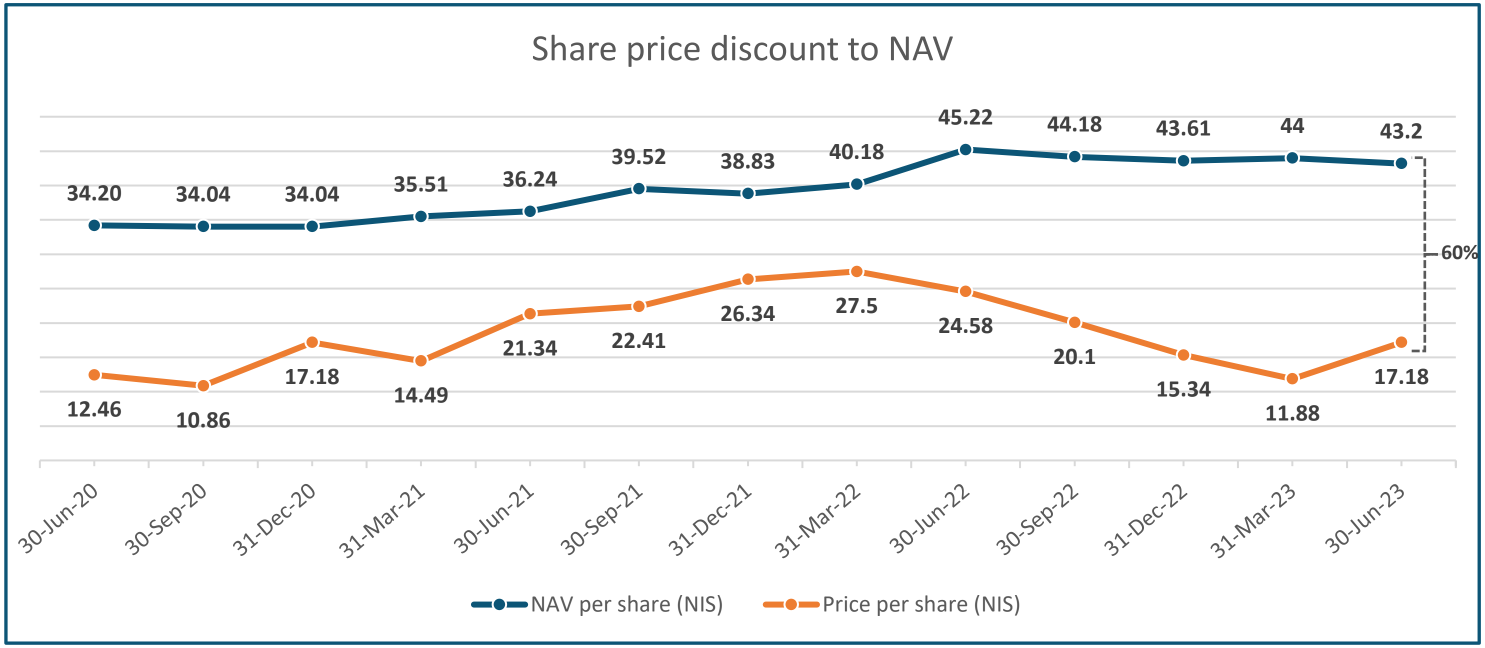
  a) selling of seasonal resorts and resort land development, thereby reducing its exposure in volatile and seasonal assets;

  b) reduce its exposure to "full service" hotels, inter alia since both full-service hotels currently owned, The Renaissance and The Hyatt Arcade are in the same city;
- Acquiring select-service hotels (depending on the interest rate and market conditions); which will provide more stable and predictable earnings and cash flow growth
- Select-service hotels are much more predicable due to their stable customer base of business travelers during the week, and family travel on the weekend
- Select-service hotels are not luxury services and therefore are less discretionary in difficult economic times
- Skyline will continue to examine opportunities in both Canada and the US, mainly in suburbs of select metropolitan areas

Focus	New Capital Allocation	Existing Assets and Future Acquisitions
Select-Service Hotels	90%	▪ 14 Courtyard Hotels ▪ New Acquisitions in US and Canada
Other Assets	10%	▪ VTB Collections ▪ 29% Interest in Freed Resort ▪ Bear Valley Resort ▪ Share buyback ▪ Special JV Hotel Acquisitions

Share Price Discount to NAV

NAV was 43.20 NIS per share[1] compared to the share price on June 30, 2023 of 17.18 NIS, a discount of 60%



(1) Excluding non-controlling interest.

Financial Strength and Opportunities

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- Total equity to total assets ratio of 49%
- Low LTV (47% for total real estate)
- Cash balance of CAD $13.7M
- Additional net cash flow of CAD $96.30M during the next 4 years from VTBs
- In December 2021, Skyline completed the largest corporate transaction in its 20-year history with the sale of Deerhurst, Horseshoe, and the remaining development lands at Blue Mountain for CAD $210M, which was approximately CAD $30M in excess of IFRS book value[1], demonstrating the true value of the assets

(1) As of June 30, 2021.

Skyline's Value Proposition

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- Select-service focus on properties in both Canada and US
- Proven and experienced internal management team
- Strong relationship with Marriott
- Strategic partnerships providing ability to renovate assets in any state or province
- Diversified third-party hotel management relationships
- Management's broad expertise in hospitality ownership
- Diversified lender relationships
- Israel bond market access and knowledge
- Dual TASE/TSX listing potential
- Management's ability to execute on corporate transactions

Thank You!

Questions?

Please contact Neha Kapelus| VP Finance

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WWW.SKYLINEINVESTMENTS.COM

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Appendix

Net Asset Value (in 000's CAD)

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	Ownership	BV	TTM NOI	NOI/BV	Loan Balance June 30, 2023	LTV	Equity
Hotels and Resorts							
Hyatt Regency Arcade	100%	71,715	5,287	7.4%	31,348	44%	40,367
Renaissance Hotel	50%	99,697	(354)	(0.4%)	24,614	25%	75,083
Courtyard Hotels	100%	222,340	17,439	7.8%	137,339	62%	85,001
Bear Valley Resort	100%	24,684	31	0.1%	-	0%	24,684
Total Hotels and Resorts		**418,436**	**22,403**	**5.4%**	**193,301**	**46%**	**225,135**
Other		254	2,004		6,424		(6,170)
Total Hotels and Resorts per Consolidated FS		**418,690**	**24,407**	**5.8%**	**199,725**	**48%**	**218,965**
Average Interest Rate (1)					9.33%		
Lands							
Deerhurst Lands	100%	8,267			2,917	**35%**	5,350
Port McNicoll	100%	4,475					4,475
Total Lands		**12,742**			**2,917**	**23%**	**9,825**
Total Real Estate		**431,432**	**24,407**	**5.7%**	**202,642**	**47%**	**228,790**
Average interest rate					8.70%		
Cash and Cash Equivalents		13,692					
Vendor Take Back Loans		85,288					
Equity Investment		32,700					
Receivables & Other		43,647					
Total Assets per Financial Statements		**606,759**			**202,642**		
Debt (incl. Bonds)		246,076	Including Unsecured Series B Bonds		43,434		
PPP loans		114			**114**		
Payables & Other		51,266			**5.89%**		
Deferred Tax		14,234					
Total Liabilities		**311,690**					
Non-Controlling Interest		36,468					
Equity Attributable to Shareholders of the Company		258,601					
Total Equity		**295,069**	**Total Debt, incl. bonds**		**246,190**		**295,069**
Number of Shares, 000		**16,700**			**8.73%**		
Equity per Share (CAD)		**15.48**					
Equity per Share (NIS)		**43.20**					

Exchange rate NIS/CAD (as of June 30, 2023) is 0.36

* Includes disposal group classified as held for sale

(1) Average interest rate is calculated by multiplying the loan stated interest rate by loan balance and dividing by total loan balance.

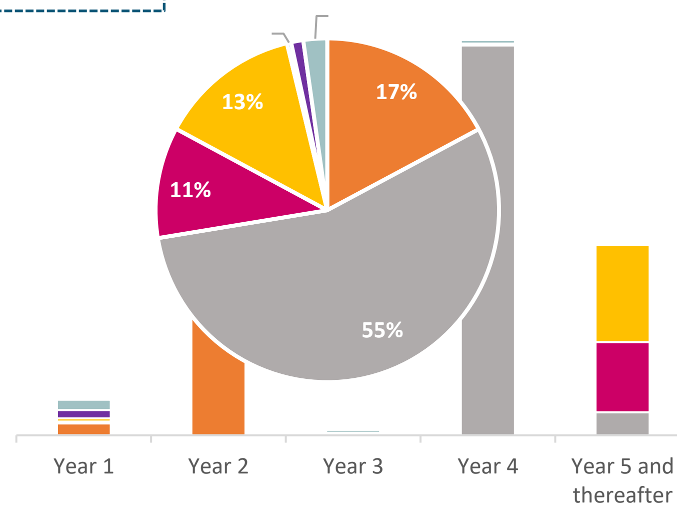
Debt Composition and Maturities

- **Bond B** – Payments are current
- **Renaissance Loan** – On October 07, 2022, the Company negotiated an extension with its current lender to June 2029, at an interest rate of SOFR +2.75%. The Company further secured a loan for the purpose of upgrading and improving the hotel, for USD 16.6 million at an interest rate of SOFR +3.50%. The renovation loan will be drawn as needed.
- **Hyatt Loan** –On April 20, 2023, the Company entered into a new loan agreement with a banking corporation in connection with the financing and renovation of the Hyatt Regency Arcade Hotel in Cleveland. The new loan is in the amount of US$25.0 million for a period of 5 years at the end of which the loan principal will be repaid, at a fixed interest rate of 7.99%. Out of the new loan proceeds, US $1.8 million will be used to finance the Hotel's renovation, US$15.8 million was used to repay the previous loan, US$2.3 million will be used for expenses of the transaction and tax and interest reserves related to the new loan, and the balance of approximately US$5.1 million will be used by the Company for general working capital purposes.
- **Courtyard Portfolio Loan** – Closed on a 5-year loan bearing interest at SOFR +5.54%. Proceeds on close were USD $92.13M, with USD $30.0M available as a line of credit to finance future renovations
- **Courtyard Ithaca** – Closed on a 5-year loan bearing interest at Wall Street Journal Prime +2.25%. Proceeds on close were USD $4.6M, with USD $4.1M available as a line of credit to finance future renovations. For the first 24 months the interest rate on the loan will be floating, and the payments will be interest only. For the last 36 months of the Loan, the interest rate will be fixed at WSJP rate at such time, plus 2.25%; with payments being principal and interest based on a 20-year amortization.
- **Development loans** – Multi-year revolvers tied to a project and classified as short-term because the development cycle is greater than 1 year
- **Property level** mortgage debt can be refinanced or sold at maturity

As of June 30, 2023 (CAD'000)

Weighted Average Term Maturity – 3.92 years

Weighted Average Interest Rate – 8.73%



	Year 1	Year 2	Year 3	Year 4	Year 5 and thereafter	Total Gross	Deferred Fin. Cost	Total Net
Bond B	4,026	39,833	-	-	-	43,859	(425)	43,434
Courtyard Loans	(11)	74	118	132,956	7,768	140,905	(3,566)	137, 339
Renaissance Loan	659	659	659	659	24,037	26,673	(2,059)	24,614
Hyatt Loan and TIF	1,013	-	-	-	33,100	34,113	(2,765)	31,348
Development Loans	2,917	-	-	-	-	2,917	-	2,917
Cap. Leases, Gov. Loans	3,455	981	1,015	1,204	57	6,712	(174)	6,538
Total Gross	**12,059**	**41,547**	**1,792**	**134,819**	**64,962**	**255,179**	**(8,989)**	**246,190**
Deferred Fin. Costs	(2,129)	(1,989)	(1,847)	(1,731)	(1,293)	(8,989)		
Total Net	**9,930**	**39,558**	**(55)**	**133,088**	**63,669**	**246,190**		

Asset Ownership Breakdown

SKYLINE INVESTMENTS

Property	Property Owner	Manager	Brand/Franchise	Leased
Bear Valley	Skyline	Skyline	Independent	None
Hyatt Regency Cleveland	Skyline	Hyatt	Hyatt Regency	None
Marriott Renaissance Cleveland	Skyline	Aimbridge	Marriott Renaissance	None
Marriott Courtyard Hotels	Skyline	Aimbridge, Urgo	Courtyard by Marriott	None

	Owned	Managed	Franchised	Leased
Description	Owned and operated by an owner who bears all the costs associated with the hotel but also benefits from all of the income	Owner of a hotel uses a third-party manager to operate the hotel on its behalf and pays the manager management fees	Owned and operated by an owner under a third-party brand name, and the owner pays a brand licensing fee to the brand owner	Owner-operator of a hotel does not have outright ownership of the hotel but pays rental fees to the ultimate owner of the property
Owner's Income	All revenues and profits after management and franchise fees	Fee % of revenue plus success fee	Fee % of room revenue	Rental Fee to Property Owner

Expected Net Cash Flow from Vendor Take-Back Loans (VTB)

VTB Loans (CAD'000)	2023	2024	2025 and thereafter	Total
Port McNicoll	1,400	2,400	23,305	27,105
Vetta Spa	20	34	773	826
Total - Development	**1,420**	**2,434**	**24,078**	**27,931**
Freed Transaction VTB	**1,042**	**15,685**	**51,642**	**68,370**
Total VTB Inflows	**2,462**	**18,119**	**75,721**	**96,301**