

Built for Sustainable Growth and Performance

INVESTOR PRESENTATION / MARCH 2024



An Industrial-Focused, High-Quality Canadian REIT (TSX: PRV.UN)

As at December 31, 2023

| | | |
|--|--|---|
| \$1.03B Total Assets | 6.4M Owned Gross Leasable Area (sq. ft.) | 10.9M Managed Gross Leasable Area (sq. ft.) |
| 82.2% Industrial Gross Leasable Area (sq. ft.) | 98.3% Occupancy Rate ³ | 4.0 Weighted Average Lease Term (years) |
| 2.2% NOI Growth ⁴ | 8.56% Distribution Yield ⁵ | |
| 7.5% Same Property NOI Growth ^{4, 6} | \$0.45 Annual Cash Distribution/Unit (100% Tax Deferred-Estimated) | |

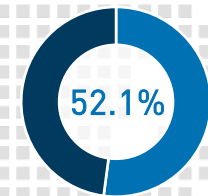
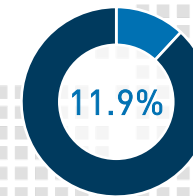
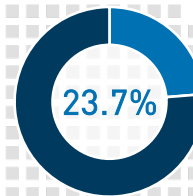
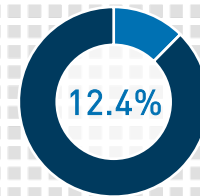
123
Properties^{1, 2}
Across Canada

Western Canada
26

Ontario
13

Quebec
10

Atlantic Canada
74



% Portfolio breakdown by Gross Leasable Area ("GLA") as at December 31, 2023.

1 Of 123 properties, 81 are 100% owned and 42 are 50% owned as at December 31, 2023.

2 120 properties as of March 20, 2024.

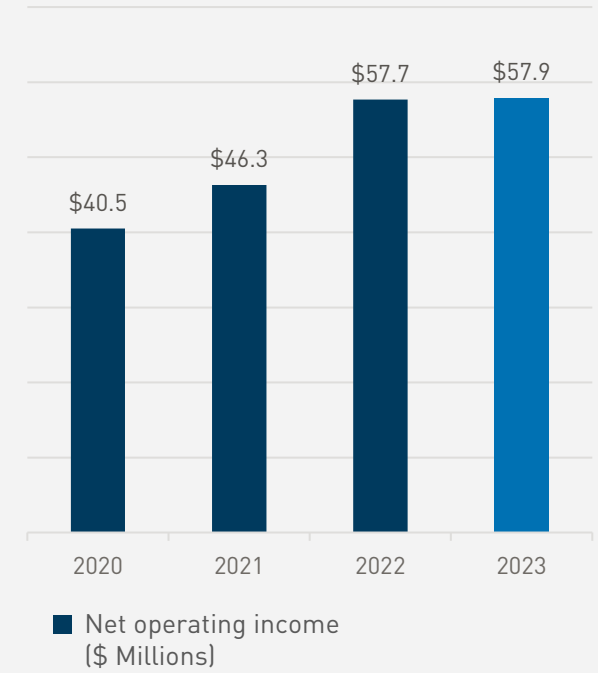
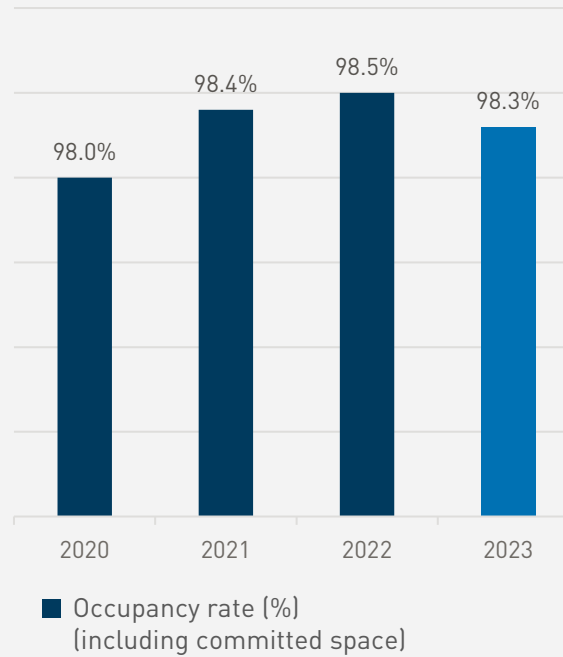
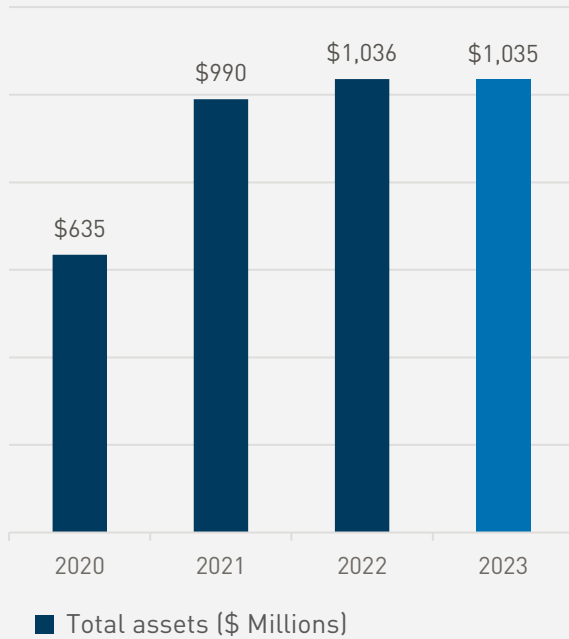
3 Includes committed space of approximately 85,508 square feet, as at December 31, 2023. The occupancy at December 31, 2023 excludes an industrial property totalling 65,000 square feet under redevelopment.

4 For the three month period ended December 31, 2023.

5 Distribution yield is calculated as annual distribution per trust unit of \$0.45 divided by the closing trust unit price of \$5.26 as at March 18, 2024.

6 Non-IFRS financial measure. See Disclaimer - Non-IFRS Measures.

Our Track Record



Building Sustainable Value

Our Mission

To invest in high-quality commercial real estate and manage properties to high standards, while contributing to the local communities in which we operate through our dedication to economic, social and environmental sustainability.

Our Vision

To be a best-in-class pure-play Canadian industrial REIT driven by sustainable growth and value creation.

Our Values



Integrity

Operating our business in a responsible and ethical manner to build trust with our stakeholders



Teamwork

Working effectively as one team to drive performance for both our tenants and investors



Service Excellence

Delivering quality service to our tenants, while setting best-in-class standards within our industry



Entrepreneurial

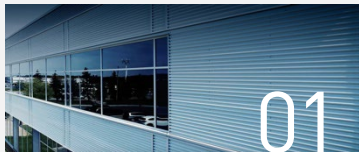
Growth driven with an institutional mindset, while maintaining an environment of respect, agility and accountability



Community

Support for the regions where we operate and work

Our Competitive Advantages



Strategic positioning in the light industrial sector in Canada



Clear strategy for growth and value creation



Commitment to sustainable development



Financial discipline



Seasoned leadership with proven track record



Strategic Positioning in the Light Industrial Sector in Canada

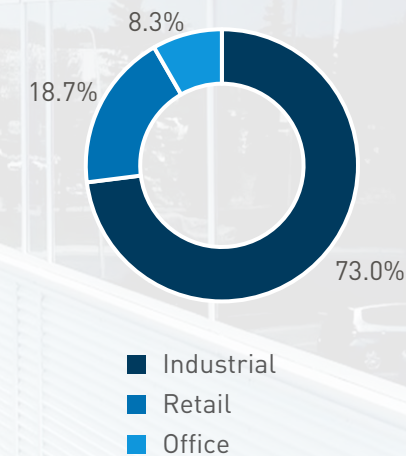
01

Focused on the Light Industrial Sector in Canada

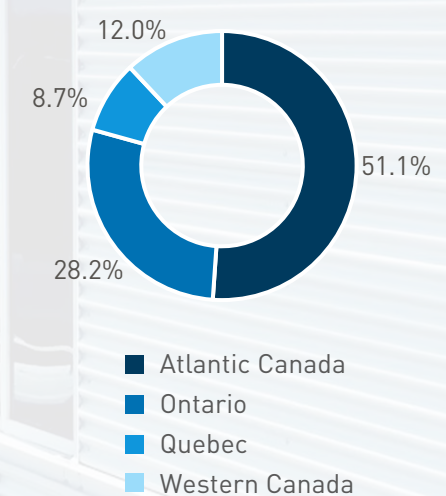
Industrial Sector Advantages

- / Defensive asset class
- / Solid and stable fundamentals
 - Lower market rent volatility
 - Lower operating costs
 - High-value, generic-use space that is highly marketable
 - Broad and diverse tenant base
- / Lower capital expenditures, maintenance, leasehold improvement and tenant inducement costs

Base Rent by Asset Class
As at December 31, 2023



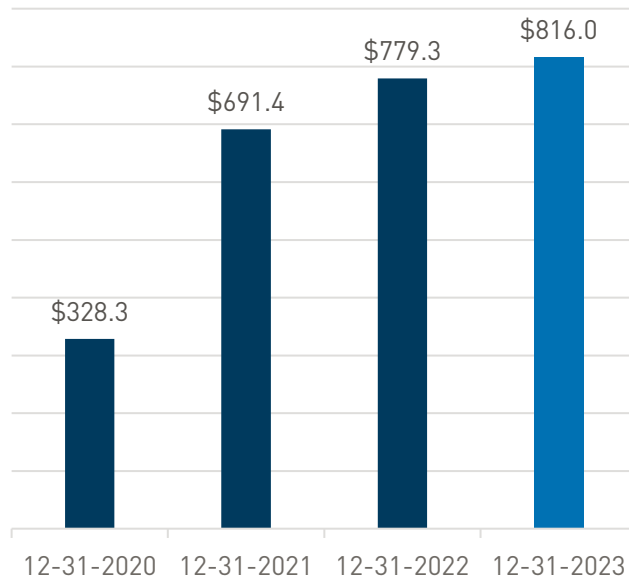
Base Rent by Region
As at December 31, 2023



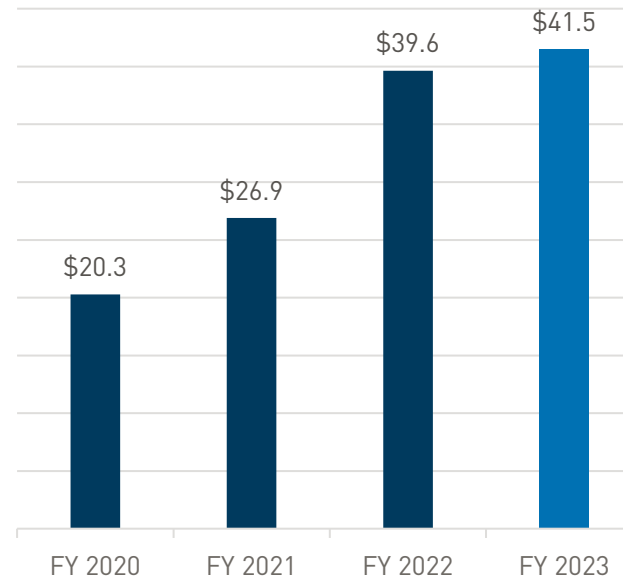
Industrial Portfolio Growth



Fair Value of Industrial Investment Properties
(\$ Millions)



Industrial Net Operating Income
(\$ Millions)



As at December 31, 2023

86¹
Industrial
Properties

5.22M
GLA
(sq. ft.)

98.6%
Occupancy
Rate²

3.9
Weighted Average
Lease Term
(years)

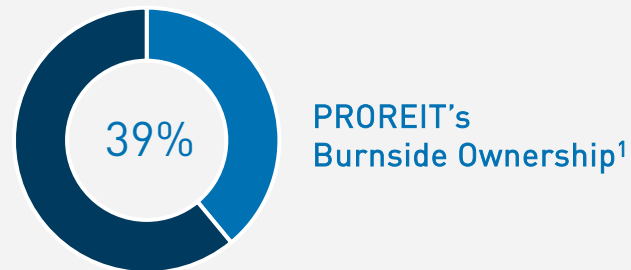
¹ Of the 86 properties, 44 are 100 % owned and 42 are 50% owned.
² Includes committed space of approximately 77,995 square feet, as at December 31, 2023.

Leading Position in the Halifax Industrial Market

Halifax's Burnside Industrial Park Overview

Burnside is the largest industrial park north of Boston and east of Montreal, with almost 2,000 enterprises and approximately 30,000 employees.

One of Canada's strongest industrial nodes.

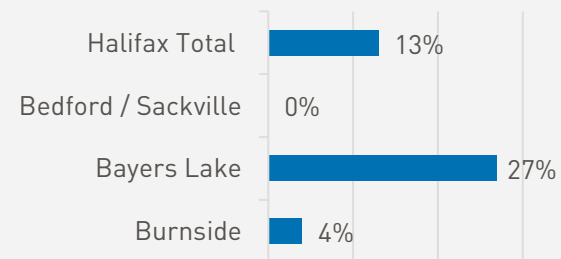


¹ All 41 properties in Burnside are owned jointly with Crestpoint, with each party holding 50%.

Halifax's Market Overview

While investor demand for industrial properties continues to exceed expectations, the Halifax market has remained incredibly tight as a shortage of supply continues to push rental rates upward.

Rental Rate Growth By Market | Q4 2022 – Q4 2023



Source: Colliers Halifax Industrial Market Report, Q4 2023.

9.3M
Total Industrial
GLA Inventory
(sq. ft.)

2.7%
Vacancy

↑ 12.5%
Asking
Gross Rent
(year-over-year)

300,000
Total industrial net
Absorption (sq. ft.)
(Q3 2023)

Our Retail and Office Sectors

As at December 31, 2023

Retail Portfolio:



- / High-quality community service centres
- / 71.3% of base rent from national grocery stores, pharmacies, financial institutions, government and medical offices
- / Operational attributes consistent with the light industrial sector

| | | |
|------------------------|-----------------------------|-------------------------------------|
| 12.8% | 97.9% | 4.6 |
| Of Total Portfolio GLA | Occupancy Rate ¹ | Weighted Average Lease Term (years) |

¹ Includes committed space of approximately 4,534 square feet at December 31, 2023.

Office Portfolio:



- / Mainly suburban and mixed-use flex office buildings, outside large metropolitan areas
- / Low rise buildings less than 100,000 square feet
- / Capital recycling as no longer a focus area

| | | |
|------------------------|-----------------------------|-------------------------------------|
| 5.0% | 94.7% | 3.3 |
| Of Total Portfolio GLA | Occupancy Rate ² | Weighted Average Lease Term (years) |

¹ Includes committed space of approximately 1,979 square feet at December 31, 2023.

A Fully Integrated Business Model Driving Synergies

Internalized wholly-owned property management division, Compass Commercial Realty, is a long-established group operating autonomously from Halifax (headquarters)

/ Offices in Halifax, Moncton, Montreal, Ottawa and Toronto

\$1.71B

Total Value of Managed
Properties

203

Total Managed
Properties

73

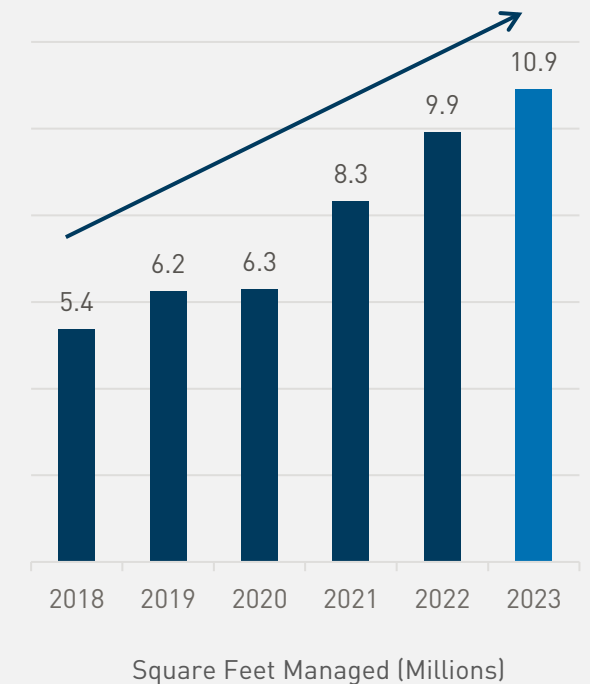
Compass
Employees

123

PROREIT Managed
Properties



Increasing Our Reach in the Property Management Space

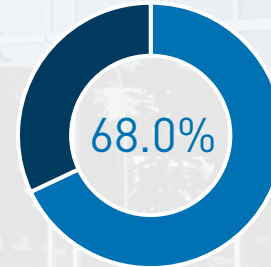


Diversified and Strong Tenant Base

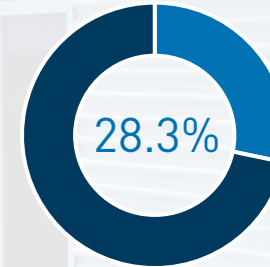
Top 10 Tenants
As at December 31, 2023



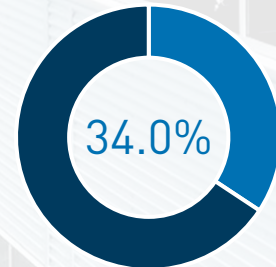
High-Quality Base Rent
As at December 31, 2023



Base Rent from National and Government Tenants



Base Rent from Top 10 Tenants

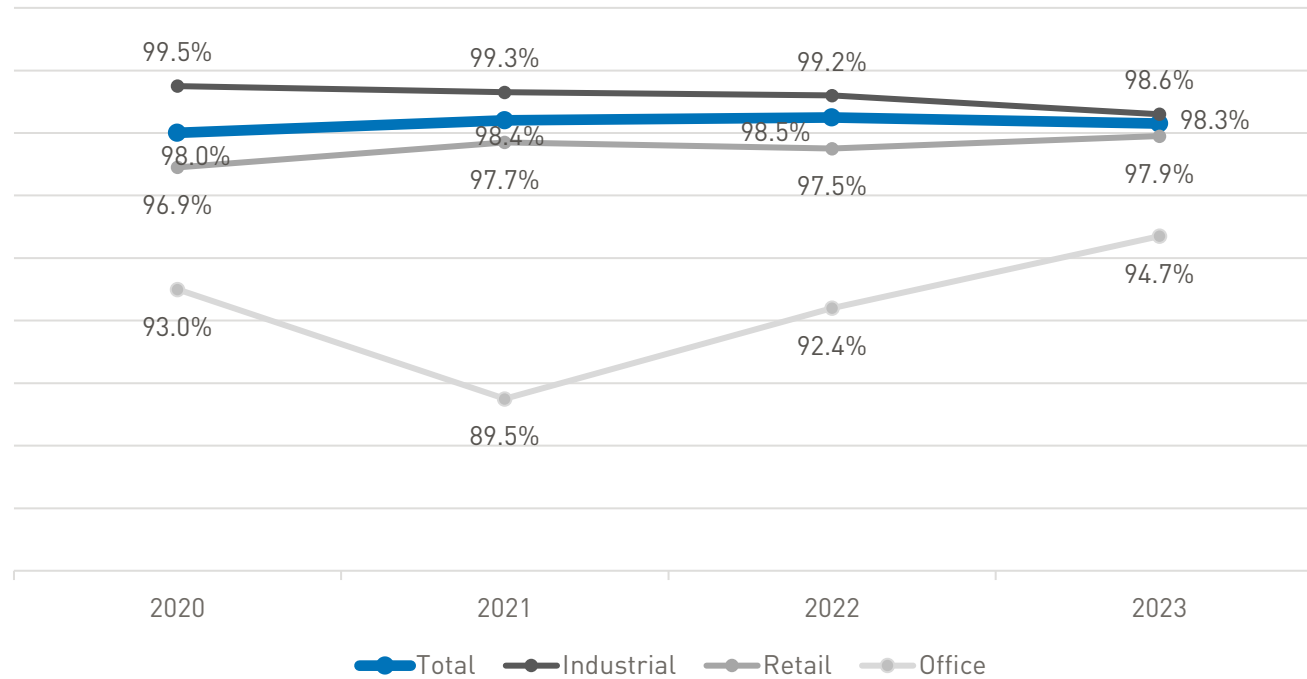


In-place Base Rent from Credit Quality Tenants

A Resilient Portfolio in All Market Conditions



Occupancy Rate (Including Committed Space)



Low-risk portfolio
consistently near 100%
occupancy

Clear Strategy for Growth and Value Creation

02

Our Strategy to Generate Value

Increase scale through organic and acquisitive growth

- / Build robust pipeline of accretive acquisitions
- / Leverage Crestpoint joint operation¹
- / Pursue expansion and select modest redevelopment opportunities
- / Nurture existing tenant relationships, ensuring retention and growth
- / Capitalize on asset and property management synergies

Focus on light industrial properties in Canada

- / Continue to focus on high-quality light industrial real estate
- / Select best locations close to major transportation links and high growth population centres
- / Focus on multi-purpose space with diversified tenants
- / Capture opportunities in attractive Canadian cities

Optimize balance sheet and capital allocation

- / Grow AFFO per unit performance
- / Deploy capital with focus and discipline
- / Maintain consistent distributions

Medium-Term Targets² (3-5 years) :

\$2B
in Asset Value

90%
Industrial Base Rent

² Medium-term targets are based on the REIT's current business plan and strategies and are not intended to be a forecast of future results. The medium-term targets contemplate the REIT's historical growth and certain assumptions including but not limited to (i) current global capital market conditions (ii) access to capital (iii) interest rate exposure (iv) availability of high-quality industrial properties for acquisitions (v) dispositions of retail and office properties and (vi) capacity to finance acquisitions on an accretive basis.

¹ Refer to next slide for details.

Successful Execution of Capital Recycling Strategy in the Year

| Date closed | City | Number of Properties | Asset Class | GLA (in sq.ft) | Transaction Price (in \$M) | Use of Proceeds |
|--|-------------------------------------|----------------------|----------------------|----------------|----------------------------|---|
| Dispositions in F2023 | | | | | | |
| April 21, 2023 | Amherst, NS | 1 | Office | 50,000 | \$2.1 | General business purposes |
| August 31, 2023 | Ottawa, ON | 2 | Office | 60,000 | \$9.1 | \$5.7M in related mortgages and general business purposes |
| September 28, 2023 | Sherbrooke, QC | 1 | Retail | 3,000 | \$2.2 | \$1.5M of a related mortgage and general business purposes |
| November 27, 2023 | Halifax, NS Lévis, QC | 2 | Retail | 49,000 | \$10.9 | \$4.4M in related mortgages and general business purposes |
| December 28, 2023 | Quebec City, QC | 1 | Retail | 19,000 | \$2.3 | General business purposes |
| Total dispositions in Fiscal 2023 | | 7 | | 181,000 | \$26.6 | |
| Dispositions in Q1 2024 | | | | | | |
| February 2 & 9, 2024 | Montreal, QC Upper Tantallon, NS | 2 | Industrial Retail | 124,000 | \$20.7 | \$16.0M in related mortgages and general business purposes |
| March 18, 2024 | Courtenay, BC | 1 | Retail | 10,700 | \$5.4 | Repay a \$9.4M mortgage secured by additional retail properties |
| Total dispositions in Q1 2024 | | 3 | | 134,700 | \$26.1 | |

Portfolio Summary As at March 20, 2024

120
Total
Properties
across Canada

6.2M
Owned Gross
Leasable Area
(sq. ft.)

82.9%
Industrial Gross
Leasable Area
(sq. ft.)

Successful Joint Operation to Increase our Reach

Joint operation with Crestpoint Real Estate Investments Ltd. completed on August 4, 2022 to jointly own 42 properties.

- ✓ Two-portion transaction, immediately accretive to earnings:
 - PROREIT and Crestpoint each acquired a 50% interest in 21 properties owned by a third party, for a total purchase price of \$228M
 - In conjunction with the acquisition, PROREIT sold a 50% interest in 21 of its owned properties to Crestpoint, having a total value of \$227M, for total consideration to PROREIT of \$113.5M
- ✓ Significant market leasing upside embedded in portfolio

PROREIT is sole property manager for entire portfolio and collects approx. \$1 million in property management and leasing fees annually.

42
Properties

41
Properties in Halifax's
Burnside Industrial Park

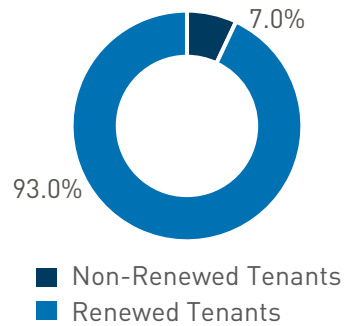
1
Property in Moncton,
New Brunswick

3.1M
Total GLA (sq. ft.)



Embedded Value in our Portfolio

2023 Renewals Renewed as of March 20, 2024 (% GLA)



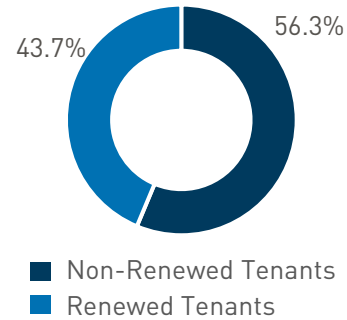
45.6%
Year 1
Average
Net Increase

5.3
Weighted
Average Lease
Term (years)

90.2%
of 2023
Renewable GLA
is Industrial

52.3%
Year 1 Average
Net Increase
for Industrial
Tenants

2024 Renewals Renewed as of March 20, 2024 (% GLA)



32.8%
Year 1
Average
Net Increase

4.8
Weighted
Average Lease
Term (years)

80.0%
of 2024
Renewable GLA
is Industrial

49.6%
Year 1 Average
Net Increase
for Industrial
Tenants

¹ Based on management's estimates derived from Q4 2024 Colliers, CBRE, Cushman & Wakefield and JLL reports as well as internal appraisal reports.



| Asset Class | Weighted Avg In-Place Net Rent | Estimated Market Net Rent ¹ | Spread | Fair Value per sq. ft. |
|---------------------|--------------------------------|--|------------|------------------------|
| Industrial | \$8.39 | \$11.62 | 39% | \$156 |
| Retail | \$14.09 | \$14.17 | 1% | \$169 |
| Office | \$15.27 | \$15.42 | 1% | \$178 |
| Leased Total | \$9.45 | \$12.13 | 28% | \$159 |

Industrial Leasing Highlights



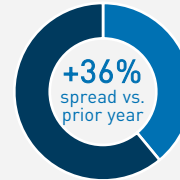
1400 Commerce Way,
Woodstock, ON



66K sq. ft.
Renewal



1500 Notre Dame Avenue,
Winnipeg, MB



61K sq. ft.
New Lease



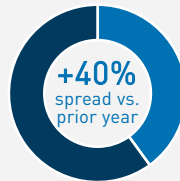
1070 St. George Boulevard,
Moncton, NB



13K sq. ft.
New Lease



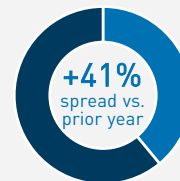
3200 Guénette Street,
Ville St. Laurent, QC



66K sq. ft.
New Lease



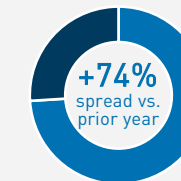
2615 Lancaster Road,
Ottawa, ON



10K sq. ft.
Renewal



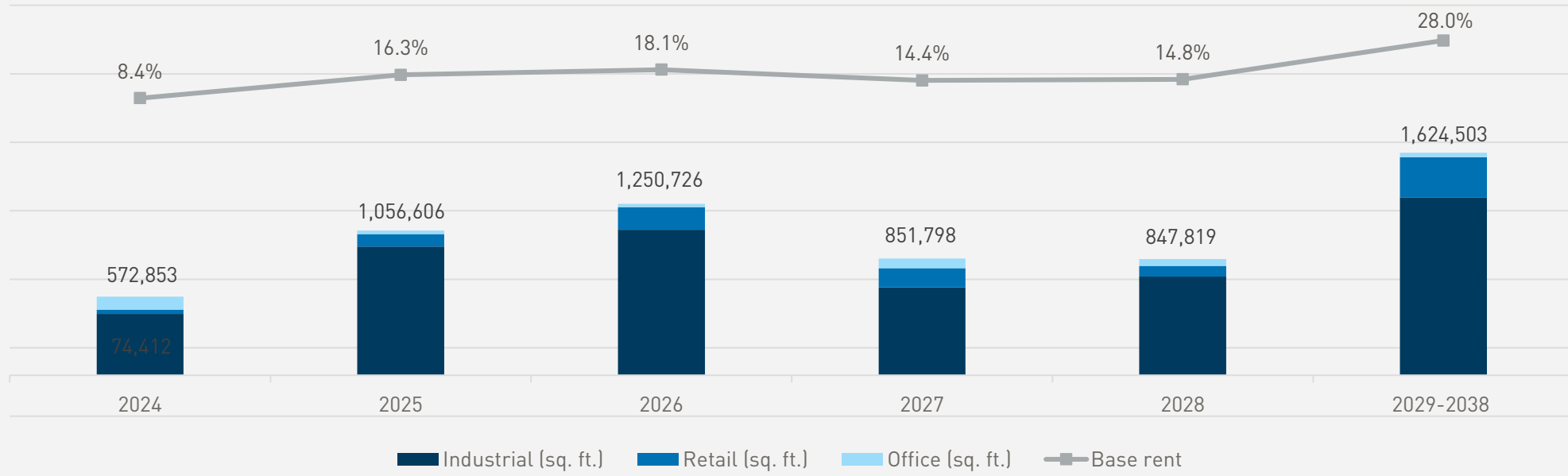
81 Ilesley Avenue,
Dartmouth, NS



10K sq. ft.
Renewal

Well-staggered Lease Maturity Over Time by Asset Class

Staggered Lease Maturities



Our Track Record of Disciplined Capital Allocation

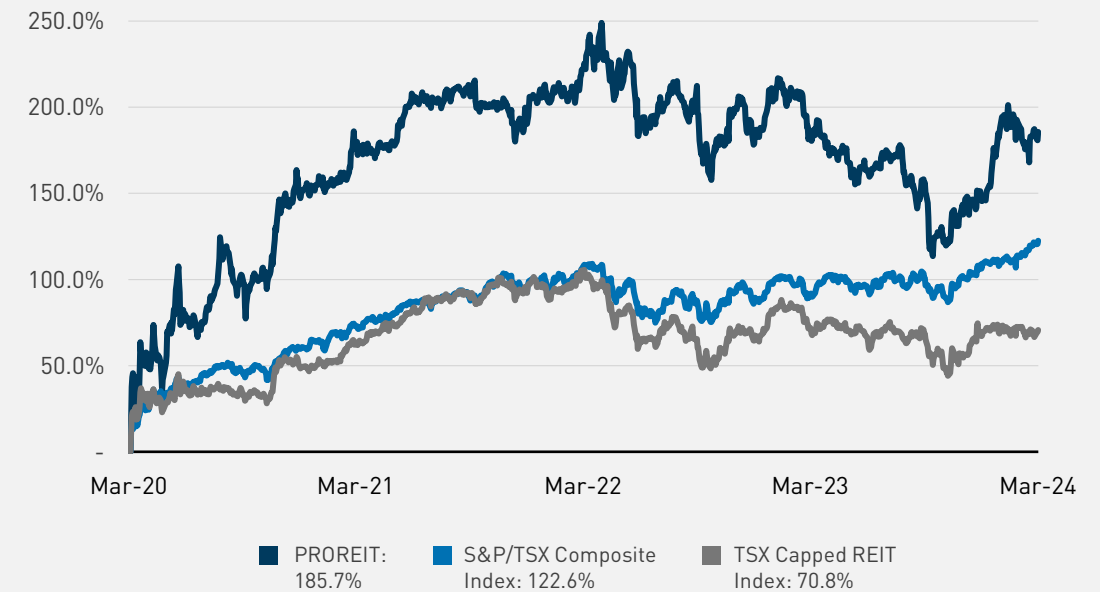
- / 157 acquisitions since inception
- / \$400M in new equity raised since inception
- / Distribution yield of 8.56%¹
- / 3-year total return of 185.7%²
- / Monthly distributions since 2014

¹ Distribution yield is calculated as annual distribution per trust unit of \$0.45 divided by the closing trust unit price of \$5.26 as at March 18, 2024.

² Source: Bloomberg, Market data from the period of March 23, 2020 to March 20, 2024. Total return assumes all distributions are reinvested into new REIT units.



Total Return to Unitholders



Source: Bloomberg, Market data as at March 20, 2024.



Commitment to Sustainable Development

03

ESG Highlights (From 2022 ESG Report)

Environmental

14%

Portfolio is BOMA certified

21%

Properties are tracked on ENERGY STAR® Portfolio Manager

66%

Leases contain a sustainability clause

- / 54% of properties tracked for water usage, 28% of properties tracked for gas usage, 26% of properties tracked for waste management
- / Over 99% of portfolio is located in areas identified as low flood risk
- / 100% of properties subject to a thorough assessment of all environmental and capital item components prior to acquisition

Social

40%

PROREIT's management is comprised of women

63%

Employee participation in corporate volunteer program

37

Community and industry initiatives supported through donations and sponsorships

- / Employee Assistance Program
- / Paid time off for volunteerism
- / Implemented charitable giving policy

Governance

75%

Board comprised of independent Trustees and all board committees are chaired by an independent Trustee, except investment committee*

37.5%

Women representation on Board of Trustees*

Implementation of comprehensive cybersecurity platform and measures

- / Board Diversity Policy
- / Code of Conduct applicable to all employees, management and Board
- / Whistleblower and Disclosure Policies
- / ESG Steering Committee responsible for daily management of ESG program
- / Ongoing cybersecurity awareness training
- / Annual review of long-term strategy to ensure ESG factors are considered

*As of June 6, 2023

Pursuing our ESG Journey

Environmental

Set target for reduction in energy and waste consumption

85%
Properties onboarded to ENERGY STAR® Portfolio Manager

100%
Leases contain sustainability clauses

- / Better tracking enables goals to be set to reduce usage
- / Increasing electrical charging stations
- / Increasing LED lighting in all areas of buildings

Social

50%
Target for PROREIT's management to be comprised of women

50%
Target representation by women across PROREIT

Every 2 Years
Conduct and complete employee engagement survey

- / Increasing tracking of volunteer hours
- / Increasing tenant engagement initiatives
- / Continuing to prioritize health & safety to keep accidents and lost hours to a minimum

Governance

Majority of Board comprised of independent Trustees

30%
Minimum of Board comprised of women

100%
Target portion of employees to complete ethics and anticorruption training current: management completed

- / Continue to increase diversity on the board, among management and in the workplace
- / Continue to review and implement practices to support ESG journey, like the Sustainable Travel Policy



Financial Discipline

04

Fiscal 2023 Financial Highlights

2.8%
Property
Revenue Growth

0.4%
NOI Growth

49.8%
Total Debt to
Total Assets

1.7%
Same Property
NOI Growth¹

\$26.6B
Proceeds from
Disposition of
7 Non-core
Properties

50.2%
Adjusted
Debt to
Gross Book Value¹

\$43M
Available Credit
Facility & \$13.2M
in Cash

\$20M
Reduction in
Indebtedness Under
our Credit Facility

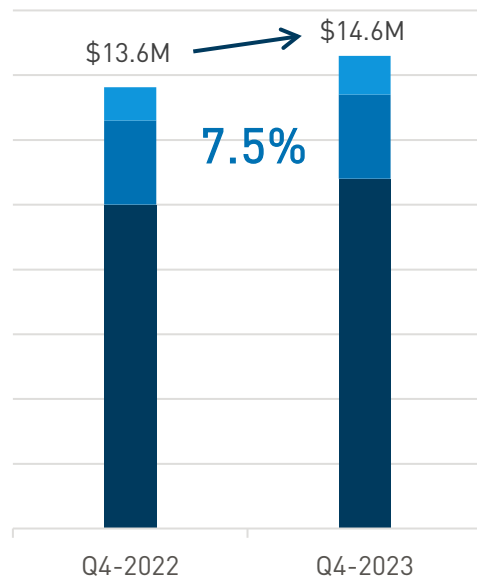
Note: Fiscal 2023 were negatively impacted by \$2.2M one-time CEO succession and related costs as well as successful repositioning of 100,000 sq.ft. Montreal industrial property (negatively affecting cash flow results for the middle six months of the year).

¹ Non-IFRS financial measure. See Disclaimer - Non-IFRS Measures.



Q4-2023 Financial Highlights

Same Property NOI¹

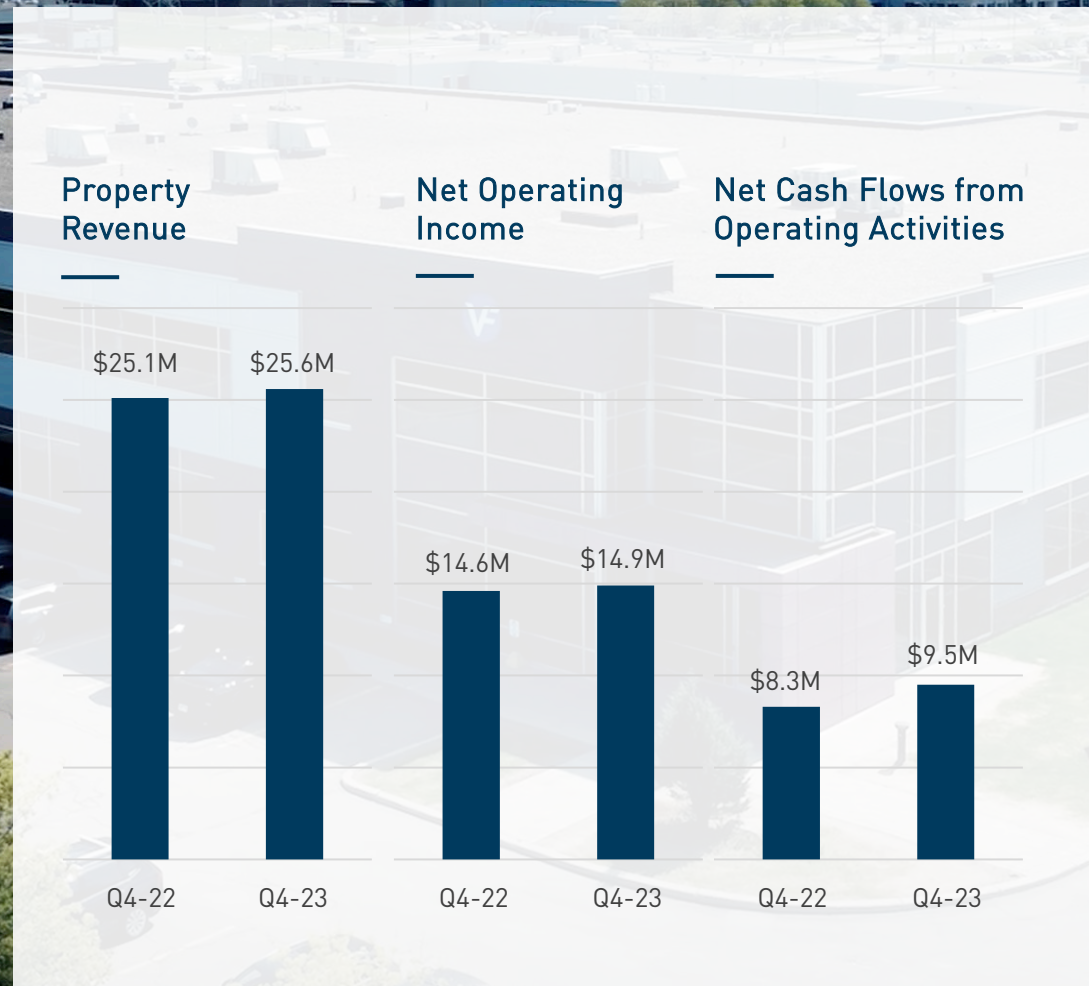


Same Property NOI Growth¹

- ↑ 17.1% Office
- ↑ 1.8% Retail
- ↑ 7.9% Industrial

- Office
- Retail
- Industrial

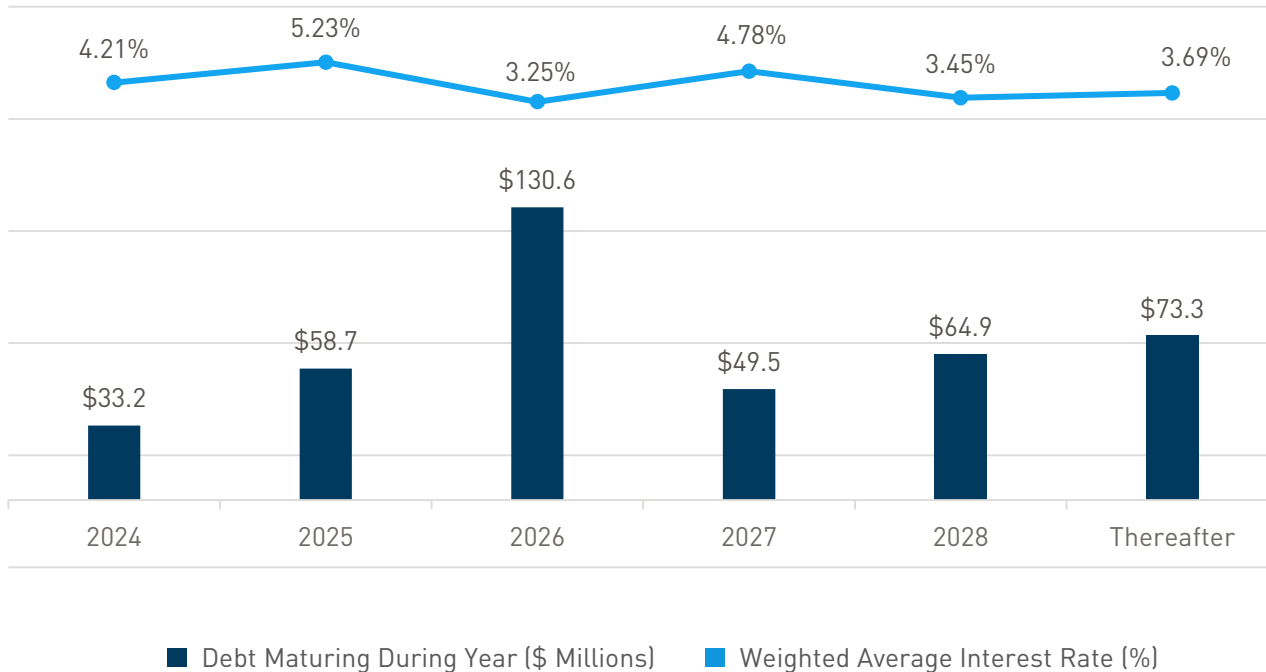
¹ Same Property NOI is a non-IFRS financial measure. See Disclaimer - Non-IFRS Measures.



Actively Managed Capital Structure



Properties Mortgage Maturities by Years



As at December 31, 2023

3.88%
Current Weighted
Average Mortgage
Interest Rate

4.0
Weighted Average
Term to Maturity
(in years)

\$43M
In Available
Credit Facility



Seasoned Leadership with Proven Track Record

05

Experienced and Aligned Management and Board

Senior Management Team



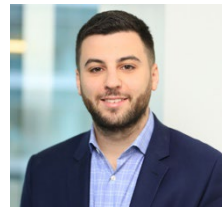
Gordon G. Lawlor, CPA
Co-Founder, President and Chief Executive Officer



Alison J. Schafer, CPA
Chief Financial Officer and Secretary



Chris Andrea
President
Compass Commercial Realty
Senior Vice President,
Property Management PROREIT



Zachary Aaron
Director, Investments and Asset Management

Deep industry knowledge and expertise in real estate, property management, M&A



Isabelle Monté
Senior Manager,
Human Resources and Administration

Alignment with unitholders: officers and trustees own or control approximately 3% of outstanding units.



Board of Trustees

James W. Beckerleg
Trustee, Chair of the Board and Co-Founder

Vincent Chiara
Independent Trustee

Martin Côté
Independent Trustee

Shenoor Jadavji
Independent Trustee

Gordon G. Lawlor, CPA
Trustee, President & CEO and Co-Founder

Christine Pound, ICD.D
Independent Trustee

Deborah Shaffner
Independent Trustee

Ronald E. Smith, FCPA, FCA, ICD.D
Independent Trustee

History of Executing on Our Strategy

\$6M

Total Assets

2013 →

1 property

PROREIT founded and listed
TSX-V:PRO.UN

2017 →

66 properties

2018 →

84 properties

\$69.1M in new equity capital raised
Acquisition of property management platform

2019 →

92 properties

7 properties acquired
\$57.6M equity offering
Internalization of asset management
Graduation to TSX

\$635M

Total Assets

2020 →

91 properties

2021 →

120 properties

34 acquired industrial properties
\$50M private placement
\$83M equity raise
\$71.4M new mortgage financing

2022 →

130 properties

\$1B asset value
130 properties, 6.5M sq. ft. GLA
Joint operation agreement with Crestpoint
Publication of first ESG report

\$1.03B

Total Assets

2023 →

123 properties

10-year anniversary
New CEO
Publication of 2022 ESG Report
\$35M issuance of unsecured subordinated debentures
7 non-core properties sold

2024

120 properties

3 non-core properties sold

Why Invest in PROREIT?

Industrial-focused portfolio in attractive cities across Canada

- / Low-risk portfolio with fully-internalized asset and property management
- / Consistently high occupancy rate and same property growth
- / Significant value embedded in portfolio

Clear strategy for growth and value creation

- / Increase scale – target to reach \$2B in asset value in medium term¹
- / Focus on high-quality, well-located light industrial properties – target industrial base rent of 90%¹
- / Optimize balance sheet and capital allocation
- / Consistent distributions

Committed to sustainable development

- / 14 PROREIT-owned properties are BOMA certified
- / All acquisition targets subject to thorough assessment of all environmental and capital item components
- / ESG Steering Committee responsible for daily management of ESG Program

Financial discipline

- / Stable cashflows with ample liquidity (cash and undrawn portion of credit facility)
- / Ten years of asset growth while focused on debt reduction
- / Sound and flexible capital structure, with access to multiple sources of capital

Seasoned leadership with proven track record

- / Diversified and independent board
- / Deep industry knowledge and expertise in real estate, property management, M&A
- / Ability to identify and build stable, high-quality, low-risk portfolio
- / Disciplined pursuit of organic and acquisition growth opportunities, as well as strategic partnerships

¹ Medium-term targets are based on the REIT's current business plan and strategies and are not intended to be a forecast of future results. The medium-term targets contemplate the REIT's historical growth and certain assumptions including but not limited to (i) current global capital market conditions (ii) access to capital (iii) interest rate exposure (iv) availability of high-quality industrial properties for acquisitions (v) dispositions of retail and office properties and (vi) capacity to finance acquisitions on an accretive basis.

Disclaimer

About this Presentation

This presentation is dated March 20, 2024 and is strictly intended to provide general information about PRO Real Estate Investment Trust (“PROREIT”) and its business. This presentation does not constitute an offer to sell or the solicitation of an offer to buy any securities of PROREIT. The information in this presentation is stated as at December 31, 2023, unless otherwise indicated.

Non-IFRS Measures

PROREIT’s consolidated financial statements are prepared in accordance with International Financial Reporting Standards (“IFRS”). In this presentation, as a complement to results provided in accordance with IFRS, PROREIT discloses and discusses certain non-IFRS financial measures, non-IFRS ratios and other specified financial measures (collectively, “**non-IFRS measures**”), including Same Property NOI. These non-IFRS measures are not defined by IFRS and do not have a standardized meaning under IFRS. PROREIT’s method of calculating these non-IFRS measures may differ from other issuers and may not be comparable with similar measures presented by other issuers. PROREIT has presented such non-IFRS measures as management believes they are relevant measures of PROREIT’s underlying operating and financial performance. For (i) information on the most directly comparable measure that is disclosed in the primary financial statements of PROREIT, as applicable, (ii) an explanation of the composition of the non-IFRS measures, (iii) a description of how PROREIT uses these measures, (iv) an explanation of how these measures provide useful information to management and investors, and (v) a reconciliation of the non-IFRS measures, as applicable, refer to the “Non-IFRS Measures” section of PROREIT’s management’s discussion and analysis for the year ended December 31, 2023, dated March 20, 2024 (the “**Q4 2023 MD&A**”), available on PROREIT’s SEDAR+ profile at www.sedarplus.ca, which is incorporated by reference into this presentation. Non-IFRS measures should not be considered as alternatives to net income, cash flows provided by operating activities, cash and cash equivalents, total assets, total equity, or comparable metrics determined in accordance with IFRS as indicators of PROREIT’s performance, liquidity, cash flow and profitability.

Forward-Looking Information

This presentation contains forward-looking statements and forward-looking information (collectively, “forward-looking statements”) within the meaning of applicable securities legislation, including statements relating to certain expectations, projections, growth plans and other information related to PROREIT’s business strategy and future plans. Forward-looking statements are based on a number of assumptions and are subject to a number of risks and uncertainties, many of which are beyond PROREIT’s control, that could cause actual results and events to differ materially from those that are disclosed in or implied by such forward-looking statements. Forward-looking statements contained in this presentation include, without limitation, statements pertaining to the execution by PROREIT of its growth strategy and the future financial and operating performance of PROREIT. PROREIT’s objectives and forward-looking statements are based on certain assumptions, including that (i) PROREIT will receive financing on favourable terms; (ii) the future level of indebtedness of PROREIT and its future growth potential will remain consistent with the REIT’s current expectations; (iii) there will be no changes to tax laws adversely affecting PROREIT’s financing capacity or operations; (iv) the impact of the current economic climate and the current global financial conditions on PROREIT’s operations, including its financing capacity and asset value, will remain consistent with PROREIT’s current expectations; (v) the performance of PROREIT’s investments in Canada will proceed on a basis consistent with PROREIT’s current expectations; and (vi) capital markets will provide PROREIT with readily available access to equity and/or debt. The forward-looking statements contained in this presentation are expressly qualified in their entirety by this cautionary statement. All forward-looking statements in this presentation are made as of the date of this presentation. PROREIT does not undertake to update any such forward-looking information whether as a result of new information, future events or otherwise, except as required by law. Additional information about these assumptions and risks and uncertainties is contained under “Risk Factors” in PROREIT’s latest annual information form and “Risk and Uncertainties” in PROREIT’s Q4 2023 MD&A, which are available under PROREIT’s profile on SEDAR+ at www.sedarplus.ca.

Additional Information

Information appearing in this presentation is a select summary of PROREIT’s business, operations and results. The latest annual information form of PROREIT and its consolidated financial statements and management’s discussion and analysis thereon for the quarter and fiscal year ended December 31, 2023 are available on SEDAR+ at www.sedarplus.ca.