



PROPERTIES OF **SUCCESS**

MAY 24, 2011

INSTITUTIONAL INVESTOR PRESENTATION



UNIQUE FOUR PART STRATEGY

1. Geographic focus: Canada and select U.S. markets, with a major concentration in western Canada

2. Product focus: commercial real estate only

- ° Industrial
- ° Office
- ° Retail



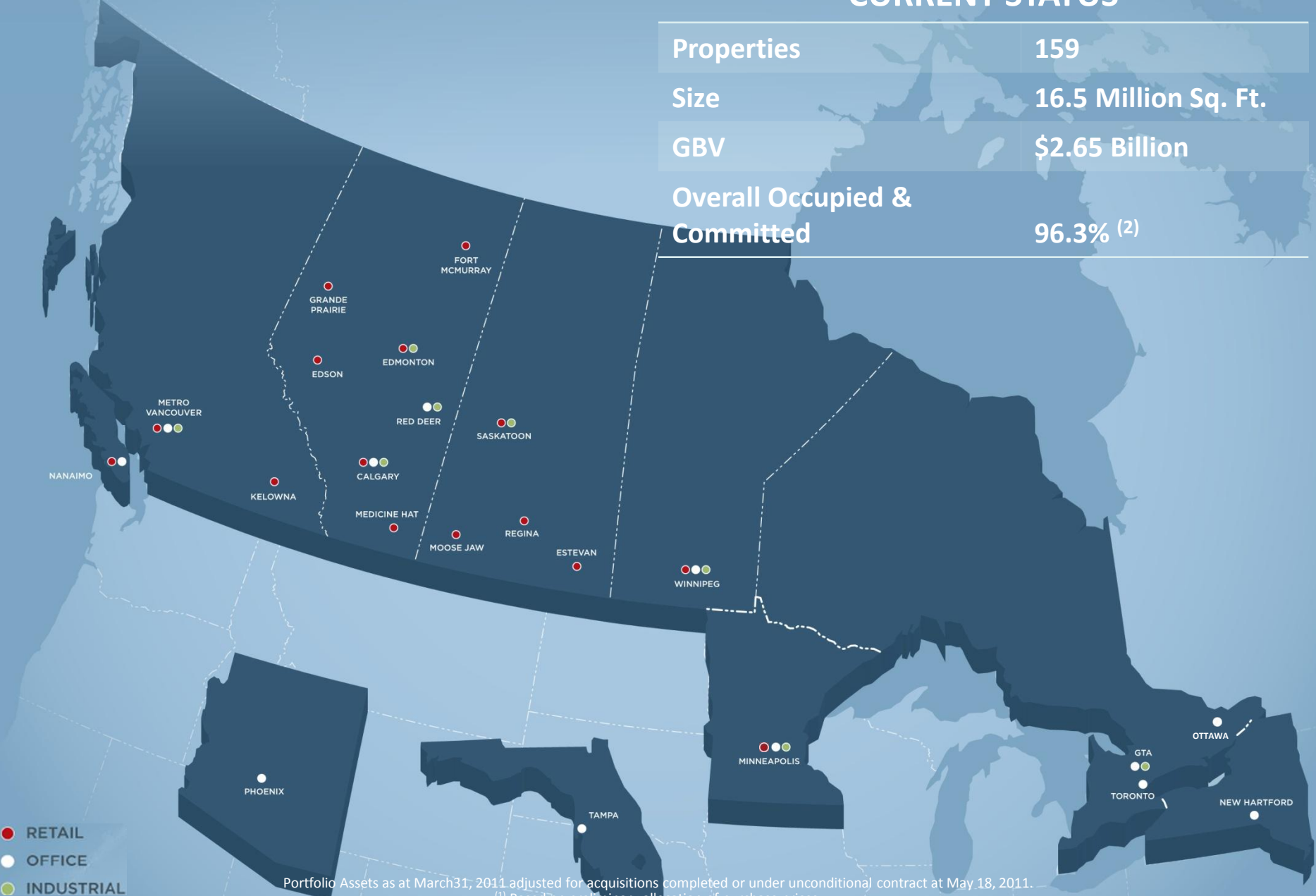
3. External growth: via accretive acquisitions in our target markets

4. Internal growth: via active asset management and new developments

PORTFOLIO OVERVIEW (1)

CURRENT STATUS

Properties	159
Size	16.5 Million Sq. Ft.
GBV	\$2.65 Billion
Overall Occupied & Committed	96.3% (2)

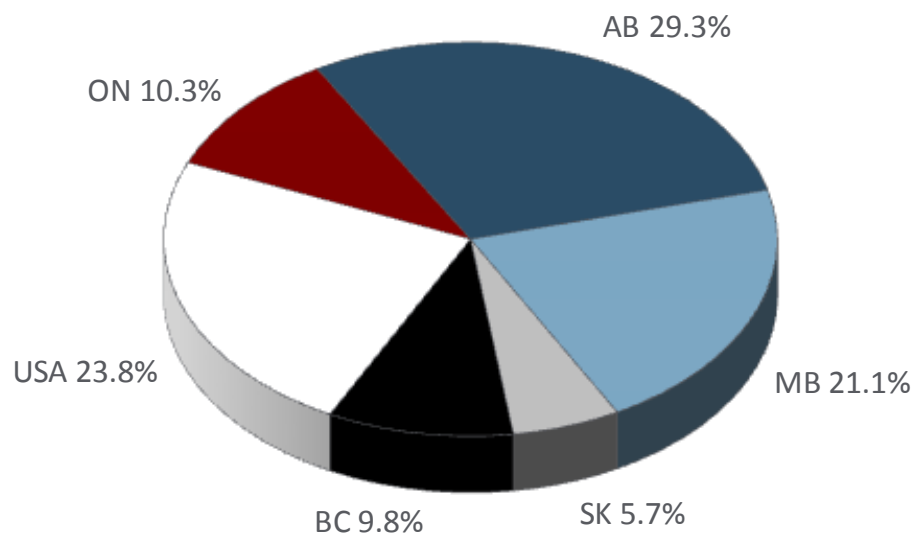


(1) Based on preliminary allocation of purchase prices.

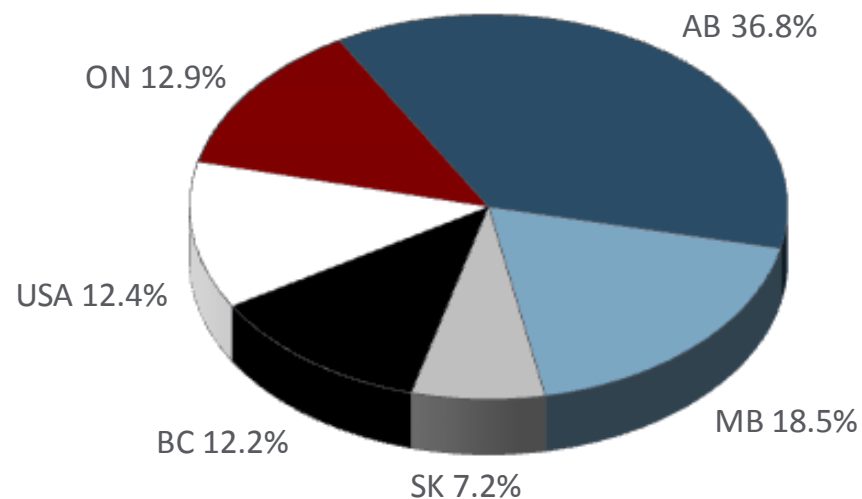
(2) Excluding properties in redevelopment.

PORTFOLIO SUMMARY GEOGRAPHIC BREAKDOWN

**GLA
By Province (1)**



**NOI
By Province (2)**

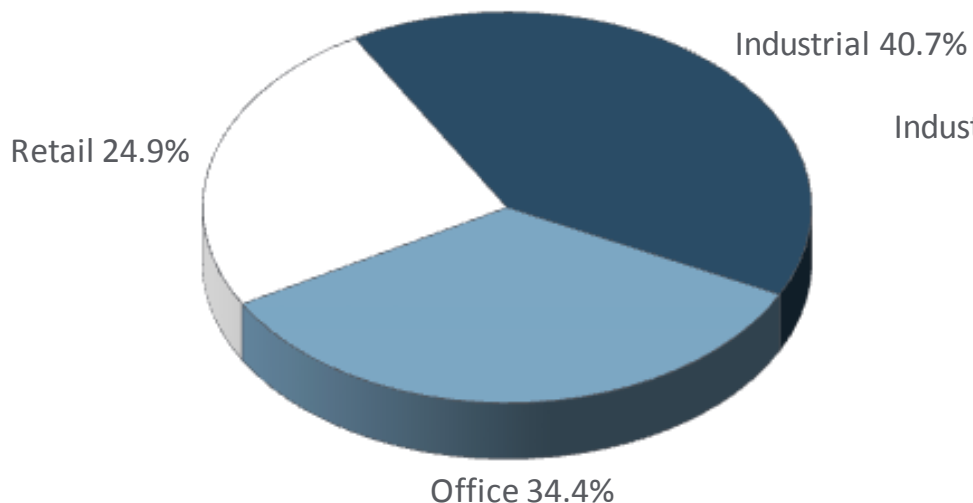


⁽¹⁾ Portfolio Assets as at March 31, 2011 adjusted for acquisitions completed or under unconditional contract at May 18, 2011.

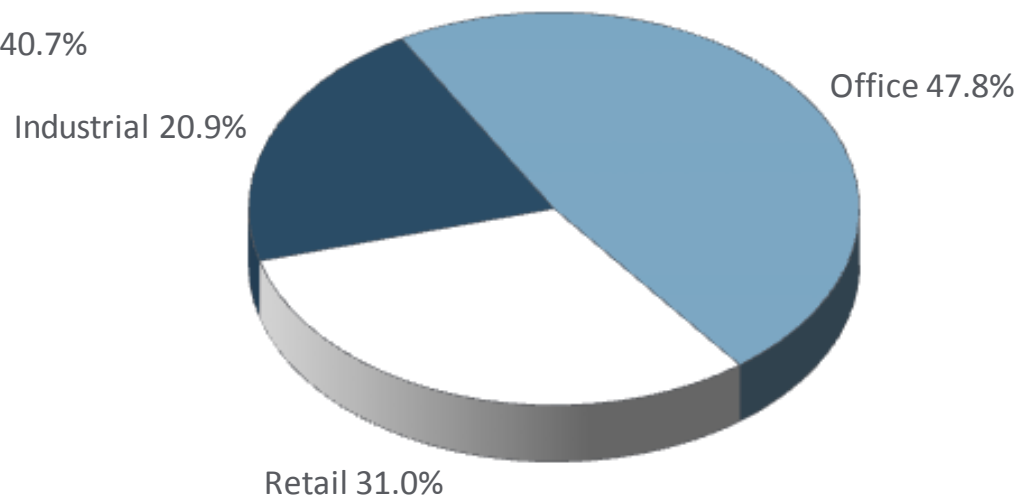
⁽²⁾ Property NOI for the 3 month period ending March 31, 2011; adjusted for pro-forma NOI on acquisitions completed or under unconditional contract at May 18, 2011.

PORTFOLIO SUMMARY ASSET BREAKDOWN

**GLA
By Asset Class ⁽¹⁾**



**NOI
By Asset Class ⁽²⁾**



⁽¹⁾ Portfolio Assets as at March 31, 2011 adjusted for acquisitions completed or under unconditional contract at May 18, 2011.

⁽²⁾ Property NOI for the 3 month period ending March 31, 2011; adjusted for pro-forma NOI on acquisitions completed or under unconditional contract at May 18, 2011.

10 LARGEST TENANTS BY GROSS REVENUE

TransAlta

amec

Birchcliff
Energy Ltd.

 **FAIRVIEW**



PMC
PMC - SIERRA

SHOPPERS
DRUG MART 

3M

MTS

sobeys

16.3% of Gross Revenue ⁽¹⁾

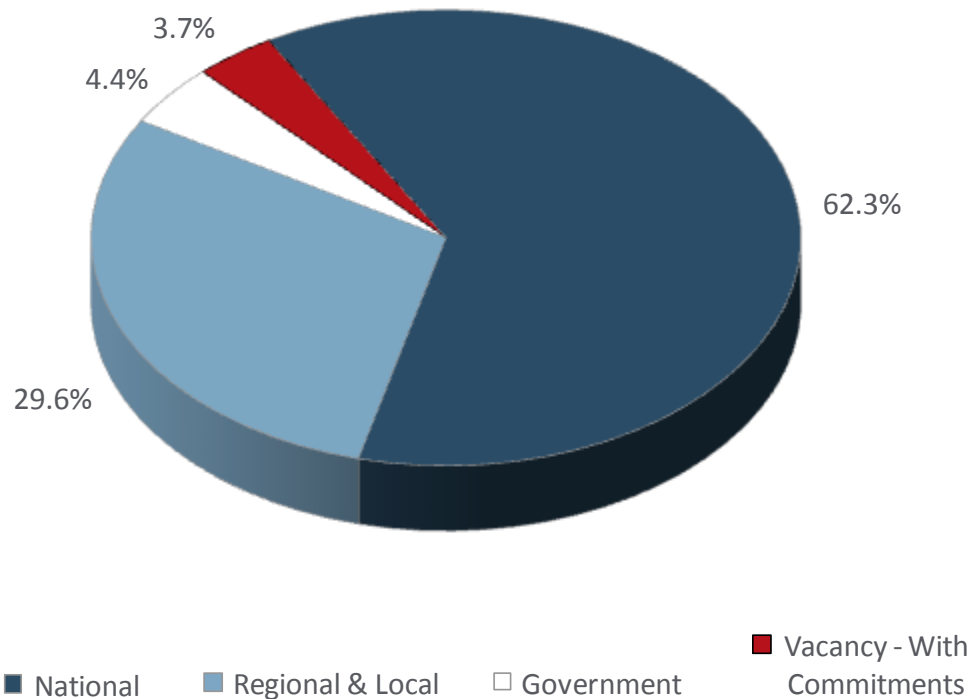
9.8 Years Weighted-Average Lease Term

Portfolio Assets as at March 31, 2011 adjusted for acquisitions completed or under unconditional contract at May 18, 2011.

⁽¹⁾ Excluding Government Tenants.

DIVERSIFICATION BY TENANT GLA

67% of Tenants are Government or National ⁽¹⁾



Weighted-Average Term to Maturity ⁽¹⁾

All Leases: 6.1 Years
Top 10 Tenants: 9.8 Years



Tampa, FL



Toronto, ON



Winnipeg, MB

⁽¹⁾ Portfolio Assets as at March 31, 2011 adjusted for acquisitions completed or under unconditional contract at May 18, 2011;
Excludes properties in development & includes lease commitments on vacant space.

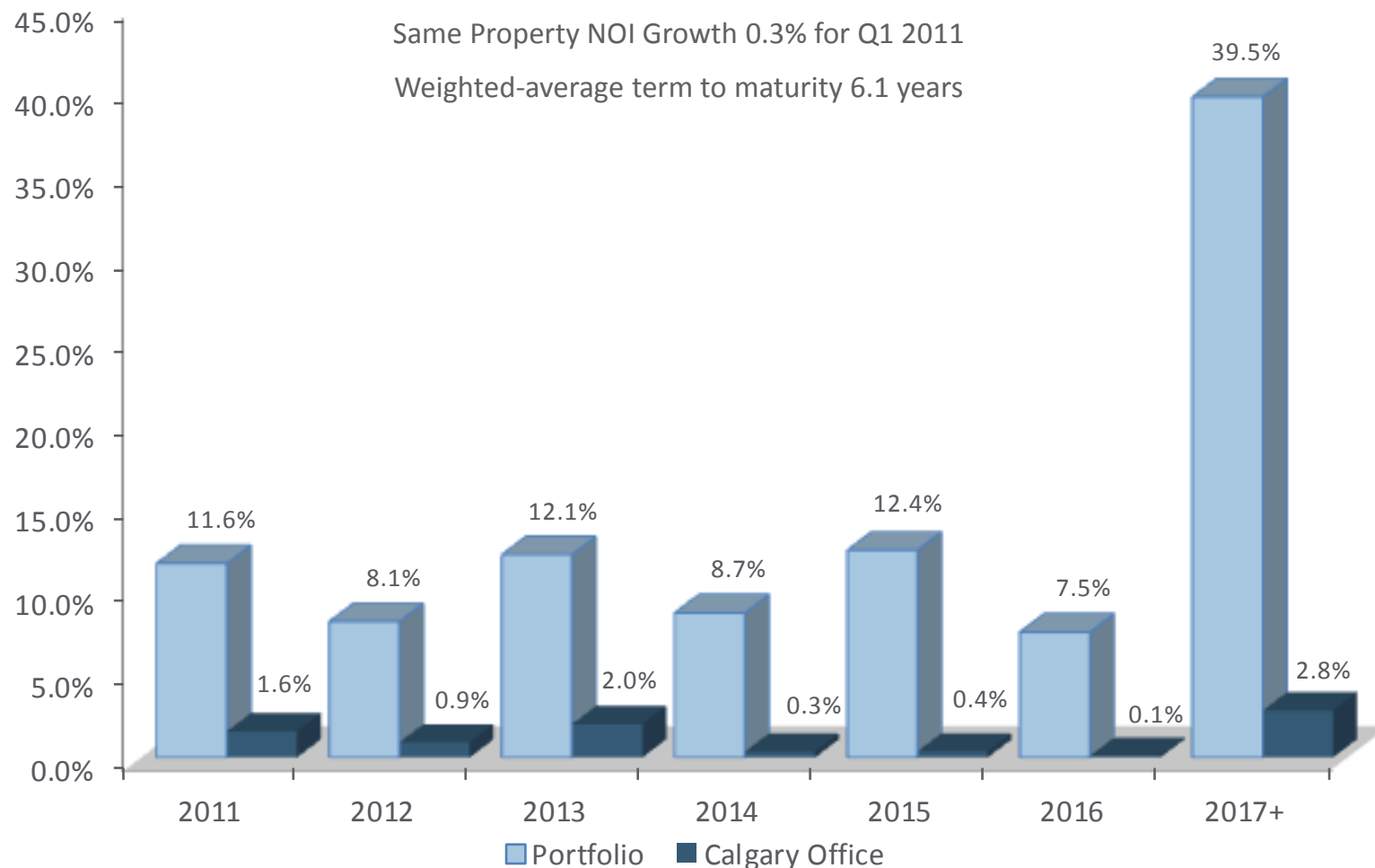
LEASE EXPIRATION SCHEDULE (1)

73% of 2011 and 23% of 2012 expiries are dealt with
81% retention ratio for 2011 and 75% for 2012 expiries

WARI flat & WARIR 4.7% for Q1 2011

Same Property NOI Growth 0.3% for Q1 2011

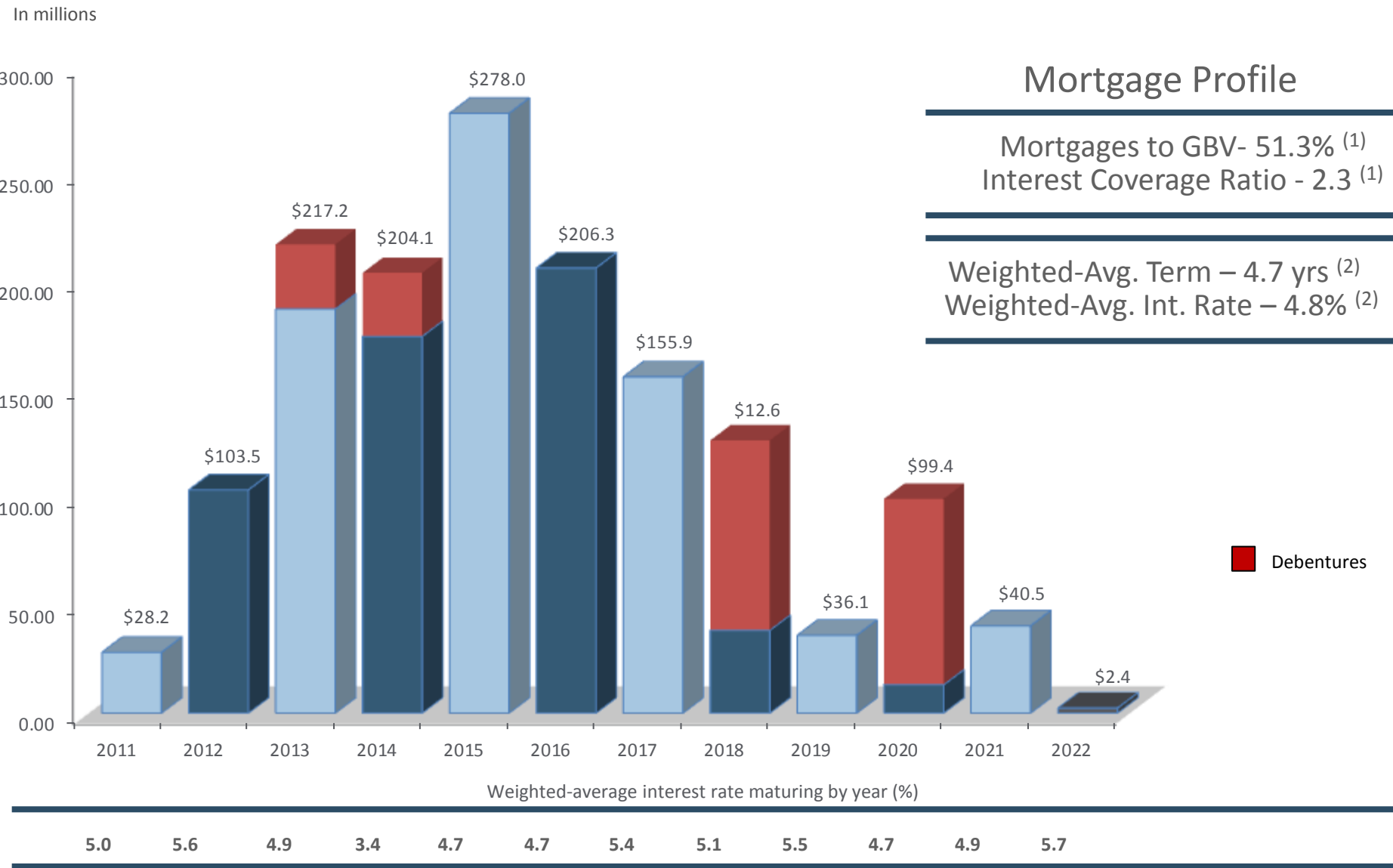
Weighted-average term to maturity 6.1 years



Excludes m-t-m leases and total portfolio vacancy.

(1) Portfolio Assets as at March 31, 2011 adjusted for acquisitions completed or under unconditional contract at May 18, 2011.

SCHEDULE OF MORTGAGES MATURING (2)

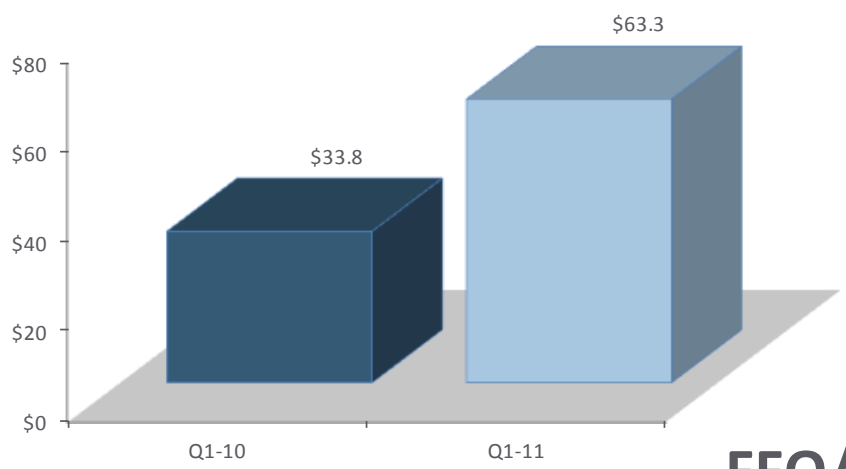


⁽¹⁾ As at March 31, 2011.

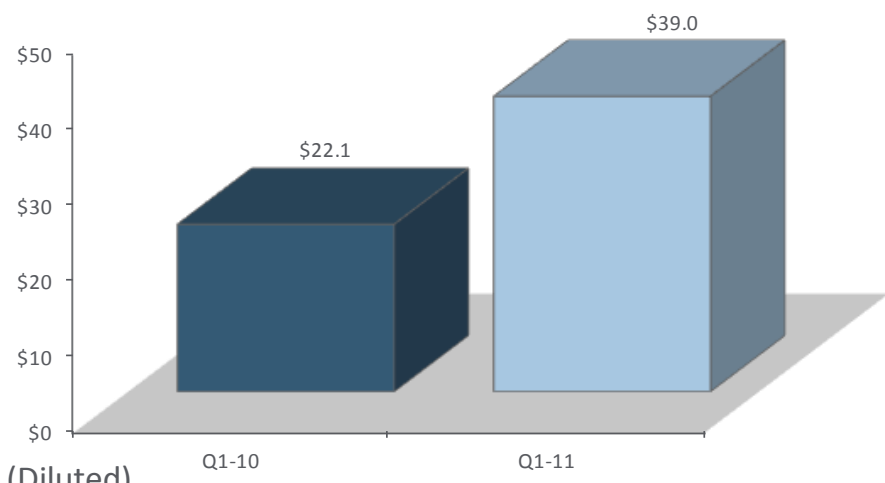
⁽²⁾ Mortgage financing in place as at March 31, 2011 adjusted for acquisitions completed or under unconditional contract at May 18, 2011.

2011 YEAR TO DATE INFORMATION – Q1 2011

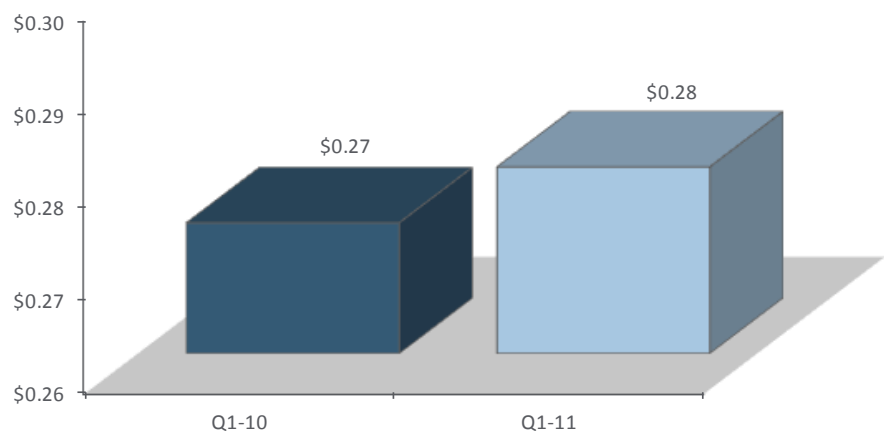
Revenues (1) in (000's)



Property NOI (1) in (000's)



FFO/unit (Diluted)



(1) 2010 comparative results have been restated for IFRS translation.

LATEST ANALYST PROJECTIONS ⁽¹⁾

	2011		2012		Current	Current
diluted per unit results (Q1-11)	FFO	AFFO	FFO	AFFO	NAV	Target Price
CIBC World Markets	\$1.14	\$0.99	\$1.21	\$1.05	\$14.00	\$15.50
Canaccord Genuity	\$1.17	\$1.00	\$1.28	\$1.11	\$13.20	\$16.50
RBC Capital Markets	\$1.21	\$0.99	\$1.26	\$1.04	\$13.00	\$15.00
Scotia Capital	\$1.15	\$0.97	\$1.19	\$1.02	\$12.25	\$14.50
National Bank Financial	\$1.20	\$0.99	\$1.26	\$1.03	\$13.00	\$15.00
Macquarie Research	\$1.23	\$0.99	\$1.24	\$1.02	\$12.75	\$15.00
BMO Capital Markets	\$1.20	\$0.98	\$1.24	\$1.02	\$13.48	\$14.50
Average Consensus	\$1.19	\$0.99	\$1.24	\$1.04	\$13.10	\$15.14

Distributions payout ratio approximate: \$1.08 = 110.2 % of 2011E AFFO & 105.9 % of 2012E AFFO

Diversified REITs Industry Average approximate = 100.4 % of 2011E AFFO & 92.2% of 2012E AFFO

Source : BMO Daily Market Watch May 24, 2011

⁽¹⁾ Artis does not endorse any analyst projections. The information above represents the views of the particular analyst and not necessarily those of Artis.
An investor should review the entire report of the analysts prior to making any investment decisions.

PEER COMPARISONS

	P / FFO		P / AFFO	
Multiples	2011E	2012E	2011E	2012E
Artis REIT (AX.UN)	12.2x	11.1x	14.3x	12.9x
Dundee REIT (D.UN)	12.8x	12.5x	14.5x	14.0x
Morguard REIT (MRT.UN)	11.6x	11.4x	13.0x	12.8x
Cominar (CUF.UN)	13.0x	12.7x	15.0x	14.5x
Allied REIT (AP.UN)	16.4x	14.3x	19.7x	16.8x
Canadian REIT (REF.UN)	14.8x	14.4x	16.4x	15.9x
Average Diversified	13.1x	12.6x	14.8x	14.1x

DISCIPLINED U.S. PORTFOLIO STRATEGY

“ A Window of Opportunity” . . .

- Total weighting of U.S. properties in Artis’ portfolio will not exceed 20% of NOI
- Unlevered yield will be accretive, and higher than that available for a comparable property in Canada
- Low interest, conventional mortgage financing will be available
- Quality local third party property management will be available
- Property will be “new generation”, reducing the average age of Artis’ overall portfolio
- The tenant credit and lease expiry profile for the property will be more conservative than that of a comparable property in Canada, thus improving the credit profile of Artis’ overall portfolio

Minnesota: 15 Industrial - 5 Retail - 1 Office
Florida: 1 Office

Arizona: 2 Office
New York: 1 Office



Mosaic Building – Tampa



Humana Building – Phoenix



DSI Building - Minneapolis

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GROWTH STRATEGY - EXTERNAL

605 Waterford Park – Minneapolis, MN, USA

GLA: 199,364 Sq Ft

Purchase Price: USD \$25.0 million / 8.7% Cap

Financing: USD \$17.3million @ 2.5% Floating

Asset Class: Office

100% Leased – Mix of National Tenants & Local Tenants

SHPS, Winmark, US Energy



415 Yonge Street– Toronto, ON

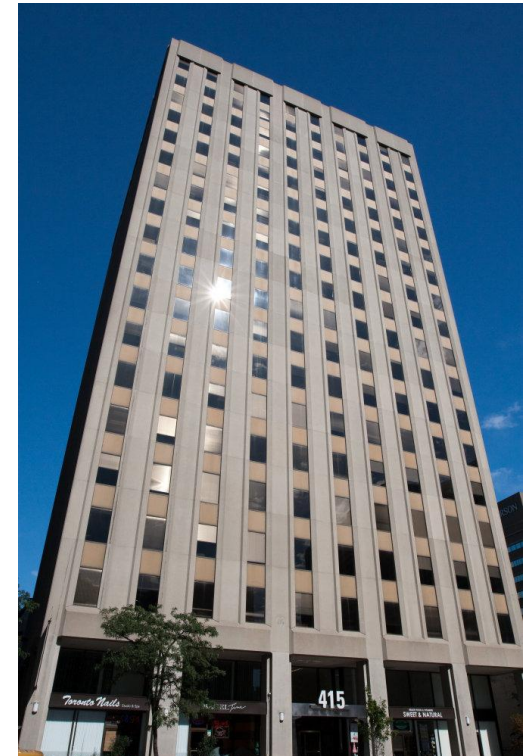
GLA: 191,880 Sq Ft

Purchase Price: \$49.7 million / 7.0% Cap

Financing: \$32.5 million @ 4.5% Fixed

Asset Class: Office

100% Leased – Mix of National, Local & Government Tenants



GROWTH STRATEGY - EXTERNAL

MTS Place – Winnipeg, MB

GLA: 269,124 Sq Ft

Purchase Price: \$56.0 million / 7.1% Cap

Financing: \$39.5 million @ 5.14% Fixed

Asset Class: Office

100% Leased – 3 National Tenants – MTS Allstream,
Bank of Montreal, Paterson Globalfoods

Weighted-Average Term to Maturity: 10 Years



Victoria Square – Regina, SK

GLA: 297,122 Sq Ft

Purchase Price: \$49.0 million / 6.8% Cap

Financing: \$23.6 million @ 4.5% Fixed

Asset Class: Retail

97.2% Leased – National and Regional Tenants –
Safeway, Sport Chek, Shoppers

Weighted-Average Term to Maturity: 5 Years



GROWTH STRATEGY - EXTERNAL

North City Centre – Edmonton, AB

20,000 Sq Ft Office Building
Construction Completed - March 31, 2011



Fourell Business Park - Edmonton, AB

Finalizing Development Permit Drawings for Two Buildings
38,982 Sq Ft & 64,436 Sq Ft
Construction Commencing Spring 2011



Grain Exchange Parkade – Winnipeg, MB

3-Storey Parkade Adjacent to Grain Exchange Building
Under Construction



GROWTH STRATEGY - EXTERNAL

Toronto, ON



Increase Rental Income
with Lease Turnover

Exploit Development
Opportunities



Red Deer, AB

Nurture Existing
Relationships



Phoenix, AZ

ARTIS REIT HIGHLIGHTS & COMPARISONS

	BEGINNING OF 2010	END OF 2010	Q1 2011
GBV	\$1.2 Billion (GAAP)	\$2.2 Billion (IFRS)	\$2.4 Billion (IFRS)
Market Cap (\$ millions)	\$427	\$997	\$1,075
Unit Price	\$11.40	\$13.25	\$14.22
GLA (SF)	6.8 Million	12.6 Million	14.4 Million
Properties	96	133	146
Provinces / States	4	9	9
Weighted-Avg. Lease Term	4.8 Years	5.7 Years	6.1 Years
Weighted-Avg Age of Portfolio	22		18
2010 TSX Index inclusion – leads to increased liquidity			

INVESTMENT HIGHLIGHTS

- Artis REIT has a primarily western Canadian focus
- Recent entry into the United States and the Greater Toronto Area (GTA)
- High quality commercial properties – all asset classes (Retail, Industrial, Office)
- Sound diversity of income
- Consistent and reliable cash flow
- Strong financial position (March 31, 2011)
 - Total Debt to GBV 57.8% (including convertible debentures)
 - Interest coverage ratio 2.23x
 - FFO Payout Ratio at 96.4%
- Solid growth potential
- 73% of the 2011 leasing program complete, 23% of the 2012 leasing program complete, and 22% of the 2013 leasing program complete; with 81% tenant retention (April 2011)
- Weighted-average rental increase of 4.7% achieved on renewals in Q1 2011
- In-place rents 3% below market for all years of expiry

SENIOR MANAGEMENT TEAM



Armin Martens

Armin Martens, P.Eng., M.B.A.

President, Chief Executive Officer and Trustee

Mr. Martens has been actively involved in the construction, development and management of commercial real estate since the 1980's. In addition to his position as President and CEO of Artis REIT, he is currently President and CEO of Marwest Development Corporation, a position he has held since 1994. Mr. Martens is a professional engineer (APEGM) and has an M.B.A. from the International Institute for Management Development in Lausanne, Switzerland. Mr. Martens is a past director of Fortress Paper Ltd. (TSX: FTP) and the Bank of Canada, Canada's central bank.

Jim Green, C.A.

Chief Financial Officer

Mr. Green joined the Marwest Group of Companies in 1981 and has since served in various capacities. He is presently Vice President and Chief Financial Officer of the companies in the Marwest Group, a position he has held since 1994. He has served as Chief Financial Officer for Artis REIT since its inception in 2004.

Kirsty Stevens, CMA

Chief Administrative Officer

Prior to joining Artis REIT in 2005, Ms. Stevens worked as the Controller of Marwest Management Canada Ltd., a western Canadian commercial and residential property management company. Ms. Stevens is a Certified Management Accountant (Manitoba) with over fifteen years of experience in accounting and administration. Prior to joining Marwest, Ms. Stevens was the Controller for a western Canadian heavy equipment sales and service dealership.

Douglas McGregor

Senior Vice-President Asset Management, Eastern / Central Region

Mr. McGregor began his commercial real estate career in Winnipeg in 1978 and has worked extensively throughout Western Canada, on the Landlord, Brokerage and Tenant sides of the Leasing and Property Management industry. Prior to joining Artis REIT in 2006, Doug was a Licensed Real Estate Agent in both Manitoba and Alberta, where he held Senior Management positions with several prominent Brokerage firms.

Dennis Wong, CFA

Senior Vice-President Asset Management, Western Region

Mr Wong has been actively involved in institutional real estate across Canada from a debt and equity prospective since the 1980's. Prior to joining Artis he was president of a Canadian life insurance companies' real estate and mortgage operation. Mr Wong is a Chartered Financial Analyst and holds a bachelor of Commerce from the University of British Columbia.



Jim Green



Kirsty Stevens



Douglas McGregor



Dennis Wong





DIVERSIFICATION
VALUE CREATION
GROWTH

