



PROPERTIES OF SUCCESS





FORWARD-LOOKING DISCLAIMER

Certain information included in this presentation contains forward-looking statements within the meaning of applicable securities laws. For this purpose, any statements contained herein that are not statements of historical fact may be deemed to be forward looking statements. Without limiting the foregoing, the words “expects”, “anticipates”, “intends”, “estimates”, “projects”, and similar expressions are intended to identify forward looking statements.

Artis Real Estate Investment Trust (“Artis REIT”) is subject to significant risks and uncertainties which may cause the actual results, performance or achievements of Artis REIT to be materially different from any future results, performance or achievements expressed or implied in these forward-looking statements. Such risk factors include, but are not limited to, risks associated with real property ownership, availability of cash flow, general uninsured losses, future property acquisitions, environmental matters, tax related matters debt financing, Unitholder liability, potential conflicts of interest, potential dilution, reliance on key personnel changes in legislation and changes in the tax treatment of trusts. Artis REIT cannot assure investors that actual results will be consistent with any forward-looking statement and Artis REIT assumes no obligation to update or revise such forward-looking statements to reflect actual events or new circumstances.

This presentation does not constitute an offer to sell or a solicitation of an offer to purchase securities of Artis REIT.

NOTICE RESPECTING NON-GAAP MEASURES

Distributable Income (“DI”), Property Net Operating Income (“Property NOI”) and Funds from Operations (“FFO”) are non-GAAP measures commonly used by Canadian income trusts as an indicator of financial performance. “GAAP” means the generally accepted accounting principles described by the Canadian Institute of Chartered Accountants which are applicable as at the date on which any calculation using GAAP is to be made.

Artis REIT calculates Distributable Income, or “DI”, to reflect distributable cash which is defined in the REIT’s Declaration of Trust as net income in accordance with GAAP, subject to certain adjustments as set out in the Declaration of Trust, including: (i) adding back amortization (excluding leasing costs) and accretion to the carrying value of debt and (ii) excluding gains or losses on the disposition of any asset, and (iii) adding or deducting other adjustments as determined by the Trustees at their discretion. Given that one of the REIT’s objectives is to provide stable cash flows to investors, management believes that DI is an indicative measure for evaluating the REIT’s operating performance in achieving its objectives.

Artis REIT calculates Property NOI as revenues, prepared in accordance with GAAP, less property operating expenses such as taxes, utilities, repairs and maintenance. Property NOI does not include charges for interest and amortization. Management considers Property NOI to be a valuable measure for evaluating the operating performance of the REIT's properties.

Artis REIT calculates FFO, substantially in accordance with the guidelines set out by the Real Property Association of Canada (“RealPAC”). Management considers FFO to be a valuable measure for evaluating the REIT’s operating performance in achieving its objectives.



UNIQUE FOUR PART STRATEGY

1. **Geographic focus: Western Canada only**
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**

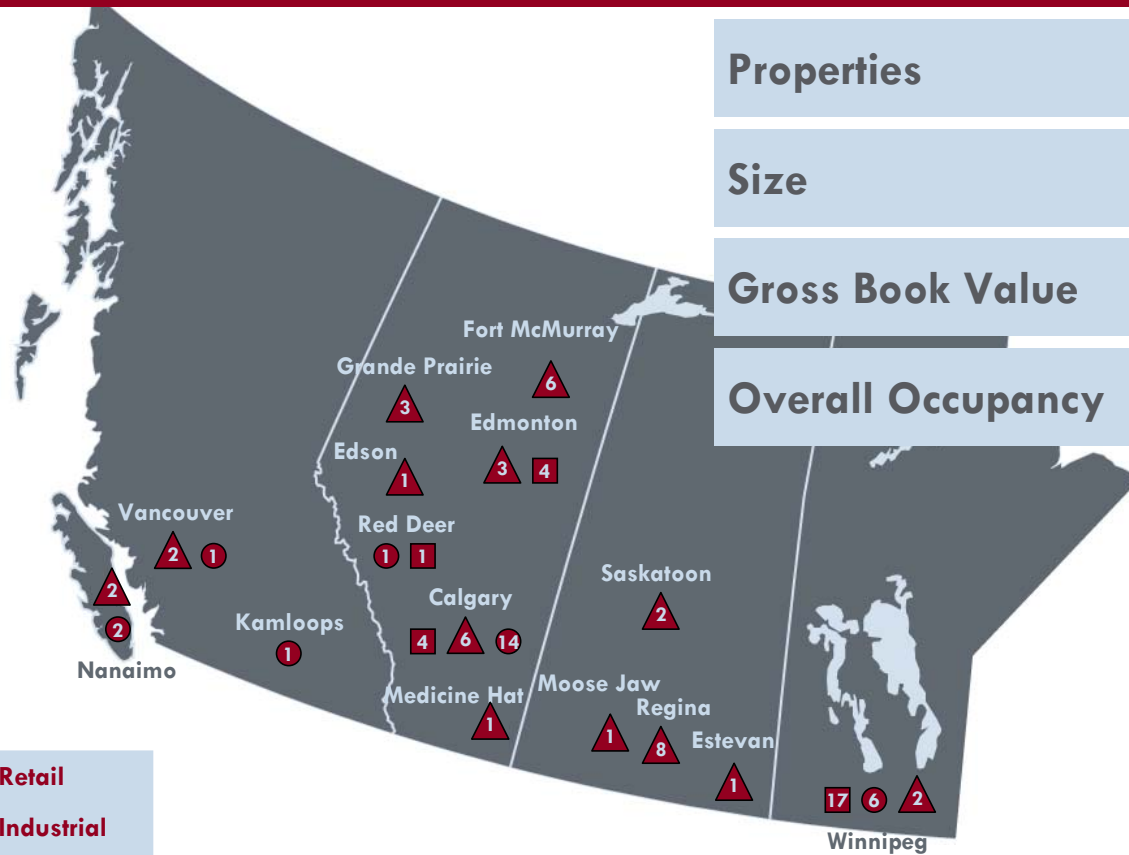




Western Canada: Country's Healthiest Economy



PORTFOLIO OVERVIEW



Portfolio Assets as at December 31, 2008

Properties

89

Size

6.6 M sq.ft.

Gross Book Value

\$1.37 B

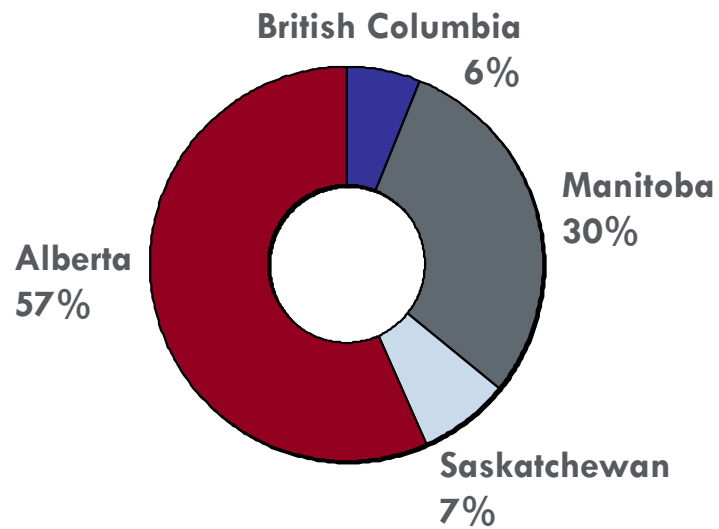
Overall Occupancy

96.5%

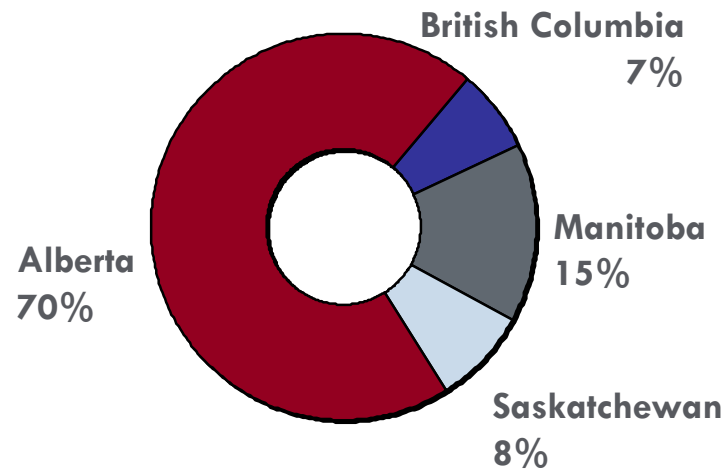


PORTFOLIO SUMMARY

Property GLA by Province

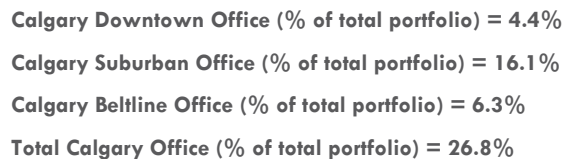


Property NOI by Province

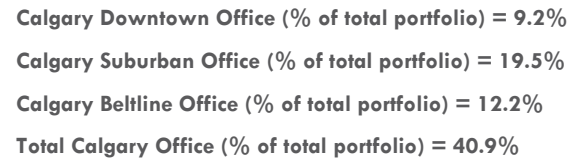


Portfolio Assets as at December 31, 2008

Property GLA by Asset Class



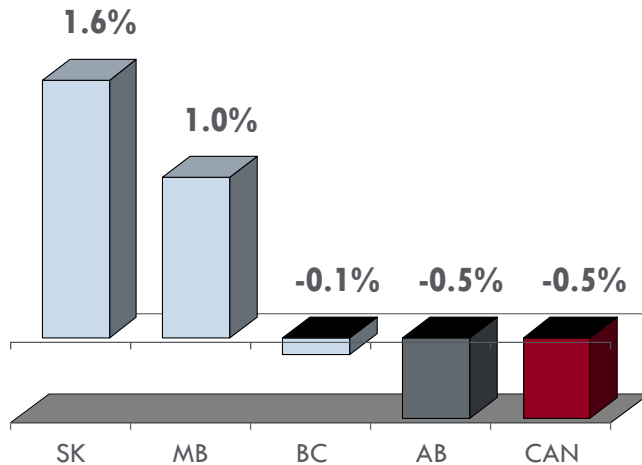
Property NOI by Asset Class



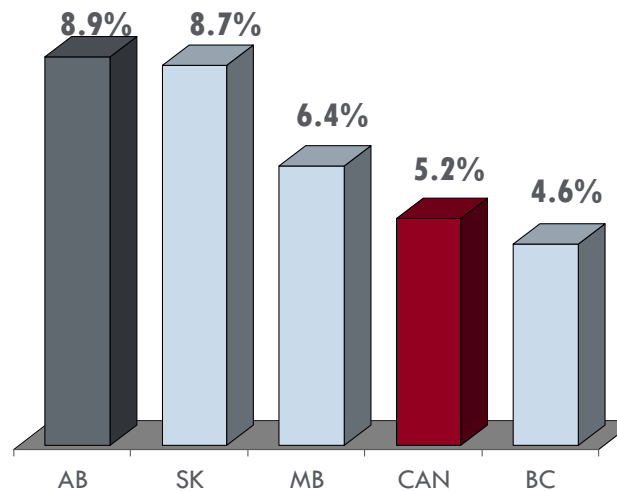


ROBUST WESTERN ECONOMY

GDP Growth 2009f



Average Retail Sales Growth Year Over Year, 2004-2008

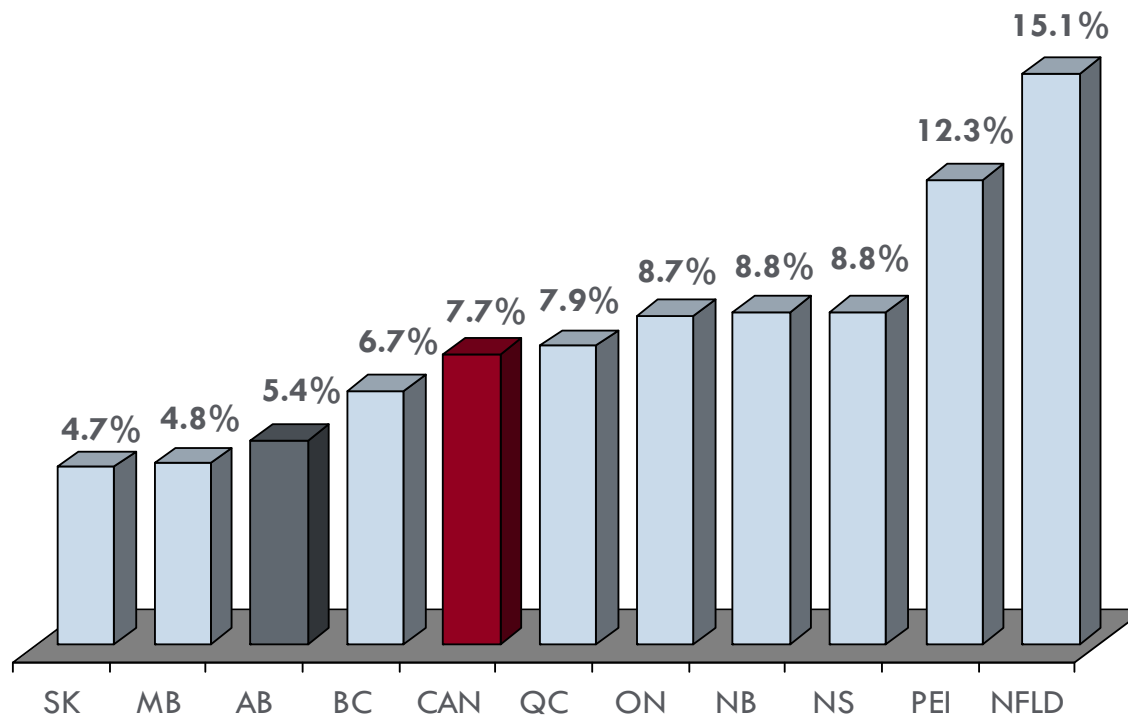


Source Chart 1: Conference Board of Canada Winter 2009 Outlook
Chart 2: Statistics Canada



ROBUST WESTERN ECONOMY

Provincial Unemployment Rates Feb - 2009



Source Statistics Canada as at February 2009

10 Largest Tenants by Gross Revenue

[illegible]



PORTFOLIO OVERVIEW

Government Tenants

9.4% of Gross Revenue



Government
of Canada

Approximately 3.3% of Gross
Revenue from Federal Government
Tenants



Approximately 4.8% of Gross
Revenue from Provincial Government
Tenants

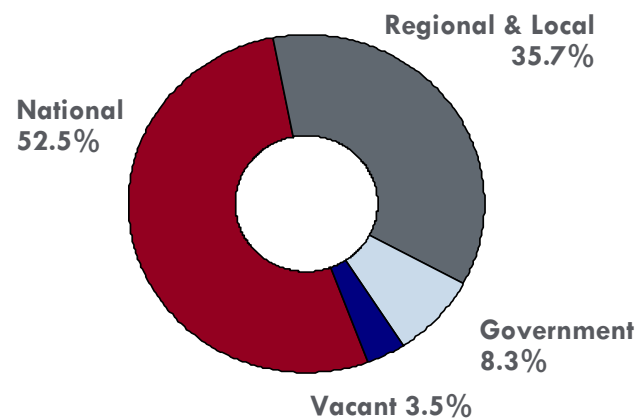
Approximately 1.3% of Gross
Revenue from Civil/Municipal
Government Tenants

Portfolio Assets as at December 31, 2008



PORTFOLIO OVERVIEW

Diversification by Tenant Size (GLA)



Weighted Average Term to Maturity

All Leases	5.1 Years
Top 10 Tenants	10.2 Years
Government Tenants	4.1 Years



Portfolio Assets as at December 31, 2008

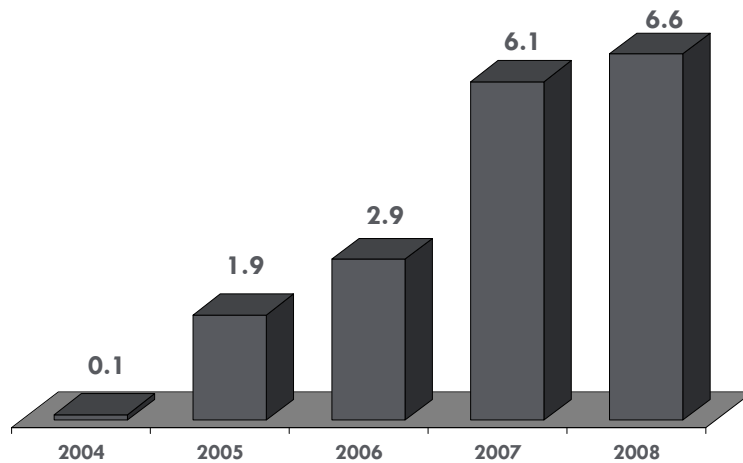


PORTFOLIO OVERVIEW

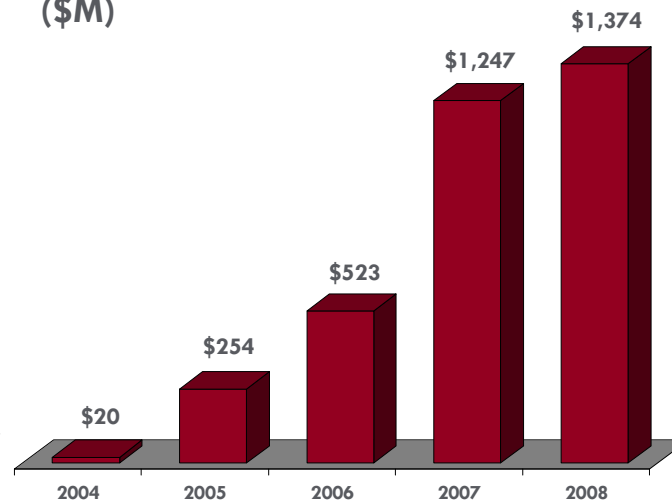
GLA
6.6 M sq.ft.

Gross Book Value
\$1.37 B

(M sf)



(\$M)

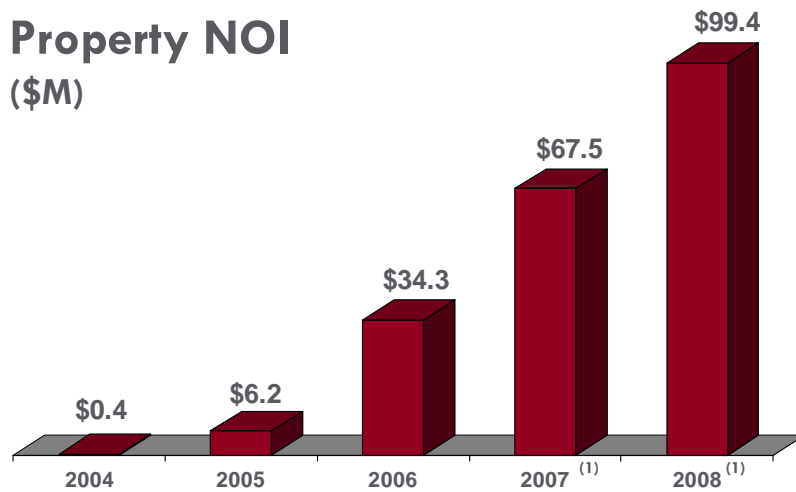


Portfolio Assets as at December 31, 2008

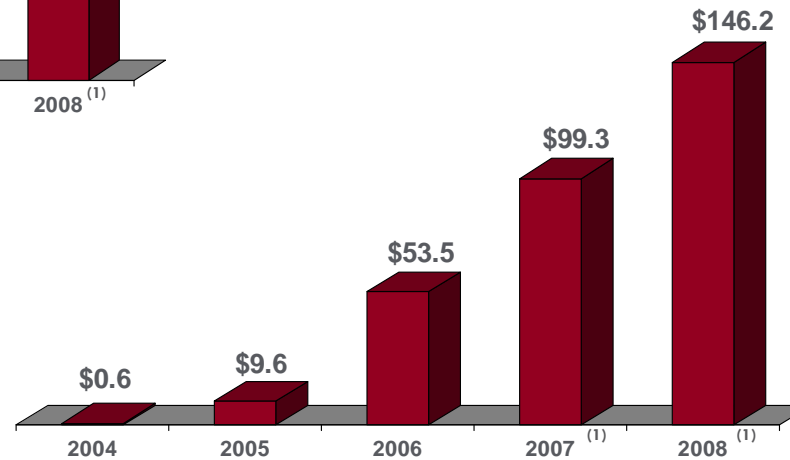


QUARTERLY GROWTH

Property NOI
(\$M)



Revenues (\$M)

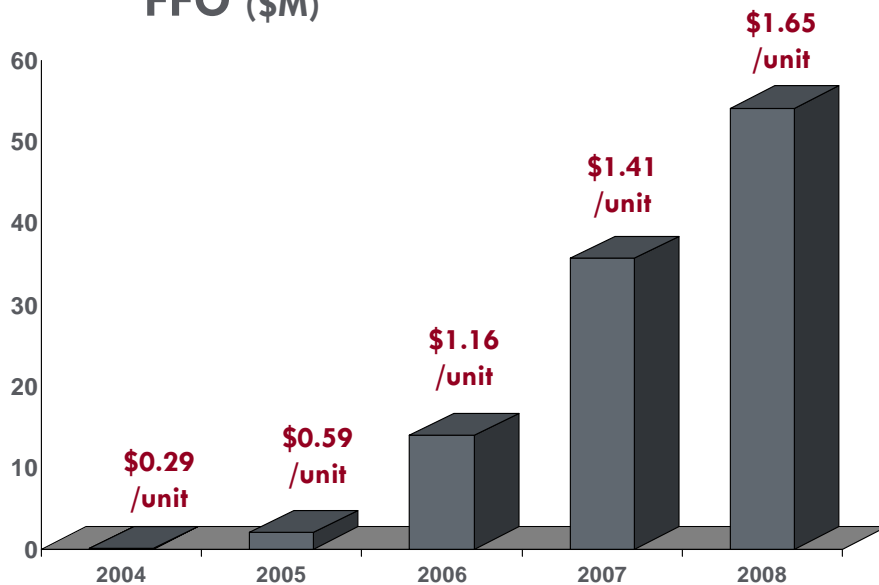


⁽¹⁾ From continuing and discontinued operations



QUARTERLY GROWTH

FFO (\$M)



Q4-08 FFO/unit =
\$0.42 - 200% growth
over 39 month period

469% increase in
FFO/unit from Y/E
2004 - Y/E 2008



FINANCIAL RESULTS

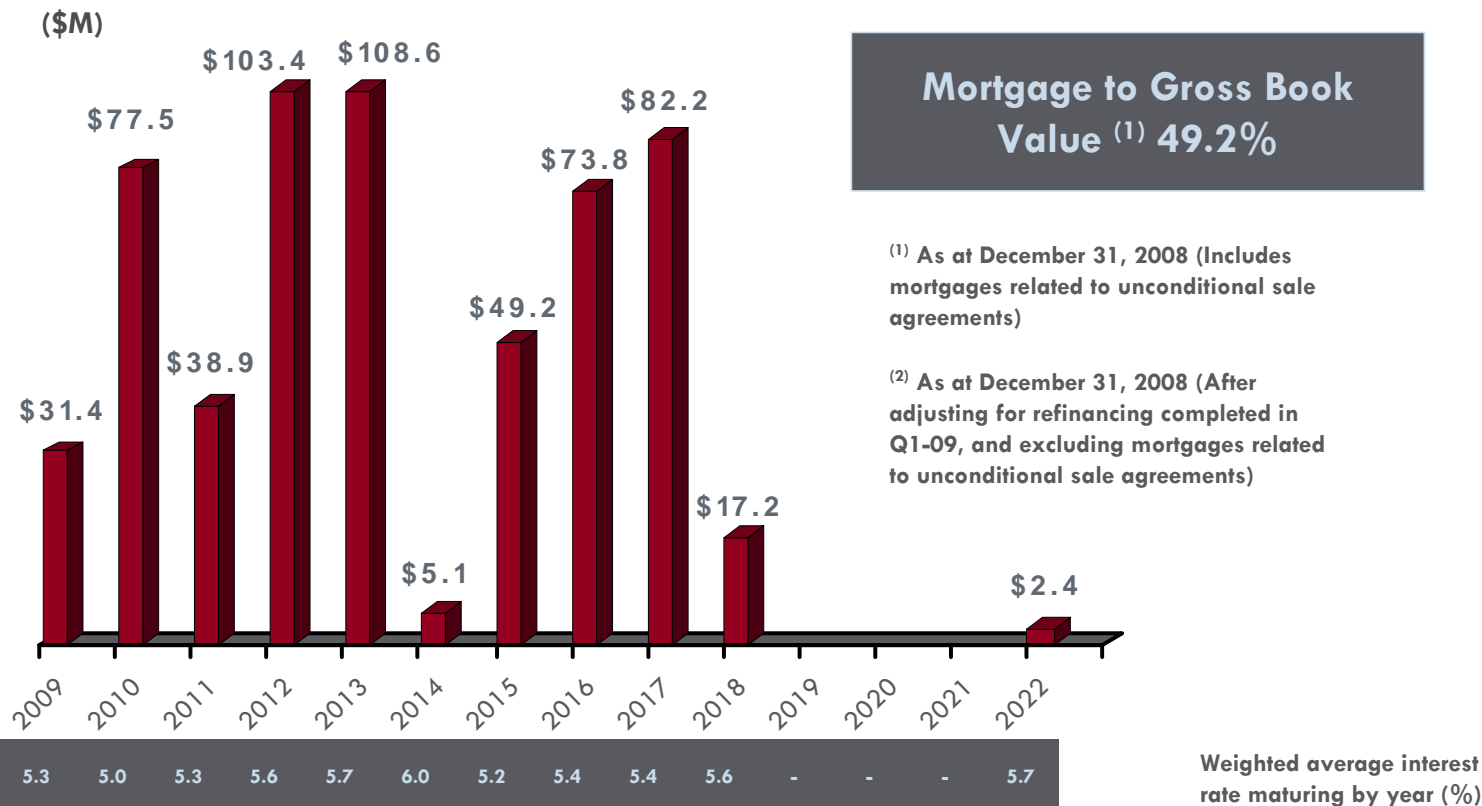
(\$000's, except unit and
per unit amounts)

	Year Ended December 31	
	2007	2008
DI	\$37,638	\$54,706
DI per unit	\$1.49	\$1.67
DI year over year increase		12.1%
DI payout ratio	70.5%	64.1%
FFO	\$35,670	\$54,136
FFO per unit	\$1.41	\$1.65
FFO year over year increase		17.0%
FFO payout ratio	74.5%	64.8%



PORTFOLIO OVERVIEW

Schedule of Mortgages Maturing ⁽²⁾





PORTFOLIO OVERVIEW

MORTGAGE PROFILE

**Weighted Average Term of
4.97 Years ⁽¹⁾**

**Weighted Average Interest
Rate 5.41 % ⁽¹⁾**

Interest Coverage Ratio 2.26 ⁽²⁾



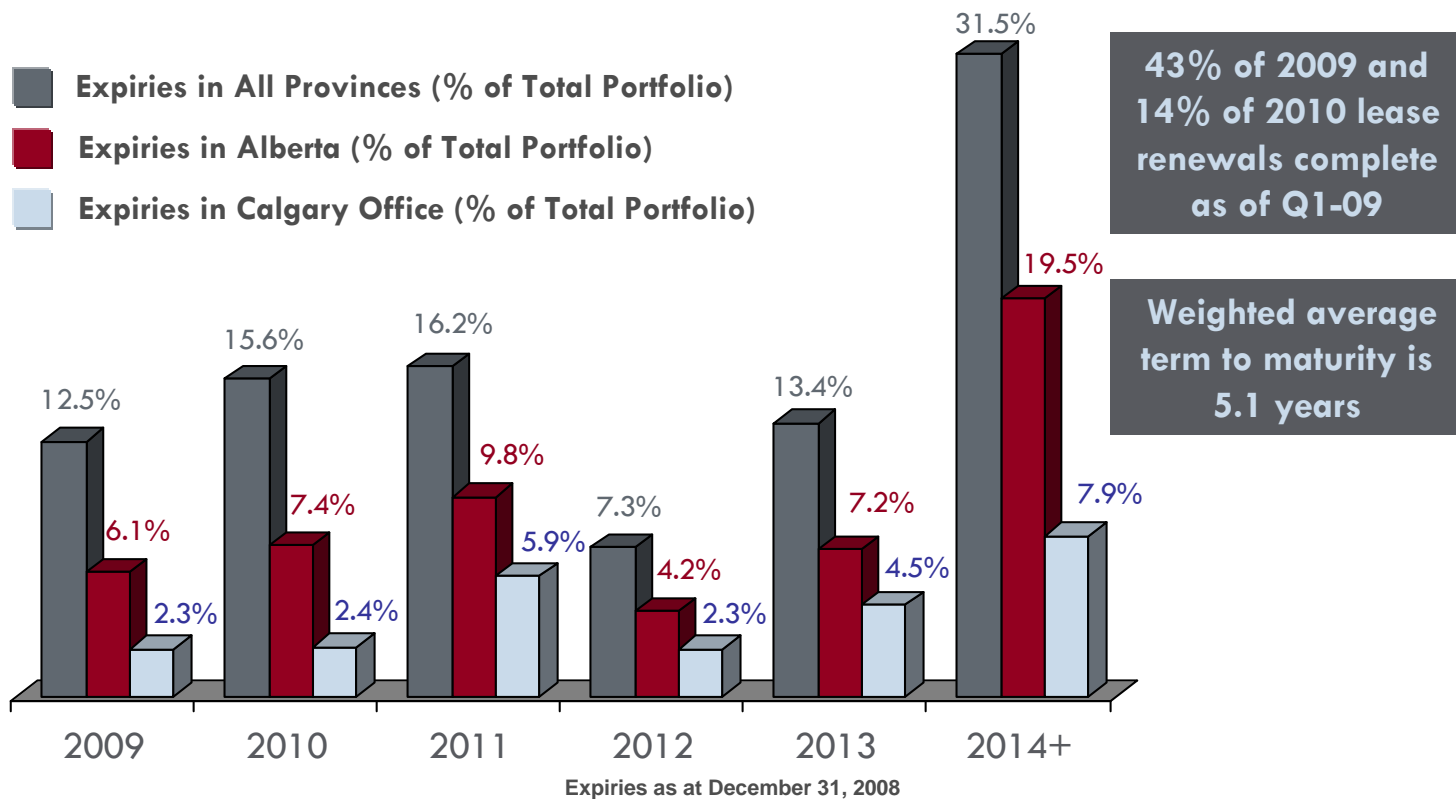
⁽¹⁾ Mortgage Financing In-Place as at December 31, 2008 (excluding mortgages related to unconditional sale agreements)

⁽²⁾ As at December 31, 2008



PORTFOLIO OVERVIEW

Lease Expiration Schedule





INTERNAL GROWTH

Year over Year Occupancy ⁽¹⁾

	Portfolio Occupancy	Same Property Occupancy ⁽²⁾
Q4-07	97.4%	97.4%
Q4-08	96.5%	96.2%

Increasing Rental Income as Leases Turn Over ⁽¹⁾

	Leasable Sq. Ft. (000's)	In-Place Rent	Leased Sq. Ft. (000's)	Market Rent	% Change	Change in \$/sf
Q1-08	183	\$11.26	167	\$13.61	21%	\$2.35
Q2-08	142	\$11.72	165	\$12.64	8%	\$0.92
Q3-08	436	\$10.79	395	\$18.80	74%	\$8.01
Q4-08	162	\$12.20	138	\$17.79	46%	\$5.59
2009	820	\$11.97		\$14.64	22%	\$2.67
2010	1,021	\$10.85		\$13.71	26%	\$2.86
All Years	6,562	\$13.07		\$16.31	25%	\$3.24

43% of 2009 lease expiries complete
14% of 2010 lease expiries complete



22.5% weighted average increase in rent

(1) As reported at December 31, 2008.

(2) "Same Property Occupancy" is calculated for the 80 properties owned at December 31, 2007.



LATEST ANALYST PROJECTIONS ⁽¹⁾

	2009		2010		Current	Current
Latest analyst projections (Q4-08 results)	FFO	AFFO	FFO	AFFO	NAV	Target Price
CIBC World Markets	\$1.66	\$1.14	\$1.66	\$1.20	\$11.40	\$11.40
Canaccord	\$1.65	\$1.16	\$1.61	\$1.16	\$15.40	\$13.25
Royal Bank	\$1.71	\$1.09	\$1.61	\$1.07	\$8.51	\$8.00
Scotia Capital	\$1.63	\$1.08	\$1.55	\$1.04	\$9.25	\$8.25
National Bank	\$1.63	\$1.43	\$1.60	\$1.41	\$9.15	\$6.85
Desjardins	-	\$1.08	-	\$1.09	\$8.63	\$7.75
Average Consensus	\$1.66	\$1.16	\$1.61	\$1.16	\$10.39	\$9.25

Distributions payout ratio approximately: \$1.08 = 65.2% of FFO (2009) & 92.8% of AFFO (2009)

Industry Average approximately = 74.9% of FFO & 95.6% of AFFO

Source : BMO Daily Market Watch, April 2009

(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

	2008E				2009E	
Daily market updates (BMO (04/03/09), Canaccord (04/03/09))	FFO BMO	AFFO BMO	FFO Canaccord	AFFO Canaccord	FFO BMO	AFFO BMO
Artis REIT (AX.un)	3.8x	5.8x	3.8x	5.8x	3.7x	5.3x
Dundee REIT (D.un)	4.5x	6.6x	4.5x	6.3x	4.3x	6.1x
Morguard REIT (MRT.un)	8.2x	10.1x	8.2x	9.3x	8.3x	9.9x
Allied REIT (AP.un)	8.0x	9.0x	8.0x	8.7x	7.8x	9.0x
Canadian REIT (REF.un)	9.0x	10.2x	N/A	N/A	8.8x	10.1x



GROWTH STRATEGY - EXTERNAL



Willingdon Green – Burnaby, BC
(Acquisition & Redevelopment)



Fort McMurray/Edmonton Portfolio
- Fort McMurray/Edmonton, AB



Maynard Technology Centre
- Calgary, AB



Bridges Place
- Calgary, AB



GROWTH STRATEGY INTERNAL – DEVELOPMENT PIPELINE

1 Millennium Centre – Red Deer

- 40,000 s.f. 2 storey expansion completed in Q4-08
- 10% unlevered yield (management estimate)
- 89% leased at a weighted average rate of \$23.85 per s.f.



2 North City – Edmonton

- 25,000 s.f. addition



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- Potential for 40,000 s.f.



Nurture Existing Relationships



Exploit Development Opportunities



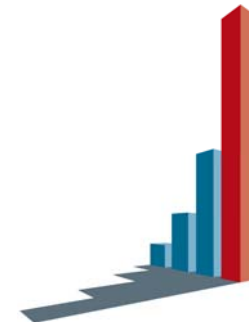


Prior to joining Artis REIT in 2005, Ms. Stevens worked as the Controller of Marwest Management Canada Ltd., a western Canadian commercial and residential property management company. Ms. Stevens is a Certified Management Accountant (Manitoba) with over fifteen years of experience in accounting and administration.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



INVESTMENT HIGHLIGHTS

- **Artis REIT has an exclusively Western Canadian Focus**
- **High Quality Commercial Properties – all Asset Classes (Retail, Industrial, Office)**
- **Proven Management Team**
- **Consistent & Reliable Cash Flow**
- **Strong Financial Position**
 - **Debt to GBV 51.6%**
 - **Interest Coverage Ratio = 2.26**
 - **2008 FFO ratio at 64.8%**
 - **Excellent mortgage profile with only 5% of mortgages expiring in 2009 (figure includes refinancing done in Q1-09)**
- **Excellent Growth Potential**
 - **2009 gap from in-place to market rent of approximately 22%**
 - **43% of 2009 and 14% of 2010 lease program complete at a weighted average rental increase of 22.5%**
 - **25% below market for all years of expiry**



PROPERTIES OF SUCCESS

