

PROPERTIES OF **SUCCESS**

Q4-12

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



Two MarketPointe - Minneapolis, MN, USA



Stampede Station - Calgary, AB



Meadowvale Office - Toronto , ON

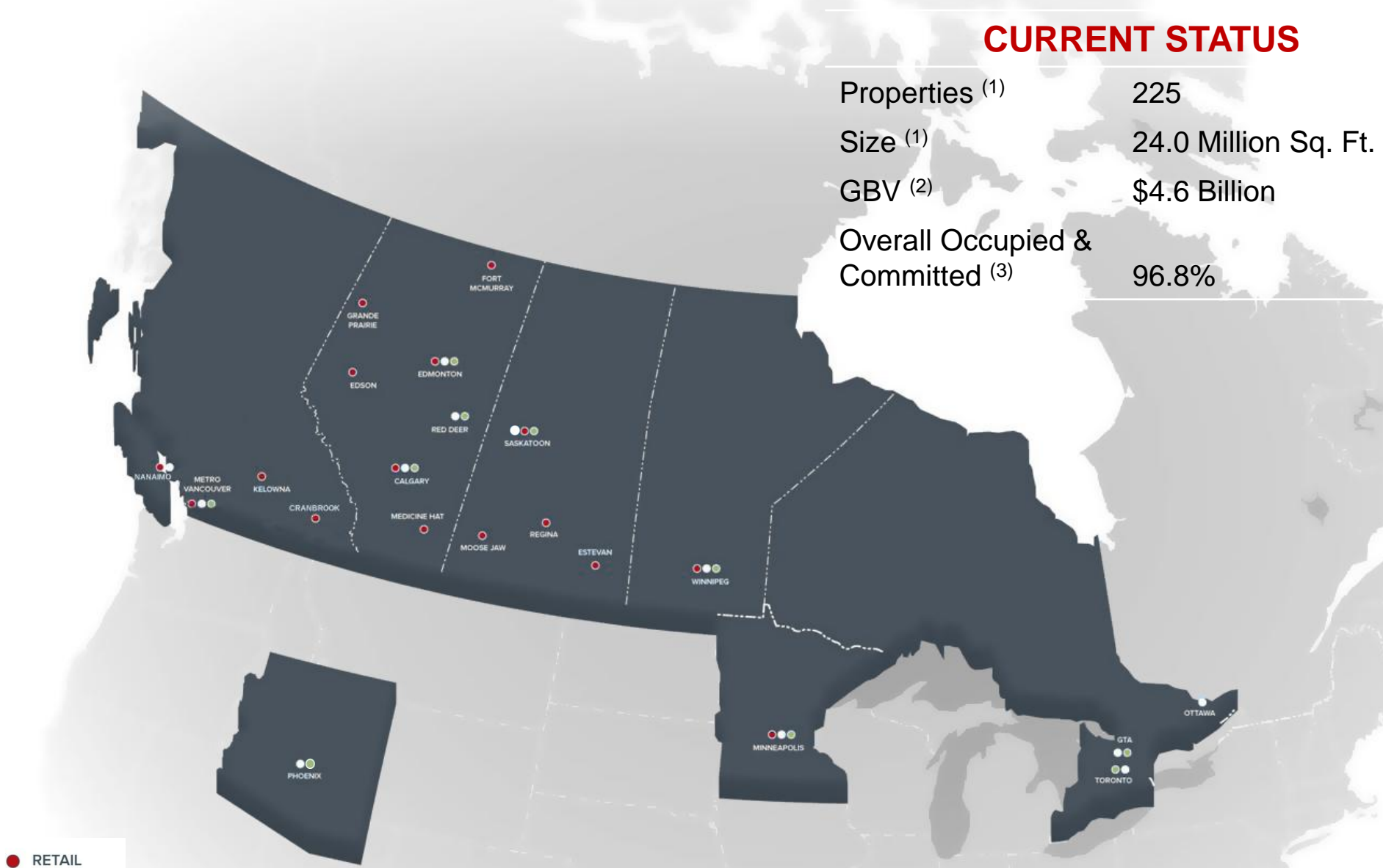
3. **External growth:** via accretive acquisitions in our target markets

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

PORTFOLIO OVERVIEW

CURRENT STATUS

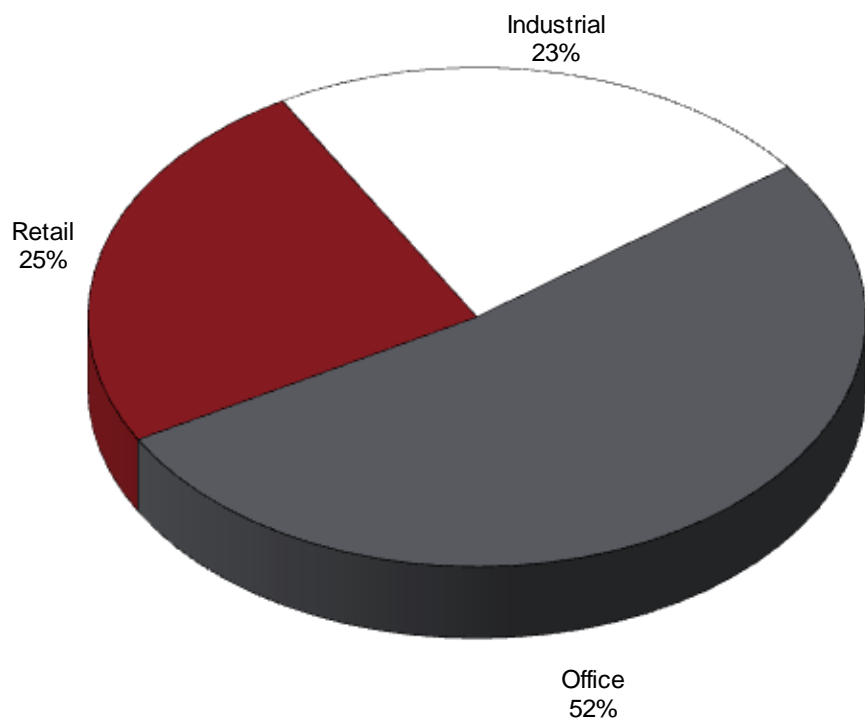
Properties ⁽¹⁾	225
Size ⁽¹⁾	24.0 Million Sq. Ft.
GBV ⁽²⁾	\$4.6 Billion
Overall Occupied & Committed ⁽³⁾	96.8%



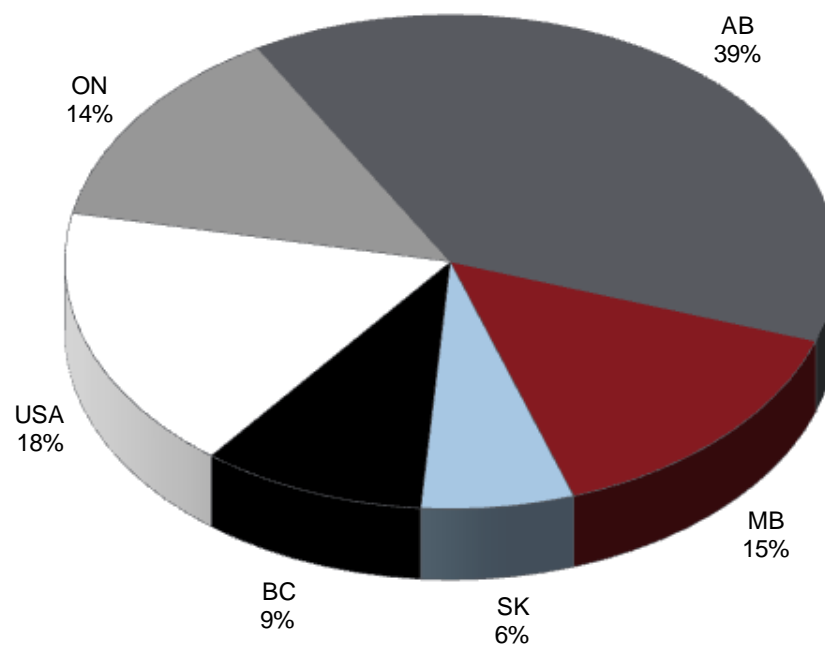
- RETAIL
- OFFICE
- INDUSTRIAL

⁽¹⁾ Portfolio Assets as at December 31, 2012, adjusted for acquisitions announced or completed at March 31, 2013.
⁽²⁾ Gross Book Value ("GBV") of assets as at December 31, 2012, adjusted for acquisitions and offerings announced or completed at March 31, 2013.
⁽³⁾ Excluding properties in redevelopment.

Property NOI By Asset Class ⁽¹⁾



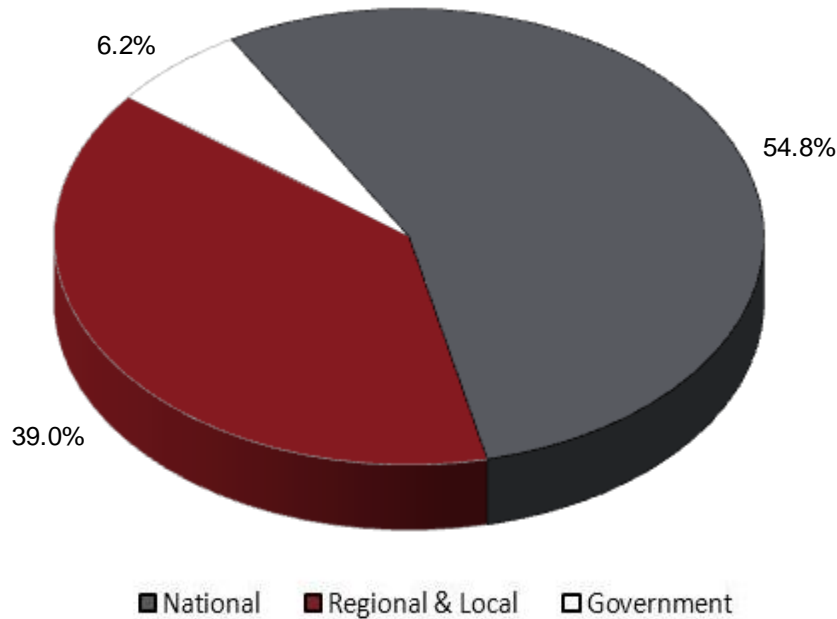
Property NOI By Geographical Location ⁽¹⁾



⁽¹⁾ Property Net Operating Income ("NOI") as at December 31, 2012, adjusted for acquisitions announced or completed at March 31, 2013.

DIVERSIFICATION BY TENANT GLA

61.0% of Tenants are Government or National ⁽¹⁾



■ National ■ Regional & Local ■ Government

Top 10 Tenants

12.0% of Gross Revenue ⁽¹⁾

7.5 Years Weighted-Average Lease Term ⁽¹⁾

MTS TransAlta

amec

SHOPPERS
DRUG MART

PMC

THE HOME DEPOT

sobeys

TD

IHS

FAIRVIEW

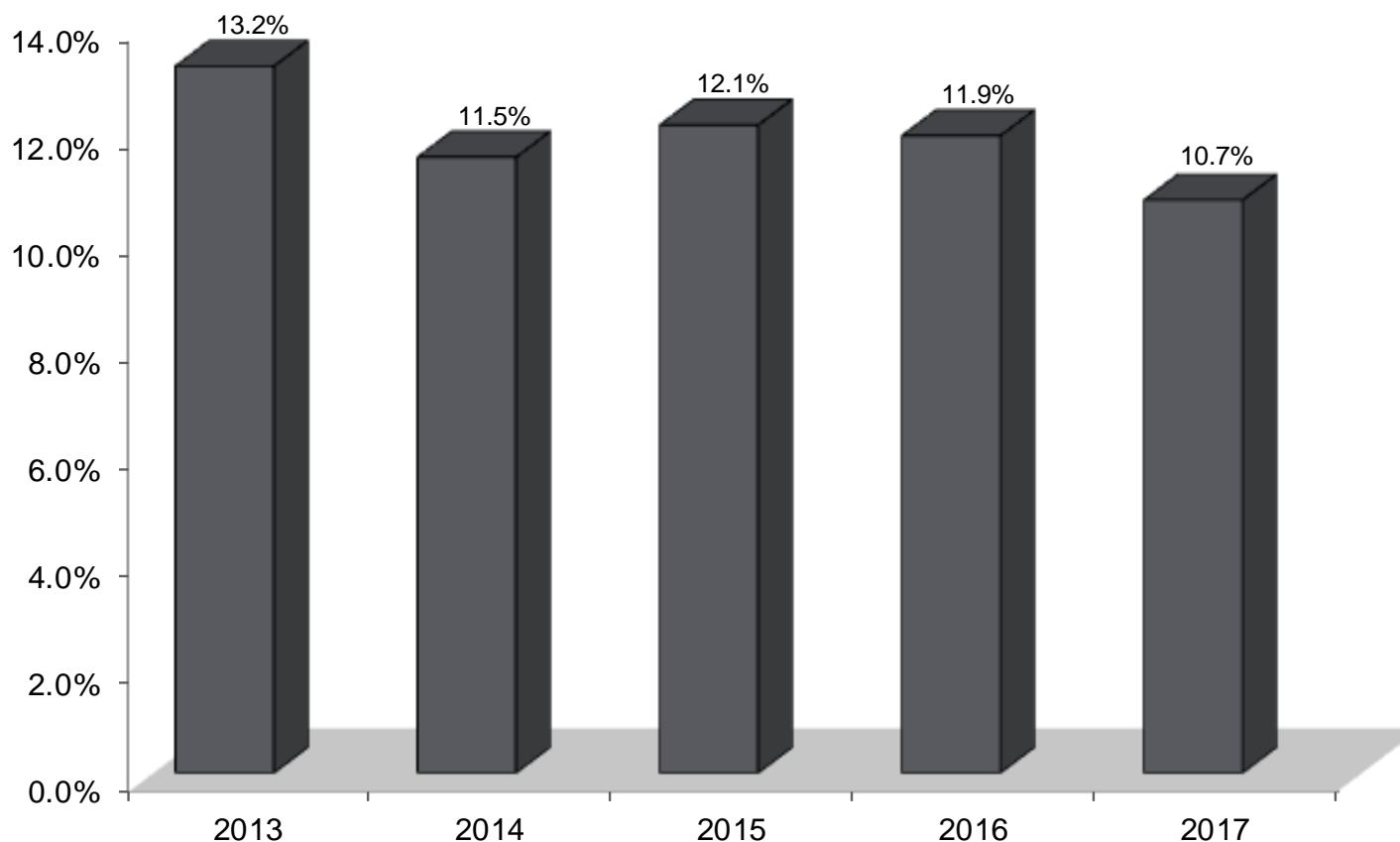
⁽¹⁾ Portfolio tenant roster as at December 31, 2012, adjusted for acquisitions announced or completed at March 31, 2013. Excludes properties in development.

LEASE EXPIRATION SCHEDULE ⁽¹⁾

Nearly 60% of 2013 and 20% of 2014 expiries have been dealt with

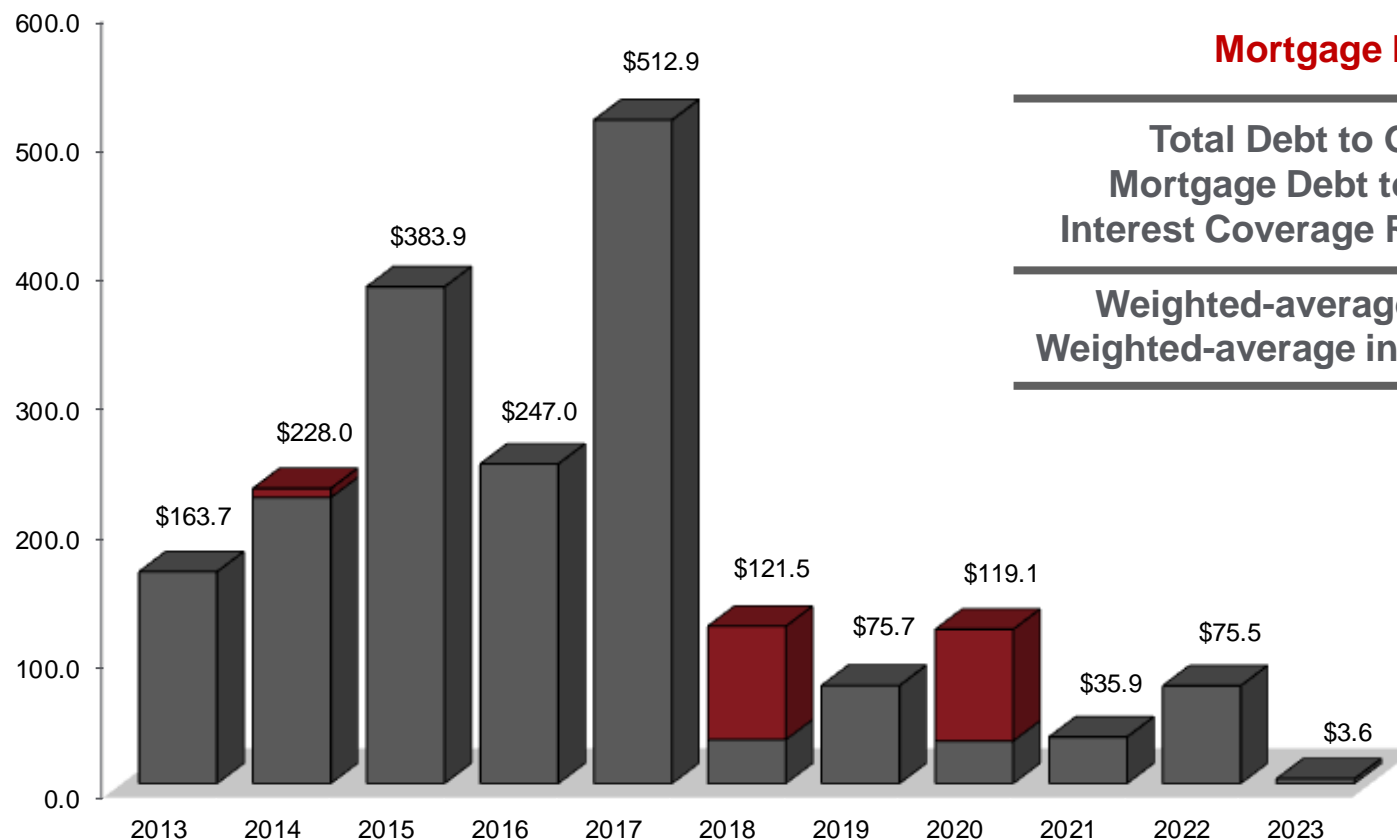
Weighted-average term-to-maturity of leases is 4.9 years

Weighted-average rental increase on renewals in 2012 was 2.6%



⁽¹⁾ Portfolio tenant roster as at December 31, 2012, adjusted for acquisitions announced or completed at March 31, 2013. Excludes month-to-month leases.

SCHEDULE OF UPCOMING MORTGAGES MATURING



Mortgage Profile ⁽¹⁾

Total Debt to GBV – 51.5%
 Mortgage Debt to GBV – 47.3%
 Interest Coverage Ratio – 2.45 times

Weighted-average term – 4.4 yrs
 Weighted-average interest rate – 4.42%

■ Debentures – Weighted-average interest rate maturing in year (%)

- 5.00% - - - 5.75% - 6.00% - - -

■ Mortgages– Weighted-average interest rate maturing in year (%)

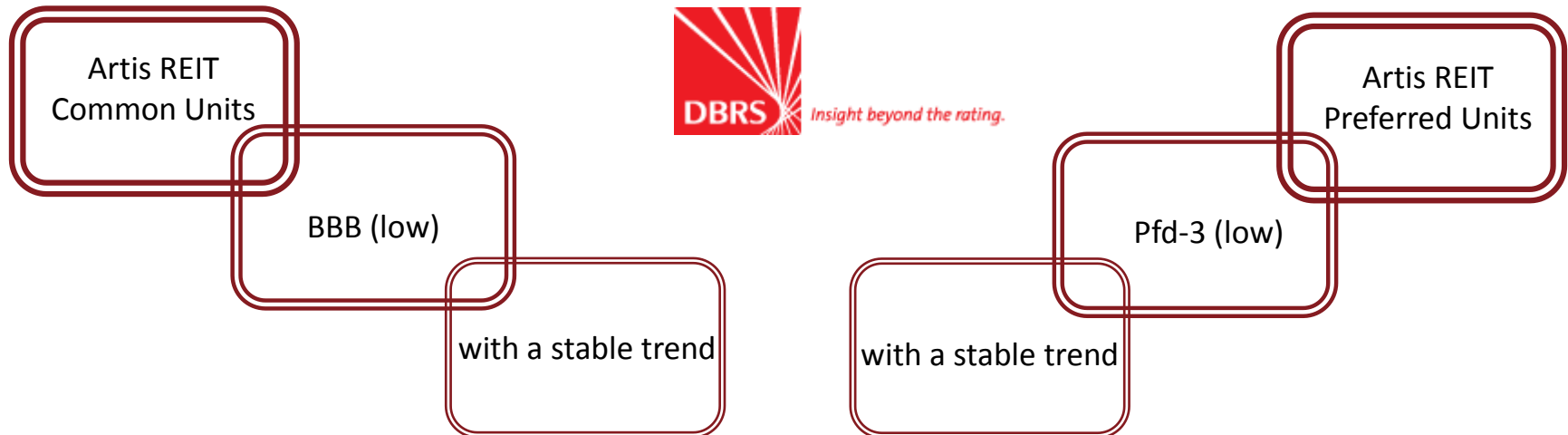
4.68% 3.52% 4.13% 4.35% 4.26% 5.28% 4.24% 4.83% 4.44% 4.13% 3.97%

⁽¹⁾ As at December 31, 2012

Leverage profile for the fiscal quarter ending:

	December 31, 2011	March 31, 2012	June 30, 2012	September 30, 2012	December 31, 2012
Debt: GBV	58.1 %	53.8%	54.5%	52.4%	51.5%
Debt excl. convertible debentures: GBV	50.7%	47.6%	49.2%	48.0%	47.3%
Net debt: EV	56.7%	48.5%	52.7%	49.8%	52.3%
Unencumbered assets (in 000's)	\$110,950	\$107,191	\$213,148	\$99,243	\$138,778
EBITDA interest coverage	2.18	2.26	2.31	2.44	2.53
Net debt: EBITDA	9.1	8.6	9.6	8.6	8.8
<u>Liquidity</u>					
Cash and cash equivalents					\$54,705
Availability on credit facility					\$80,000

DBRS highlighted Artis' strengths as being a reasonably scaled REIT with a mid-size portfolio that continues to improve in quality with new property additions; as well as having a well-diversified portfolio by asset type and geography; a diverse tenant roster including a number of government and other investment-grade tenants; and an improving financial profile and credit metrics

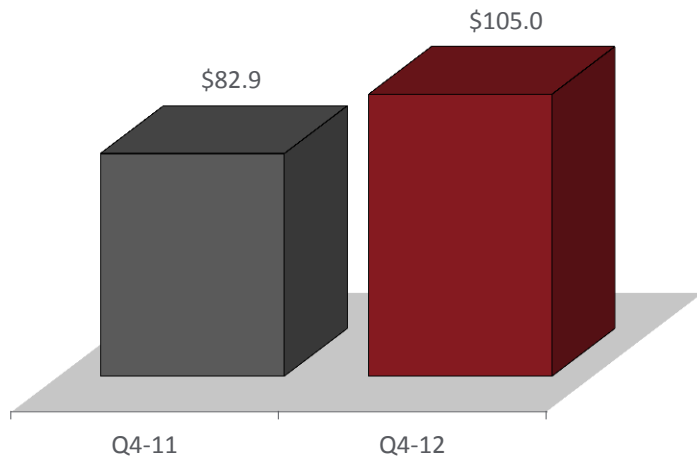


SELECTED FINANCIAL INFORMATION



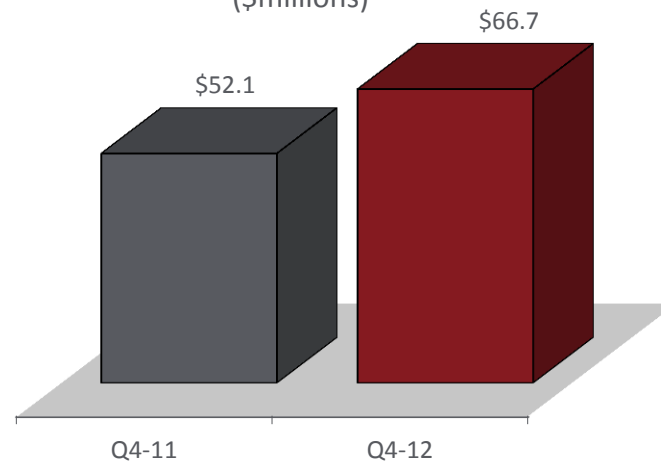
Revenues

(\$millions)



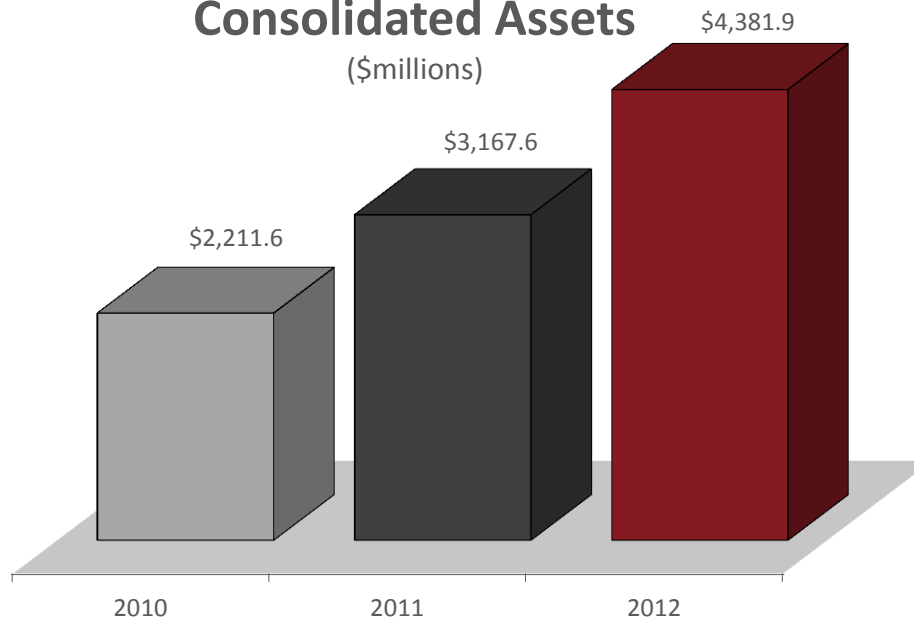
Property NOI

(\$millions)



Consolidated Assets

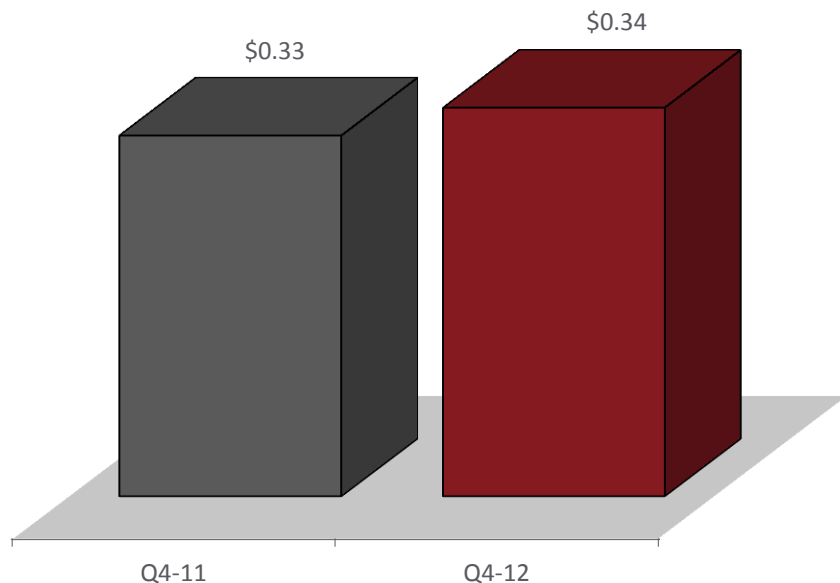
(\$millions)



SELECTED FINANCIAL INFORMATION



FFO/unit (Diluted)



3.0% increase in FFO/unit

AFFO/unit (diluted)

Q4-12	Artis reported AFFO - \$0.30
	Payout Ratio – 90%
2012	Artis reported AFFO - \$1.15
	Payout Ratio – 94%

**Projected 2013 AFFO
Pay-Out Ratio - 92% ⁽¹⁾**

⁽¹⁾ Consensus analyst projections from most recent research reports. Artis does not endorse analyst projections. The above AFFO represents the views of the particular analyst(s) and not necessarily those of Artis. An investor should review the entire report of the analyst(s) prior to making any investment decisions.



Centrepoint - Winnipeg, MB

Increase Rental Income with
Lease Turnover



Concorde Corporate Centre – GTA, ON

Exploit Development
Opportunities



North City Office –Edmonton, AB - Built 2010

EXTERNAL GROWTH STRATEGY



Stampede Station - Calgary, AB
Acquired on July 26, 2011



MAX at Kierland - Scottsdale, AZ, USA
Acquired on May 25, 2012



Two MarketPointe - Minneapolis, MN, USA
Acquired on December 22, 2011



EXTERNAL GROWTH STRATEGY

220 Portage Avenue Winnipeg, MB

Acquisition anticipated to close in April 2013

GLA SQFT	Purchase Price (\$m)	Capitalization Rate	Mortgage Information		
			Amount (\$m)	Interest Rate	Term (years)
170,158	\$41.0	6.6%	\$25.0	3.8%	10

Occupancy	Key Tenants
97.5%	Royal Bank of Canada, Great West Life



495 Richmond Road Ottawa, ON

Acquired on March 15, 2013

GLA SQFT	Purchase Price (\$m)	Capitalization Rate	Mortgage Information		
			Amount (\$m)	Interest Rate	Term (years)
106,193	\$38.1	6.6%	\$23.25	4.02%	10

Occupancy	Key Tenants
100%	Canadian Institute for Health Information, McLarty & Co. Professional Corporation



DISCIPLINED U.S. PORTFOLIO STRATEGY

“ A Window of Opportunity ... Closing Soon?... Maybe Not”

Total weighting of U.S. properties in Artis’ portfolio will be limited to no more than 30% of NOI.
This limit was increased from 20% of NOI for the following reasons:

- Unlevered yield will be accretive, and higher than for a comparable property in Canada
 - Price per square foot will be lower
 - 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: 31 Industrial, 5 Retail, 4 Office
Arizona: 4 Office, 1 Industrial



605 Waterford – MSP



Two MarketPointe – MSP



Max at Kierland - PHX

ARTIS REIT PROGRESS HIGHLIGHTS



	December 31, 2010	December 31, 2011	December 31, 2012
Properties	133	163	220
GLA (SQFT)	12.6M	17.0M	23.4M
GBV ⁽¹⁾	\$2.2B	\$3.2B	\$4.4B
FFOPU ⁽²⁾	\$1.20	\$1.21	\$1.30
Closing Unit Price	\$13.21	\$13.99	\$15.64
Market Cap	\$1.0B	\$1.2B	\$1.8B
Enterprise Value	\$2.3B	\$3.0B	\$4.2B

*** Greater Diversification * TSX Index Inclusion * DBRS Institutional Quality Rating
* Internalization of Property / Asset Management * Preferred Unit Offering**

(1) GBV measured in accordance with GAAP in effect at the balance sheet date.

(2) Funds From Operations Per Unit ("FFOPU") for the indicated year ended, after adjustments for transaction costs, current tax expense and the loss on equity securities.

ARTIS REIT PROGRESS HIGHLIGHTS



April 2013

Unit Price \$16.25

Market Cap \$1.9B

Enterprise Value \$4.4B

Distribution Per Unit \$1.08

Distribution Yield 6.65%

Implied Cap Rate 6.51%

Target Price \$17.66

Consensus	AFFO	FFO
2013 Per Unit ⁽¹⁾	\$1.17	\$1.38
2013 Pay-Out Ratio ⁽¹⁾	92.0%	78.4%
2013 Yield Per Unit ⁽¹⁾	7.20%	8.49%
2013 Unit Price Multiple ⁽¹⁾	13.9x	11.8x



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

SENIOR MANAGEMENT TEAM



Armin Martens
President and Chief
Executive Officer



Jim Green
Chief Financial Officer



Kirsty Stevens
Chief Administrative
Officer



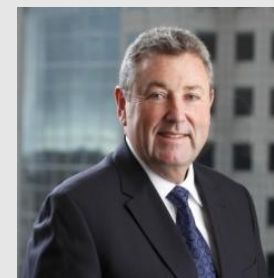
Dennis Wong
Senior Vice President
Asset Management,
Western Region



Douglas McGregor
Senior Vice President
Leasing,
Western Region



Dave Johnson
Senior Vice President
Asset Management,
Central Canada/U.S.



Frank Sherlock
Senior Vice President
Property Management



John Mah
Senior Vice President
Asset Management,
Eastern Region



Philip Martens
Vice President
Asset Management,
U.S. Region



ARTIS
REIT

DIVERSIFICATION
VALUE CREATION
GROWTH