

PROPERTIES OF **SUCCESS**

Q1-13

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

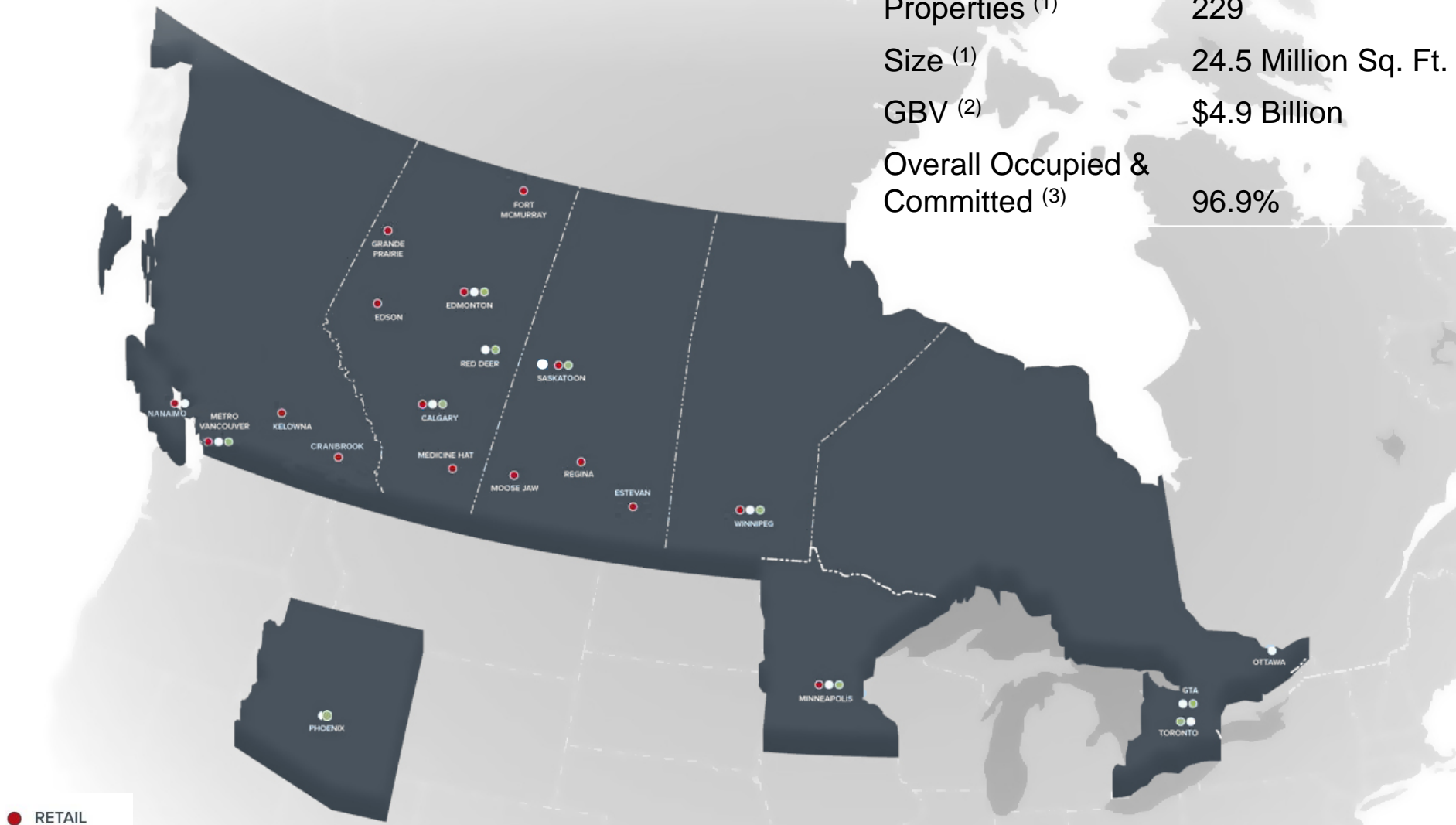
3. External growth: via accretive acquisitions in our target markets

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

PORTFOLIO OVERVIEW

CURRENT STATUS

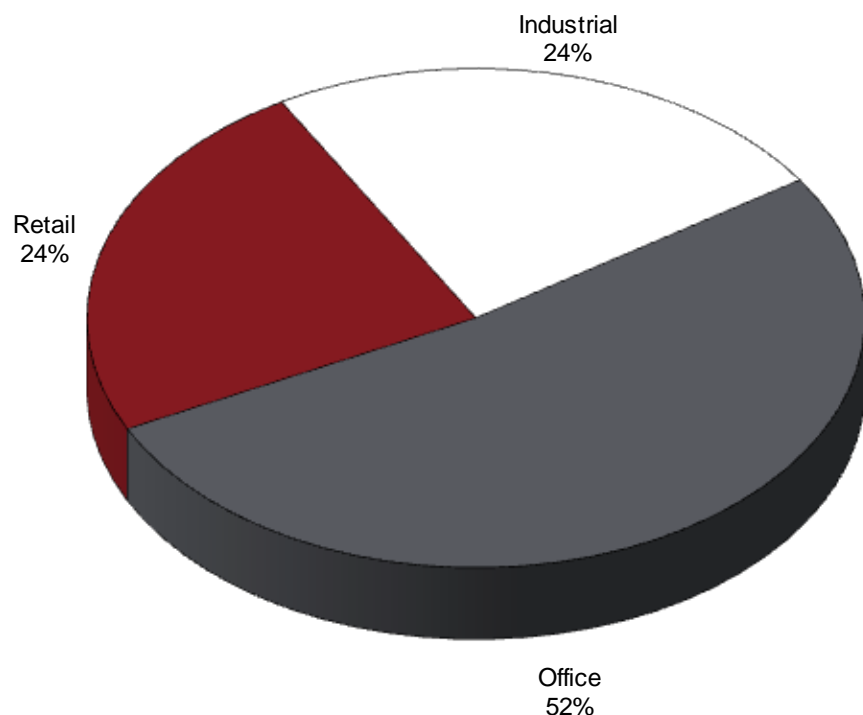
Properties ⁽¹⁾	229
Size ⁽¹⁾	24.5 Million Sq. Ft.
GBV ⁽²⁾	\$4.9 Billion
Overall Occupied & Committed ⁽³⁾	96.9%



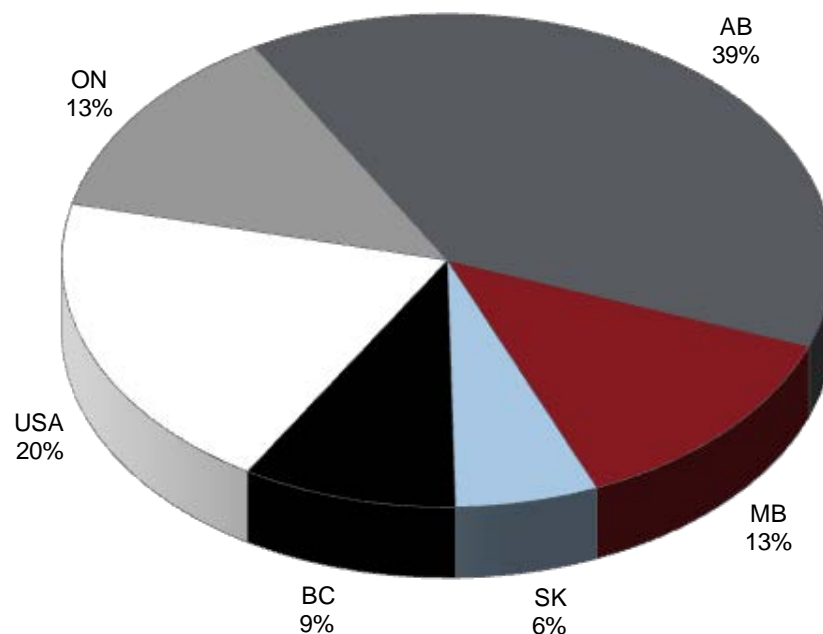
- RETAIL
- OFFICE
- INDUSTRIAL

⁽¹⁾ Portfolio Assets as at March 31, 2013, adjusted for acquisitions announced or completed at May 8, 2013.
⁽²⁾ Gross Book Value ("GBV") as at March 31, 2013, adjusted for transactions announced or completed at May 8, 2013.
⁽³⁾ Excluding properties in redevelopment.

Property NOI By Asset Class ⁽¹⁾



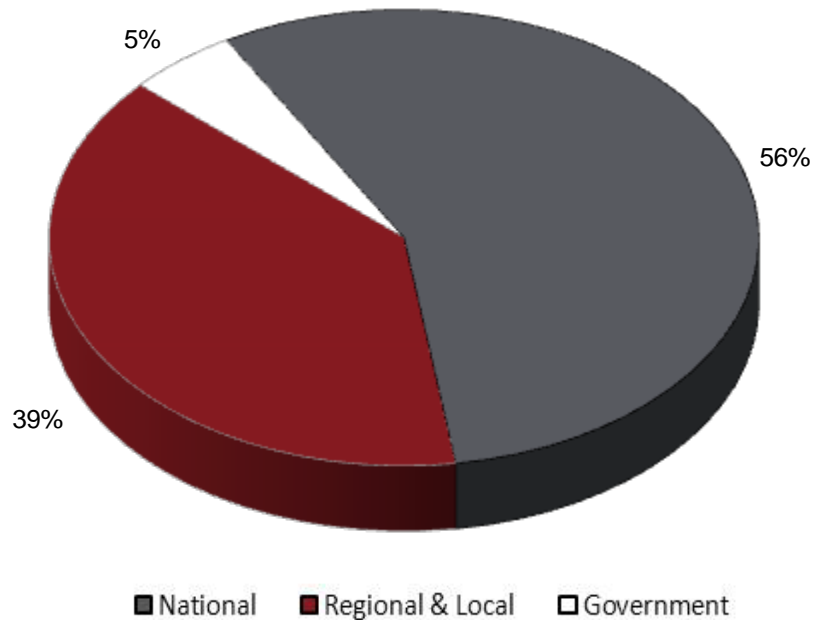
Property NOI By Geographical Location ⁽¹⁾



⁽¹⁾ Property Net Operating Income ("NOI") as at March 31, 2013, adjusted for acquisitions announced or completed at May 8, 2013.

DIVERSIFICATION BY TENANT GLA

61% of Tenants are Government or National ⁽¹⁾



Top 10 Tenants

11.4% of Gross Revenue ⁽¹⁾

7.7 Years Weighted-Average Lease Term ⁽¹⁾

MTS TransAlta

amec

SHOPPERS
DRUG MART

CBRE
CB RICHARD ELLIS

**THE HOME
DEPOT**

sobeys

TD

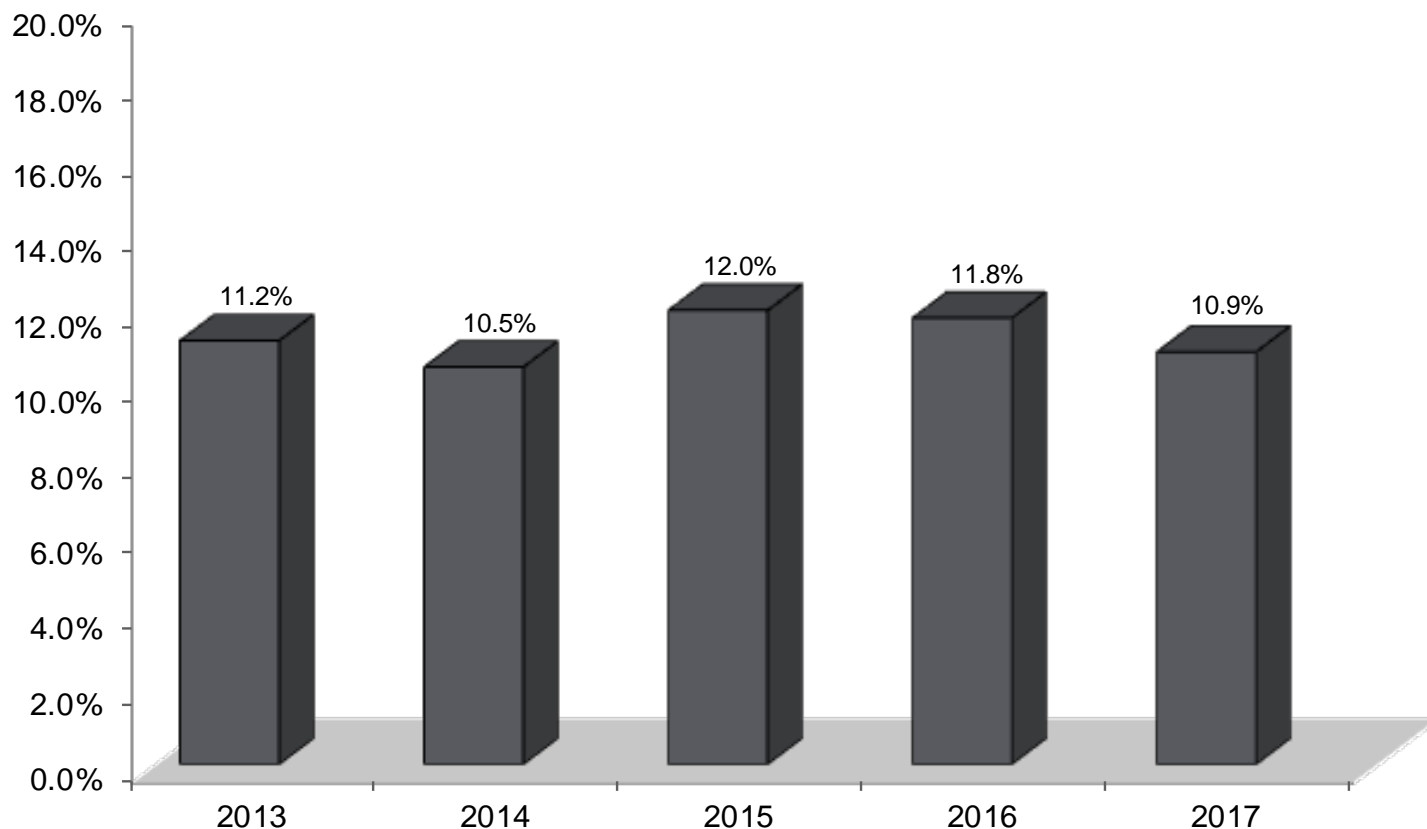
IHS

FAIRVIEW

⁽¹⁾ Portfolio tenant roster as at March 31, 2013, adjusted for acquisitions announced or completed at May 8, 2013. Excludes properties in development.

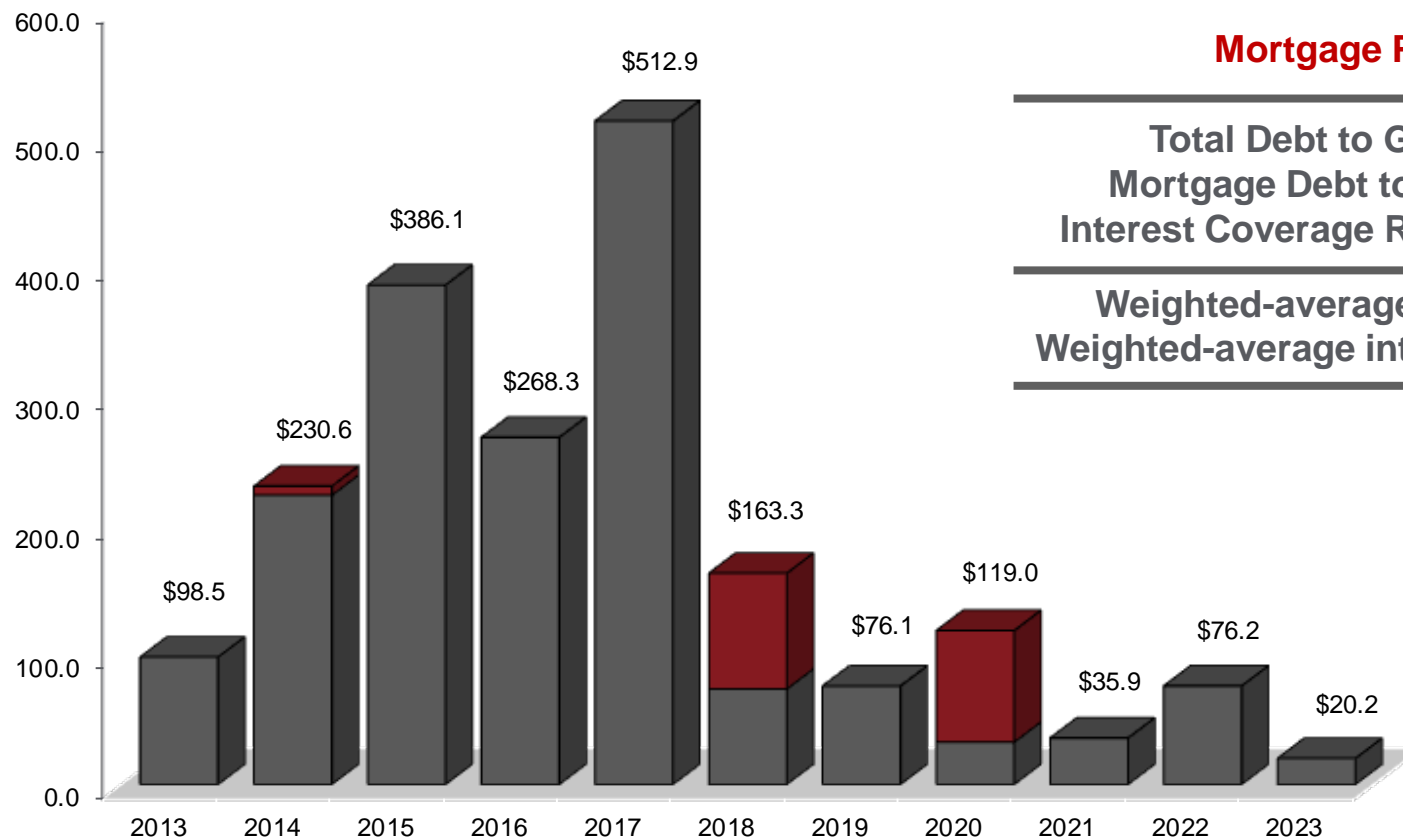
LEASE EXPIRATION SCHEDULE ⁽¹⁾

80% of 2013 and 23% of 2014 expiries have been dealt with
Weighted-average rental increase on renewals in Q1 2013 was 6.9%
Q1-13 Same Property NOI growth was 2.4% over Q1-12



⁽¹⁾ Portfolio tenant roster as at March 31, 2013, adjusted for acquisitions announced or completed at May 8, 2013. Excludes month-to-month leases.

SCHEDULE OF UPCOMING MORTGAGES MATURING



Mortgage Profile ⁽¹⁾

Total Debt to GBV – 50.2%
Mortgage Debt to GBV – 46.1%
Interest Coverage Ratio – 2.83 times

Weighted-average term – 4.4 yrs
Weighted-average interest rate – 4.31%

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

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

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

3.46% 3.50% 4.12% 4.26% 4.26% 4.24% 4.23% 4.83% 4.44% 4.13% 4.01%

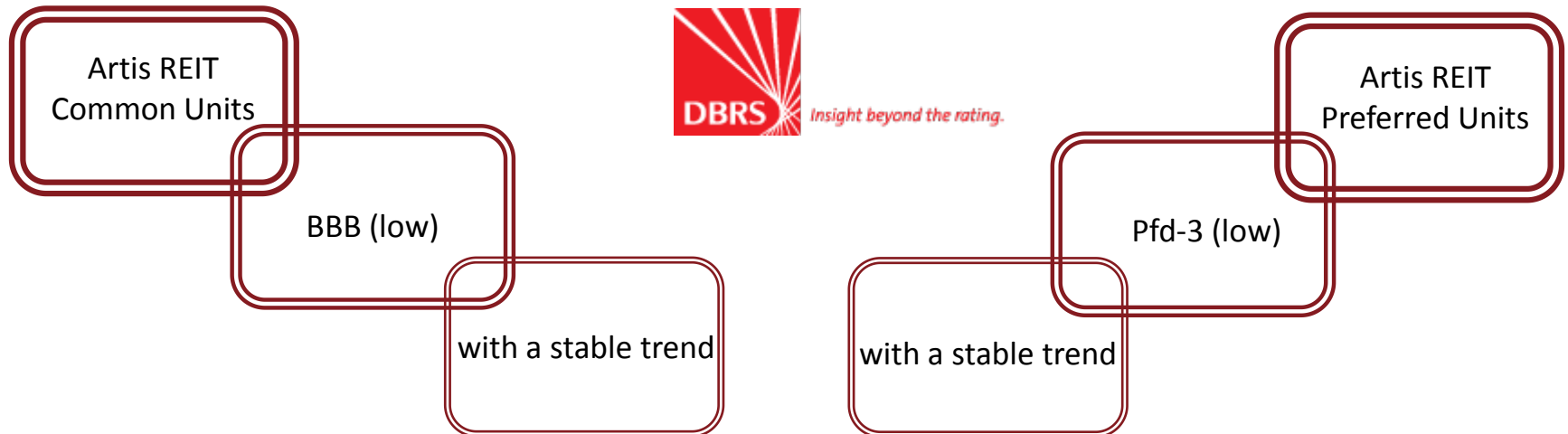
⁽¹⁾ As at March 31, 2013

Leverage profile for the fiscal quarter ending:

	March 31, 2012	June 30, 2012	September 30, 2012	December 31, 2012	March 31, 2013
Debt: GBV	53.8%	54.5%	52.4%	51.5%	50.2 %
Debt excl. convertible debentures: GBV	47.6%	49.2%	48.0%	47.3%	46.1%
Net debt: EV	48.5%	52.7%	49.8%	52.3%	49.8%
Unencumbered assets (in 000's)	\$107,191	\$213,148	\$99,243	\$138,778	\$174,427
EBITDA interest coverage	2.26	2.31	2.44	2.53	2.77
Net debt: EBITDA	8.6	9.6	8.6	8.8	8.1
<u>Liquidity</u>					
Cash and cash equivalents				\$54,705	\$100,448 ⁽¹⁾
Availability on credit facility				\$80,000	\$60,000

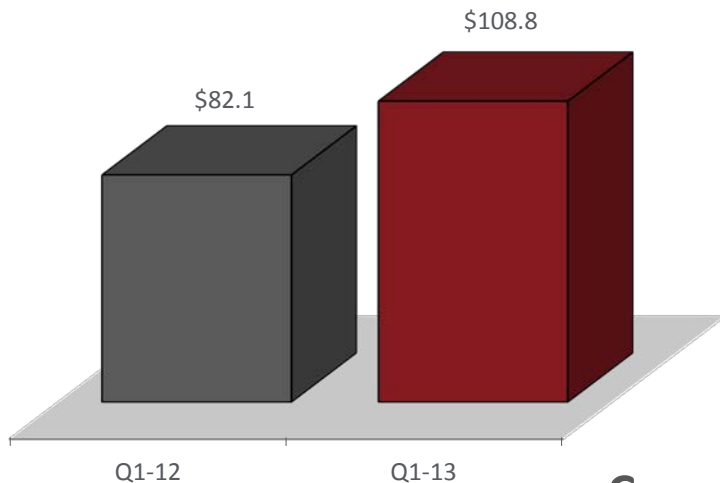
⁽¹⁾ Artis closed an equity offering on May 9, 2013 for aggregate gross proceeds of \$172.5 million; proceeds to be used to fund future acquisitions, to reduce indebtedness, and for general trust purposes.

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

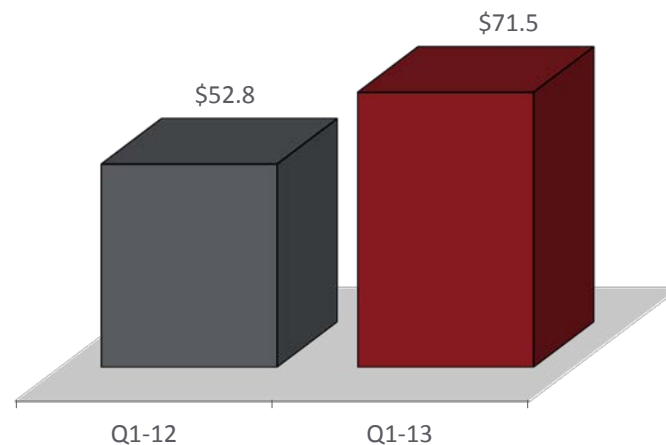


SELECTED FINANCIAL INFORMATION

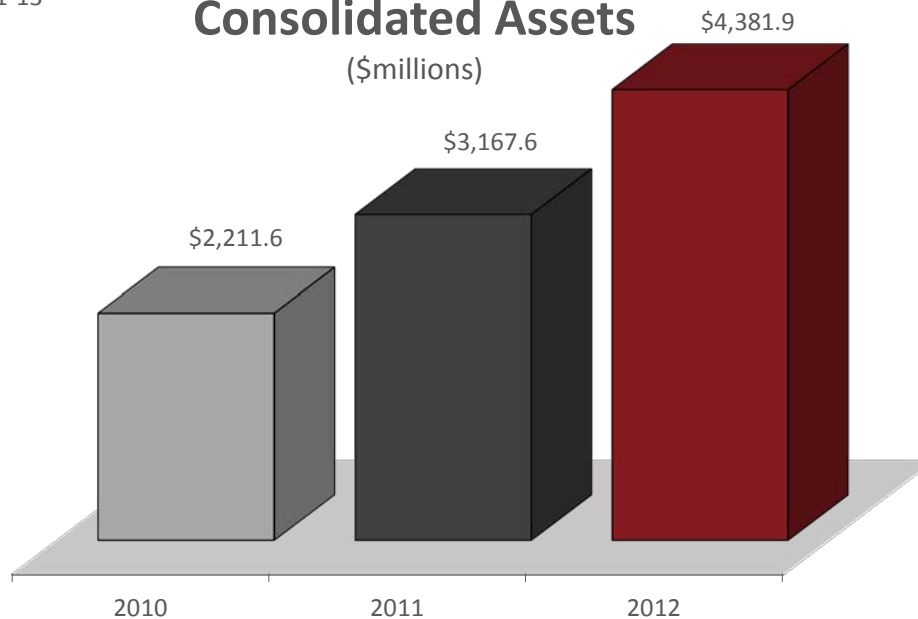
Revenues
(\$millions)



Property NOI
(\$millions)

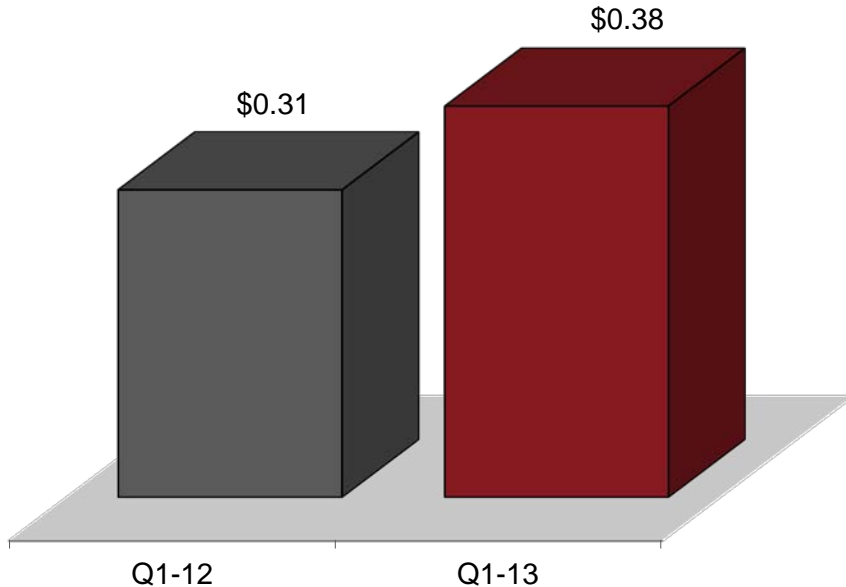


Consolidated Assets
(\$millions)



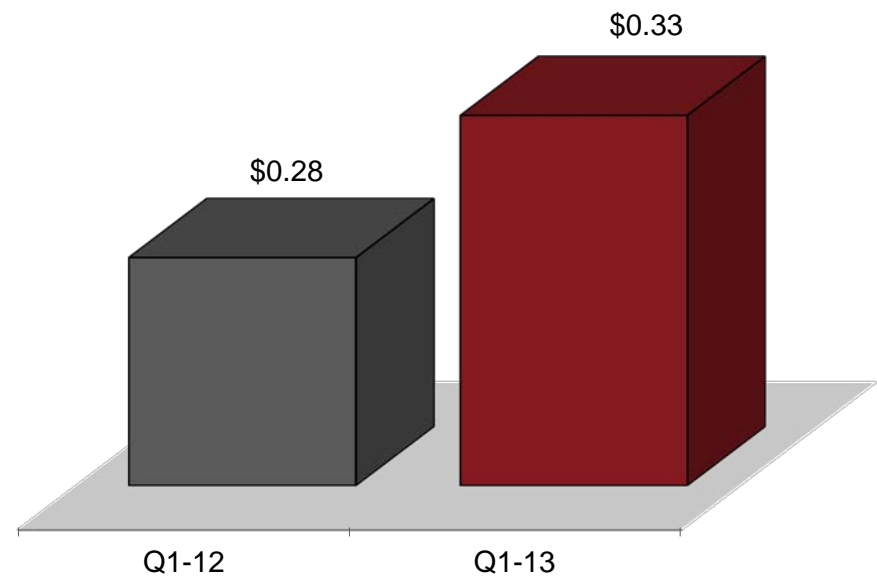
SELECTED FINANCIAL INFORMATION

FFO/unit
(Diluted)



23% increase in FFO/unit
year over year
FFO pay-out ratio – 71%

AFFO/unit
(Diluted)



18% increase in AFFO/unit
year over year
AFFO pay-out ratio – 82%



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

1700 Broadway Denver, CO

Acquisition closed on May 22, 2013

GLA SQFT	Purchase Price (\$m)	Capitalization Rate	Mortgage Information		
			Amount (\$m)	Interest Rate	Term (years)
197,076 ⁽¹⁾	US\$49.0	7.25%	US\$24.5	3.11%	10

Occupancy	Key Tenants
95.0%	Whiting Oil & Gas, Ensign US Drilling, Secretary of State



ASM America Headquarters Building Phoenix, AZ

Acquisition closed on June 4, 2013

GLA SQFT	Purchase Price (\$m)	Capitalization Rate	Mortgage Information		
			Amount (\$m)	Interest Rate	Term (years)
130,282	US\$19.8	7.25%	US\$9.9	3.06% ⁽²⁾	5

Occupancy	Key Tenants
100%	ASM America Inc.



(1) Total building square footage is 394,152. Artis acquired a 50% interest in the property.
 (2) Interest rate estimate, based on 5 year Funds Transfer Pricing (1.16% as of April 17, 2013) plus 1.90%

EXTERNAL GROWTH STRATEGY

Quarry Park Portfolio Calgary, AB

Acquisition closed on May 15, 2013

GLA SQFT	Purchase Price (\$m)	Capitalization Rate	Mortgage Information		
			Amount (\$m)	Interest Rate	Term (years)
282,327	\$154.9	5.9%	\$81.4	3.54%	8

Occupancy	Key Tenants
100.0%	Alberta Health Services, Telvent, Stantec



220 Portage Avenue Winnipeg, MB

Acquisition closed on April 30, 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
97.2%	Royal Bank of Canada, Great West Life



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 recently increased from 20% of NOI for the following reasons:

- Outlook for U.S. economy, real estate fundamentals, and U.S. dollar is strong
- 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



June 7, 2013

Unit Price \$15.57

Consensus NAV \$17.10

Consensus Target Price \$18.00

Implied Cap Rate 6.6%

Distribution Per Unit \$1.08

Distribution Yield 6.9%

Market Cap \$2.0B

Enterprise Value \$4.6B

Consensus ⁽¹⁾	2013 FFO	2013 AFFO	2014 FFO	2014 AFFO
Per Unit	\$1.43	\$1.22	\$1.47	\$1.26
Pay-Out Ratio	75.6%	88.8%	73.7%	85.8%
Yield Per Unit	9.2%	7.8%	9.4%	8.1%
Unit Price Multiple	10.9x	12.8x	10.6x	12.4x



(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