ARTIS REIT

Annual Meeting of Unitholders

Thursday, June 13, 2019
Del Crewson Conference Centre
360 Main Street
Winnipeg, Manitoba

Senior Management Team

Armin Martens
President and
Chief Executive Officer

Jim Green
Chief Financial Officer

David Johnson
EVP, Asset Management
(Central Region)

Philip Martens
EVP (U.S. Region)

Kim Riley
EVP, Investments & Developments

Frank Sherlock
EVP, Property Management

Patrick Devine
SVP, Leasing
(U.S. Region)

Marie Dunn
SVP, Asset Management
(U.S. Region)

Brad Goerzen
SVP, Leasing (Central Region)

Jaclyn Koenig
SVP, Accounting

Amy Melchior
SVP, Asset Management
(Minnesota)

Greg Moore
SVP, Asset Management
(Western Region)

Ron Wieler
SVP, Construction &
Development (U.S. Region)

Leon Wilkosz
SVP, Asset Management
(Wisconsin)

Agenda

1. Call to Order
2. Appointment of Scrutineers
3. Registration of Proxies
4. Notice of Meeting
5. Scrutineer's Report
6. Receipt of Annual Consolidated Financial Statements
7. Fix Number of Trustees
8. Election of Trustees
9. Appointment of External Auditors
10. Advisory Vote on Executive Compensation
11. Report of the President and C.E.O.
12. Termination

Nominees for Board of Trustees

Armin Martens

Trustee, President &
Chief Executive Officer

Edward Warkentin

Chairman of the Board

Ida Albo

Trustee

Bruce Jack

Trustee

Ben Rodney

Nominee

Victor Thielmann

Trustee

Wayne Townsend

Trustee

Lauren Zucker

Trustee

Report of the President and C.E.O.

Armin Martens

President &
Chief Executive Officer

Strategy and Business Model


AT&T Building, Greater Denver Area, CO

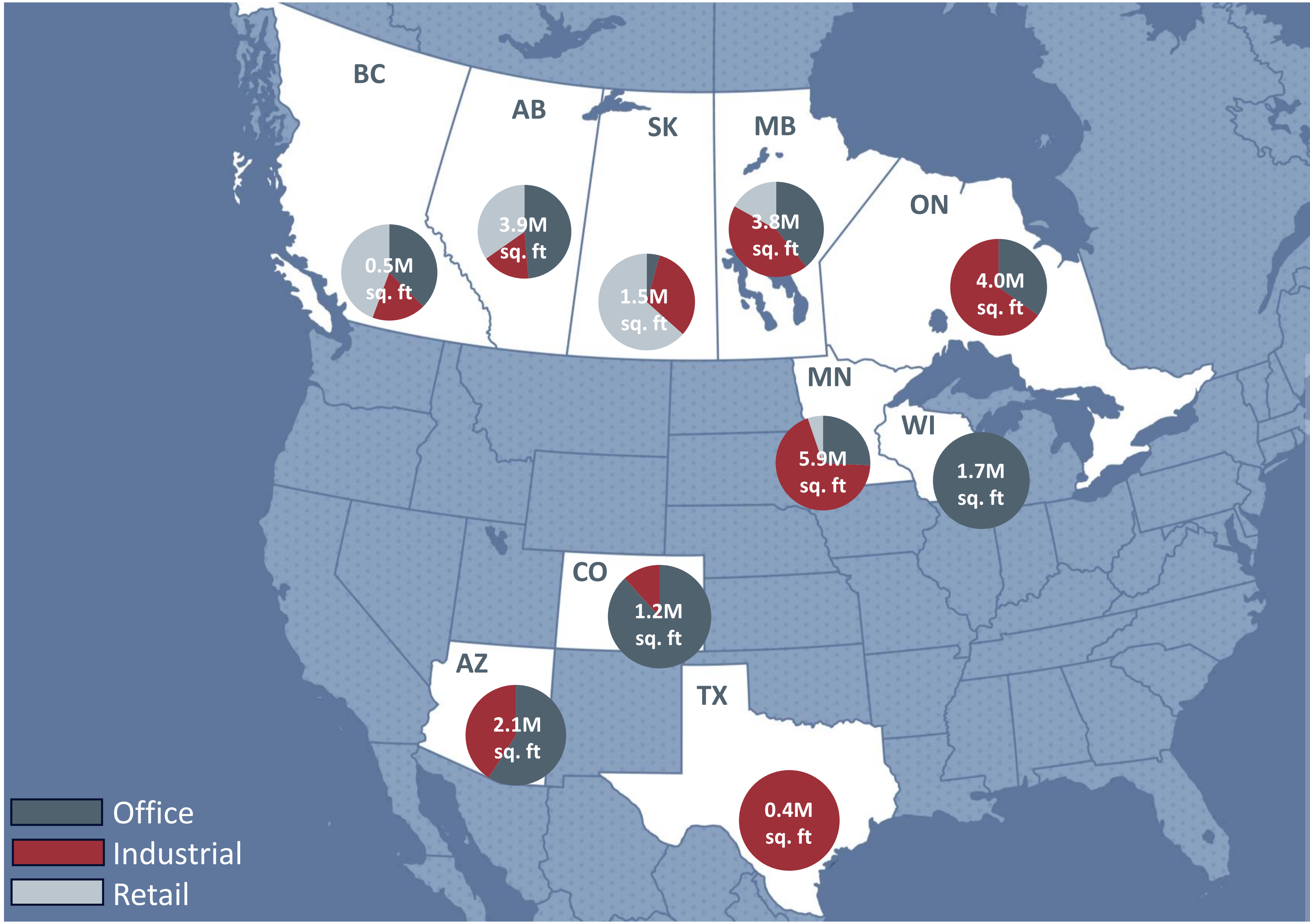
Artis is a Diversified REIT

- By Asset Class: Office, Industrial, Retail
- By Geography: Canada and the United States

Artis’ Focus is on Internal Growth

- Accretive recycling of capital
- Active unit buy-back to support shareholder value
- Successful industrial development pipeline at positive spreads to the market

Diversified Commercial Properties



2 countries

3 asset classes

8 major markets

235 properties

25.1 million square feet

$5.7B GBV

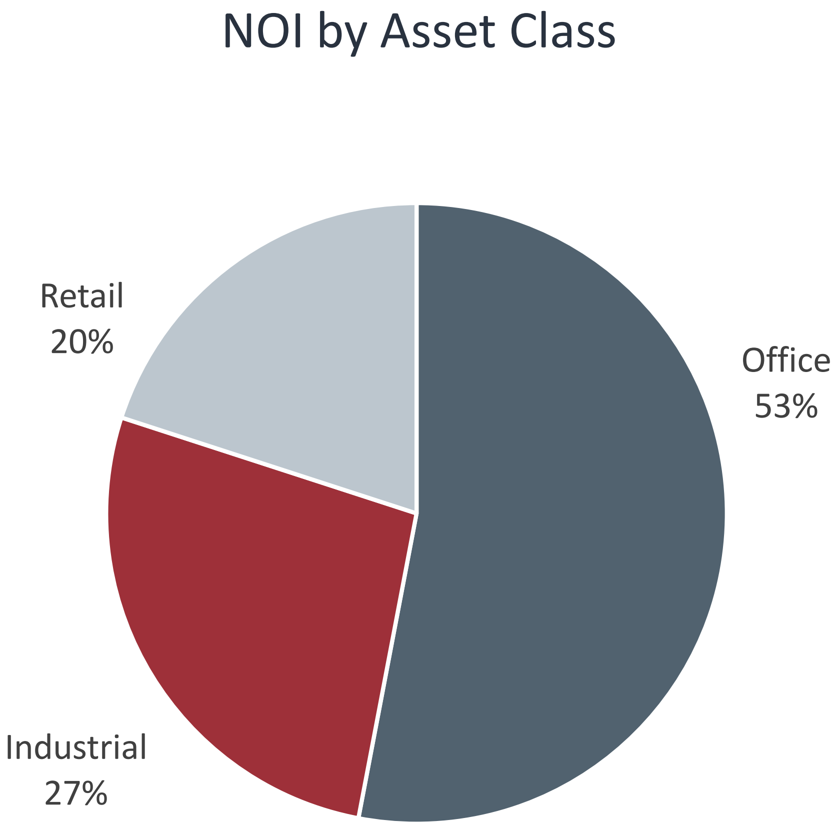
94% leased

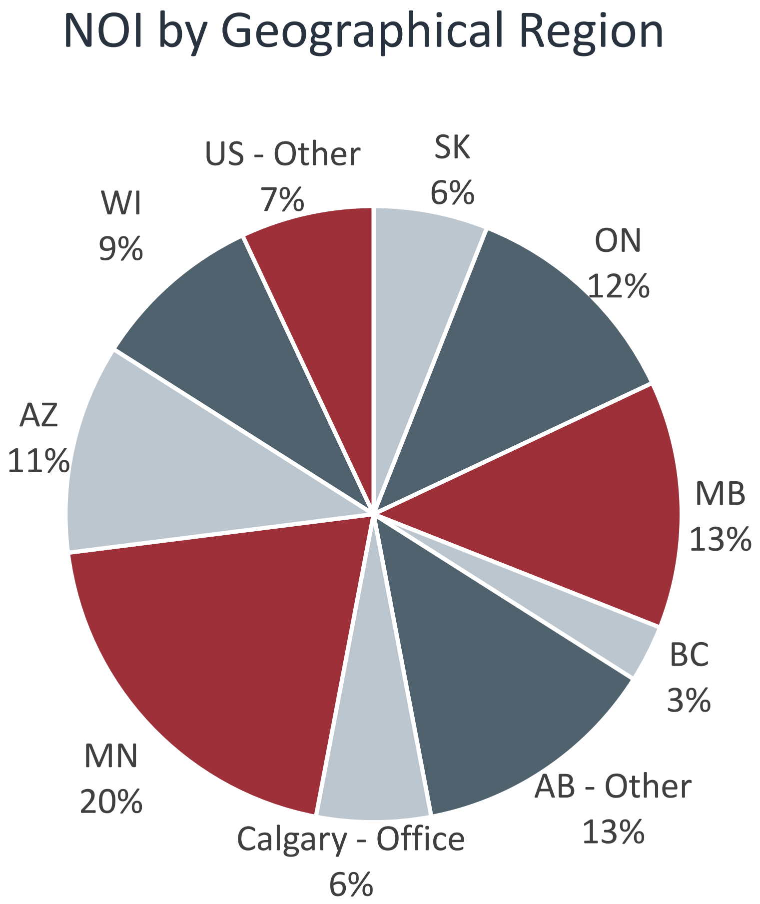
Fully Internalized Management Platform

Leased percentage includes commitments on vacant space and excludes properties held for redevelopment and certain completed new developments.

Portfolio Diversification

Artis' portfolio by NOI is located 55% in Canada and 45% in the United States





Property NOI for three months ended March 31, 2019, inclusive of Artis' proportionate share of joint venture arrangements.

Portfolio by Asset Class – Sum of Our Parts

	Share of Property NOI	Number of Properties	GLA	Leased	Same Property NOI Growth	IFRS Weighted-Average Cap Rate	IFRS GBV
Office	53%	71	10.7 million sq. ft.	90%	4.9%	6.6%	$3.0B
Retail	20%	54	3.5 million sq. ft.	93%	1.1%	6.5%	$1.1B
Industrial	27%	110	10.9 million sq. ft.	99%	8.8%	6.1%	$1.6B
Other							$0.08B
TOTAL	**100%**	**235**	**25.1 million sq. ft.**	**94%**	**5.1%**	**6.5%**	**$5.7B**

NAV: $15.55 per unit

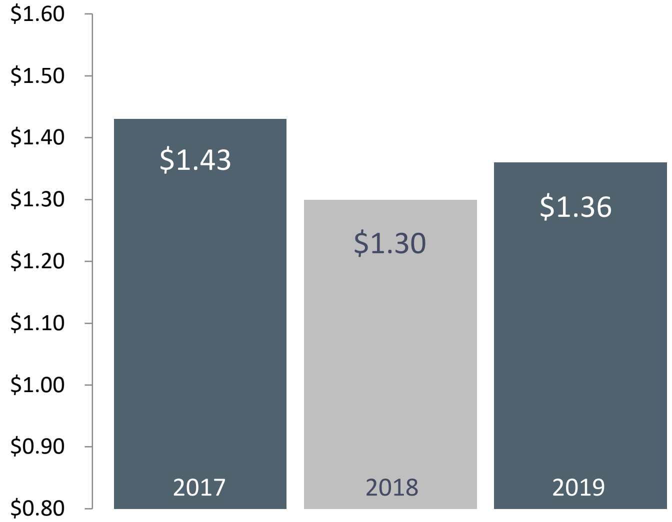

800 – 5th Ave, Calgary, AB

Namao South, Edmonton, AB

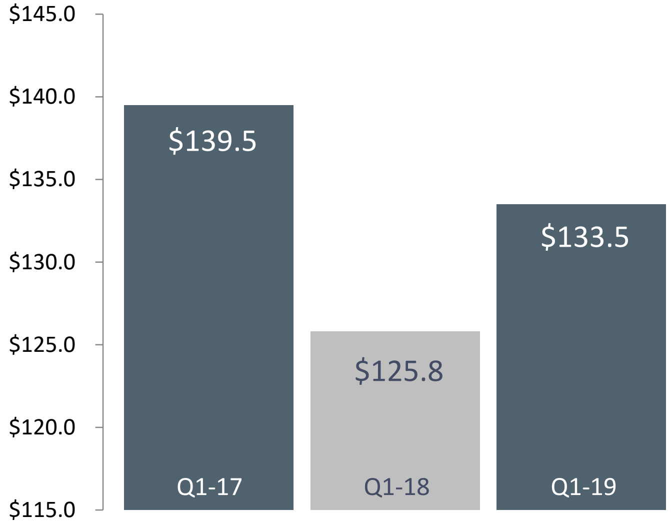
Clearwater Creek Distribution Center, Twin Cities Area, MN

Earnings & Analyst Consensus Information

FFO (per unit) [(1)]



Revenue (millions)



Analyst	2019	
Consensus	AFFO	FFO
Per Unit	$1.02	$1.36
Payout Ratio	52.9%	39.7%
Unit Price Multiple	11.7x	8.8x
Yield	8.6%	11.4%

[(1)] FFO (per unit) data is exclusive of lease termination and non-recurring other income. 2019 FFO numbers are consensus analyst projections from most recent research reports. Artis does not endorse analyst projections. The information represents the views of particular analysts and not necessarily those of Artis. An investor should review the entire report of the analyst prior to making any investment decisions.

New Initiatives Announced on November 1, 2018

1 Distribution reset at $0.54 per unit annualized
- New conservative payout ratio ~55%
- Improved cash flow

2 Unit buyback through NCIB
- Liquidity is in place to fund automatic maximum unit buyback daily
- Budgeting $250 million to buy back 23.5 million units during 2019 and 2020
- Approximately 50% complete – buying back 3x amount of distribution cut!

3 Sell $800 million to $1 billion of non-core assets at or above IFRS value over the next two years
- Simplify the REIT and focus on core assets

Good Progress Ahead of Plan

4 Strengthen the Balance Sheet
- Target Debt/GBV of ~46% in the medium term

Making Progress On Track

5 Value creation through development and select acquisitions in Artis' major target markets
- Focus on industrial developments on existing land

Making Progress On Track

These new initiatives are both realistic and effective with minimal execution risk

Classification of Assets

Artis has recategorized the current portfolio into three asset types:
Core Artis Assets, Development Assets, and Non-Core Artis Assets

Core Artis Assets
~$4.2 billion

- Invaluable assets located in target markets in which Artis anticipates maintaining a long-term presence
- Well located and well leased to quality tenants
- In markets that historically have healthy occupancy rates and same property NOI growth

Development Assets
~$200 million

- Existing assets with growth potential to be realized from redevelopment and repositioning, as well as new development projects
- Primarily new generation industrial properties on existing land
- Target development yields anticipated to be 150-200 bps above acquisition cap rates

Non-Core Artis Assets to be sold
~$800 million to $1 billion

- Good quality office and retail assets that management believes are outliers in Artis' portfolio with respect to type or location
- Markets and/or asset classes that Artis does not have competitive advantages in and does not anticipate maintaining a long-term presence

Core Artis Assets

Core Artis Assets will continue to be actively and prudently managed to ensure maximum growth is realized

MAX at Kierland, Greater Phoenix Area, AZ

360 Main Street, Winnipeg, MB

Cara Foods Building, Greater Toronto Area, ON

Crowfoot Corner, Calgary, AB


175 Westcreek Boulevard, Greater Toronto Area, ON


Hudson's Bay Centre, Denver, CO

601 Tower at Carlson Center, Twin Cities Area, MN

Midtown Business Center, Twin Cities Area, MN

Recent and Ongoing Development Projects

Park Lucero II, Greater Phoenix Area, AZ

Park Lucero IV, Greater Phoenix Area, AZ

Cedar Port I, Greater Houston Area, TX

Tower Business Center, Greater Denver Area, CO

Boulder Lakes Business Park, Twin Cities Area, MN

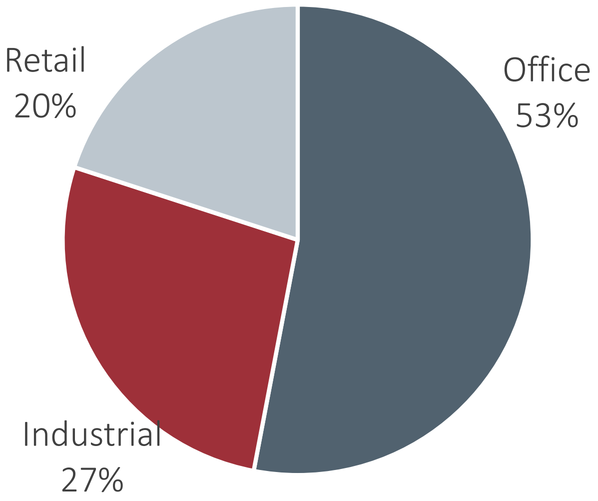
Park 8Ninety I, Greater Houston Area, TX

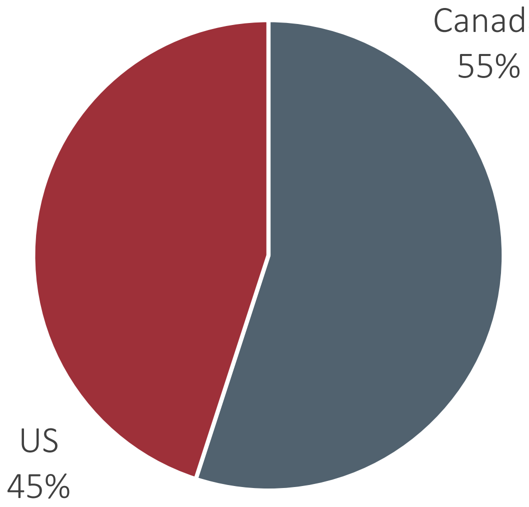
Park 8Ninety II, Greater Houston Area, TX

Park 8Ninety III, Greater Houston Area, TX

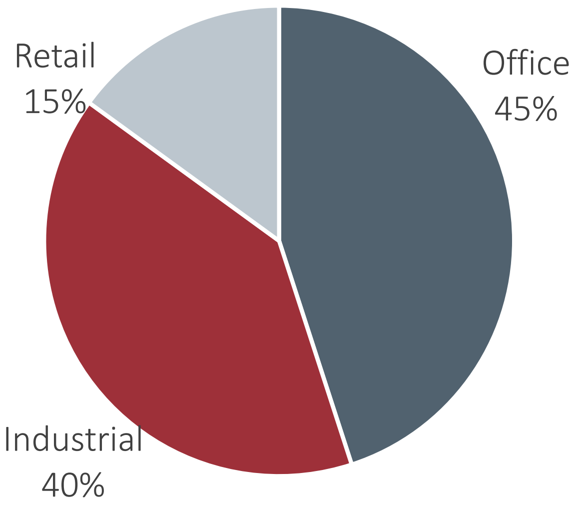
Current and Projected Portfolio Overview

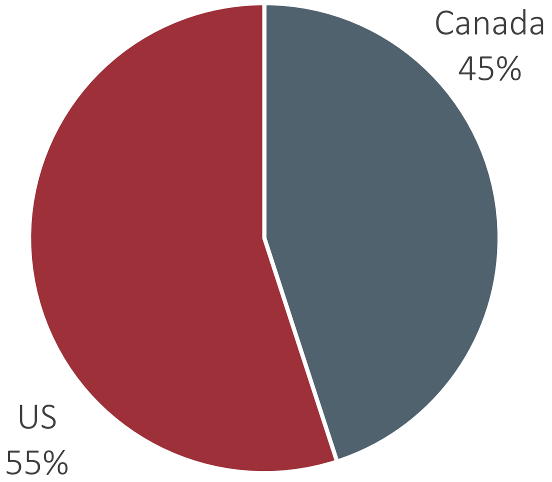
Q1-19 Net Operating Income





Projected 2020/2021 NOI upon implementation of new initiatives





Looking Ahead:
Improved Operating and Financial Metrics

The goal of our new initiatives is to deliver improved operating and financial metrics to drive AFFO and NAV per unit growth

~55%
Pro Forma Payout Ratio

$83M
Increase in Retained Cash Flow per year

~$600M
Estimated Net Proceeds from Asset Sales

~45%
Target Debt/GBV
Year 3

Year 3 AFFO ~$1.12/unit

Year 3 FFO ~$1.45/unit

4%
Annual AFFO Accretion

4.5%
Annual NAV Accretion

Year 3 NAV ~$17.50/unit

Committed to Maintaining
Investment Grade
DBRS Rating

Looking Ahead:
Head Winds and Opportunities for REITs and Artis

Calgary Office Market Realities

- Put severe negative pressure on Artis' earnings in 2018
- Will bottom out and stabilize by the end of 2019 with a vacancy rate of approximately 25%
- Completion of the Enbridge Line 3 and the Trans Mountain Pipeline are vital to Alberta's ability to increase oil production, create jobs and lease office space
- Artis expects to reduce its Calgary Office portfolio from 6% to 3% of total NOI by year end

New REIT Paradigm

- The Goldilocks economy is back
- Interest rates and cap rates are now level or falling
- Real Estate valuations are level or rising
- It is a great time to be in the Real Estate business and be patient with hard assets

Why Invest in Artis?

1 Sustainable Yield

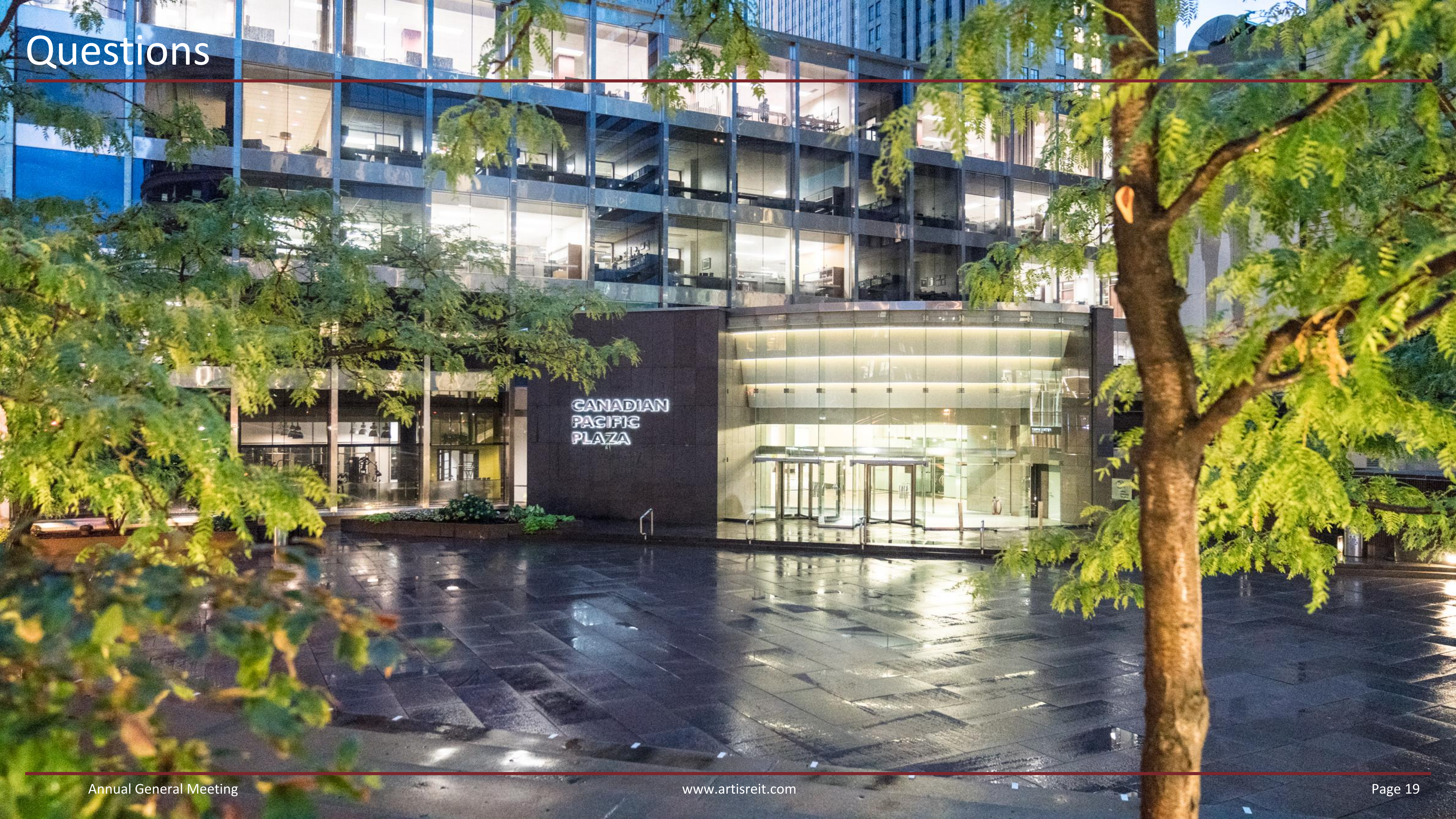
2 Conservative Payout Ratio

3 Positive Earnings Profile

4 Great Value Proposition

220 Portage Avenue, Winnipeg, MB

Questions



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