

Artis Real Estate Investment Trust  
Portfolio as at December 31, 2024

Country	Asset Class	Province	Property	Ownership %	Total GLA in Square Feet	Owned Share of GLA in Square Feet
<b>Canada</b>						
	<b>Industrial</b>					
		Alberta	Alex Building	100	61,847	61,847
			Bower Centre	100	125,937	125,937
			Civeo Building	100	71,654	71,654
			Maynard Technology Centre	100	153,219	153,219
			McCall Lake Industrial	100	87,169	87,169
			Pepco Building	100	22,659	22,659
			WSP Building	100	17,205	17,205
		British Columbia	Cliveden Building	50	145,296	72,648
		Manitoba	100 Omands Creek Boulevard	100	50,400	50,400
			1093 Sherwin Road	100	175,000	175,000
			120-144 Bannister Road	100	32,000	32,000
			1420 Clarence Avenue	100	16,725	16,725
			1431 Church Avenue	100	51,497	51,497
			1595 Buffalo Place	100	68,894	68,894
			1658-1680 Church Avenue	100	91,582	91,582
			1681-1703 Dublin Avenue	100	21,875	21,875
			1717 Dublin Avenue	100	30,405	30,405
			1832 King Edward Street	100	73,832	73,832
			2061 & 2065 Logan Avenue	100	51,227	51,227
			2110-2130 Notre Dame Avenue	100	52,879	52,879
			27-81 Plymouth Street	100	91,345	91,345
			530-538 Berry Street	100	10,720	10,720
			801 Century Street	100	64,208	64,208
			8-30 Plymouth Street	100	36,999	36,999
			850 Empress Street	100	25,636	25,636
			951-977 Powell Avenue & 1326 Border Street	100	52,886	52,886
			Inkster Business Centre	100	182,137	182,137
			Keewatin Distribution Centre	100	201,164	201,164
			Poplar Industrial Park	100	70,655	70,655
			Prudential Business Park 1	100	42,486	42,486
			Prudential Business Park 2	100	39,617	39,617
			Prudential Business Park 3	100	48,131	48,131
			West Logan Place	100	67,803	67,803
		Saskatchewan	201 Edson Street	100	105,600	105,600
			Maple Leaf Building	100	163,418	163,418
	<b>Office</b>					
		British Columbia	Kincaid Building	100	168,499	168,499
		Manitoba	360 Main & Shops of Winnipeg Square	100	597,972	597,972
			Bell MTS Call Centre Building	100	75,986	75,986
			Grain Exchange Building	100	229,102	229,102
			Hamilton Building	100	66,194	66,194
	<b>Retail</b>					
		Alberta	100 Signal Road	100	14,008	14,008
			Brick Centre	100	5,947	5,947
			Brick Centre II	100	40,366	40,366
			Century Crossing III	100	90,506	90,506
			Crowfoot Village	100	63,406	63,406
			Eagle Ridge Corner	100	12,654	12,654
			Franklin Professional Centre	100	21,781	21,781
			Grande Prairie Power Centre	100	140,212	140,212
			North City Centre	100	127,980	127,980
			Northern Lights Shopping Centre I	100	18,667	18,667
			Northern Lights Shopping Centre II	100	30,449	30,449
			Prairie Ridge Centre	100	124,139	124,139

		Signal Centre	100	7,106	7,106
		Sunridge Spectrum	100	128,427	128,427
		Sunrise Towne Square	100	112,331	112,331
		Tide Centre	100	18,901	18,901
		Woodlands Centre	100	63,710	63,710
	Manitoba				
		330 Main Street	100	28,302	28,302
	Saskatchewan				
		Canarama Mall	100	66,076	66,076
		Circle 8 Centre	100	78,437	78,437
		Circle West	100	74,168	74,168
<b>US</b>					
	<b>Industrial</b>				
	<b>Arizona</b>				
		7499 East Paradise Lane	100	98,555	98,555
	Minnesota				
		Maple Grove Industrial Center	100	255,501	255,501
	Texas				
		PBP Cedarport	100	518,940	518,940
	<b>Office</b>				
	<b>Arizona</b>				
		Max At Kierland	100	260,581	260,581
		North Scottsdale Corporate Center II	100	152,629	152,629
		Stapley Center	100	276,884	276,884
		Union Hills Office Plaza	100	143,715	143,715
	Minnesota				
		601 Tower at Carlson	100	284,243	284,243
		Boulder Lakes Business Park I	100	223,128	223,128
		Boulder Lakes Business Park II	100	163,109	163,109
		Canadian Pacific Plaza	100	377,408	377,408
		Stinson Office Park	100	303,111	303,111
		Two MarketPointe	100	242,098	242,098
	Wisconsin				
		1212 Deming	100	86,435	86,435
		1232 Fourier	100	29,410	29,410
		1350 Deming	100	70,276	70,276
		1600 Aspen Commons	100	225,457	225,457
		301 Westfield	100	101,246	101,246
		515 Junction	100	21,662	21,662
		525 Junction	100	358,241	358,241
		708 Heartland	100	49,143	49,143
		726 Heartland	100	243,796	243,796
		8215 Greenway	100	128,871	128,871
		8333 Greenway	100	36,633	36,633
		8383 Greenway	100	76,997	76,997
		8401 Greenway	100	255,604	255,604
		8476 - 8496 Greenway	100	50,884	50,884
	<b>Sub Total</b>			<b>10,043,990</b>	<b>9,971,342</b>
	<b>Investment Properties Held in Equity Accounted Investments</b>				
	<b>Canada</b>				
	<b>Industrial</b>				
	Alberta				
		10840 27th Street SE	75	66,954	50,215
		10909/10835 27th St SE	75	31,637	23,728
		8404 McIntyre Road NW	75	82,057	61,545
	British Columbia				
		7216 Brown Street	75	34,375	25,782
	Saskatchewan				
		1903 Turvey Road	75	32,168	24,126
		4015 Thatcher Avenue	75	16,922	12,692
		850 56th Street East	75	25,592	19,194
		875 57th Street East	75	34,435	25,827
<b>US</b>					
	<b>Office</b>				
	Colorado				
		The Point at Inverness	50	190,489	95,254
	<b>Sub Total</b>			<b>324,140</b>	<b>243,109</b>
	<b>Grand Total</b>			<b>10,368,130</b>	<b>10,214,451</b>