

Artis Real Estate Investment Trust
Portfolio as at September 30, 2025

Country	Asset Class	Province	Property	% Ownership	GLA	GLA Owned
Canada						
	Industrial	Alberta	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
			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
	Office	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
	Retail	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	63,391	63,391
			Eagle Ridge Corner	100	12,654	12,654

Canada	Retail	Alberta	Franklin Professional Centre	100	22,183	22,183				
			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	102,527	102,527				
			Sunrise Towne Square	100	112,354	112,354				
			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 West	100	74,168	74,168					
US	Industrial		Arizona							
				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			
			Office			Arizona				
							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	69,806	69,806					
		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					
Sub Total					9,723,842	9,651,194				
Investment Properties Held In Equity Accounted Investments										
Canada										
	Industrial		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							

Canada	Industrial	British Columbia	7216 Brown Street	75	34,375	25,782
			Saskatchewan	1903 Turvey Road	75	32,168
		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
US	Office	Colorado	The Point at Inverness	50	190,489	95,255
Sub Total					514,629	338,364
Grand Total					10,238,471	9,989,558