



Investor Fact Sheet

April 2018

CORPORATE PROFILE

PROREIT is an unincorporated, open-ended real estate investment trust established in March 2013 to own a portfolio of diversified commercial real estate properties in Canada. PROREIT is mainly focused on primary and secondary markets in Québec, Atlantic Canada and Ontario with selective expansion into Western Canada. Since inception the REIT has successfully acquired 66 properties providing a portfolio of approximately 2.7 million square feet of commercial gross leasable area.

PROREIT's objectives are to provide unitholders with stable and growing cash distributions, on a tax efficient basis, from its Canadian real estate, to expand the asset base of the REIT and enhance the value of the REIT's assets to maximize long-term Unit value. These objectives are met by increasing the REIT's net operating income and AFFO per Unit, through internal growth strategies and accretive acquisitions.

Fast Facts (as at April 4, 2018)

Stock Exchange	TSX Venture
Ticker Symbol	PRV.UN
DRIP Eligible	3% bonus units
Tax Deferred Distribution	100% (estimated)
Annual Distribution	\$0.21
Total Units	73,905,868
Trust Units	67,105,918

INVESTMENT HIGHLIGHTS

Experienced Management Team and Board with Proven Track Record of Value Creation

- Decades of collective operating, acquisition and financing experience in the Canadian real estate industry
- Former senior management team of CANMARC REIT who oversaw the acquisition and management of over \$4.2 billion of assets

Sustainable Cash Flow with Upside

- Geographic focus on stable Eastern Canada market
- Strategic relationships provide access to a pipeline of opportunity
- In 2017, acquisitions exceeding \$116 million helped grow assets by over 42% compared to 2016. Revenues were up over 29% to \$29.6 million and AFFO was up over 36% to \$10.3 million for the year-ended Dec 31, 2017 compared to same period in 2016.
- At the end of the fourth quarter 2017, total of 143 tenants, well diversified by industry sector. Government and national tenants represent 88.8% of base rent. Credit quality tenants represent 57.8% of base rent
- On January 29, 2018, another \$28.8 million in equity was raised, paying down debt by \$24.5 million, a portion of which will be used to fund further acquisitions

FINANCIAL HIGHLIGHTS

	As at December 31 2017	As at December 31 2016	As at December 31 2015
<i>(CAD \$, 000s except per unit amounts)</i>			
Number of properties	66	39	32
Gross leasable area	2,689,536	2,004,604	1,669,947
Occupancy rate	95.7%	94.7%	95.9%
Weighted average lease term	6.9	6.4	6.6
Net operating income (NOI)	\$18,266	\$14,105	\$11,207
Funds from operations (FFO)	\$9,400	\$5,571	\$5,460
Basic FFO per unit	\$0.1722	\$0.1510	\$0.1883
Adjusted funds from operations (AFFO)	\$10,325	\$7,619	\$6,258
Basic AFFO per unit	\$0.1892	\$0.2066	\$0.2158
Total Assets	365,894	257,995	203,194
Debt to GBV	62.30%	58.9%	61.3%
Weighted average interest rate (mortgages)	3.73%	3.70%	3.71%
Interest coverage ratio	2.7x	2.6x	2.7x

PORTFOLIO OVERVIEW

Top Ten Tenants

High-quality tenants with long term leases

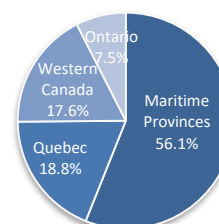
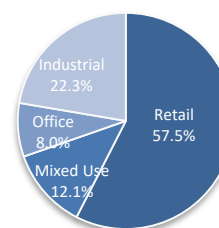
	Tenant	% of Base Rent ¹	GLA (sq ft)	Credit Rating ²
1	Rexall	10.0%	104,929	Baa2/BBB+/na
2	Sobeys	9.7%	222,491	na/BB+/BBH
3	Shoppers Drug Mart	5.6%	66,083	na/BBB/BBB
4	Government of Canada	3.2%	34,547	Aaa/AAA/AAA
5	Versacold	3.2%	88,840	na
6	Province of New Brunswick	2.7%	20,402	Aa2/A+/AH
7	Lawtons Pharmacy	2.7%	40,901	na/BB+/BBH
8	Hydro Quebec	2.3%	65,000	Aa2/A+/AH
9	CIBC	2.3%	20,809	Baa3/BBB-/na
10	Value Village	2.3%	44,720	Aa3/A+/na
Top 10 Sub-Total		43.9%	708,722	na

1) Based on in-place and committed base rent at December 31, 2017

2) Source: Moody's, S&P, and DBRS. Credit rating assigned to tenant or to its parent

Diversified Portfolio

Base rent by asset class and geography



At December 31, 2017, PROREIT's portfolio is comprised of 66 commercial properties totaling 2.7 million square feet of GLA. The portfolio is diversified by asset type and geography across Quebec, Ontario, New Brunswick, Nova Scotia, Prince Edward Island and Western Canada. The portfolio properties are mostly situated in prime locations within their respective markets, along major traffic arteries benefiting from high visibility and easy access.

The portfolio's ten largest tenants account for approximately 43.9% of base rent, and no tenant will comprise more than 10.0% of the portfolio's base rent. Six of the top ten tenants (or their corporate parent) have been assigned investment grade credit ratings. The portfolio's lease maturities are well staggered into the future, with 62.6% of base rent expiring 2023 through 2036 and not more than 13.5% of base rent matures in any given year over the next five years.

BOARD OF TRUSTEES AND MANAGEMENT

Name	Role	Name	Role
John Levitt	Chair, Independent Trustee	James W. Beckerleg	President, CEO
James W. Beckerleg	Trustee	Gordon G. Lawlor	CFO and Secretary
Shenoor Jadavji	Trustee	Mark P. O'Brien	Managing Director, Operations
G�rard A. Limoges	Independent Trustee	Alison J. Schafer	Director of Finance
Vincent Chiara	Independent Trustee		
Martin Cot�	Independent Trustee		
Ronald E. Smith	Independent Trustee		
Peter Aghar	Trustee		

CONTACT

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