



**PRO REAL ESTATE INVESTMENT TRUST**

**CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE THIRTEEN MONTH PERIOD ENDED DECEMBER 31, 2013**

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## Independent Auditors' Report

To the Unitholders of PRO Real Estate Investment Trust:

We have audited the accompanying consolidated financial statements of PRO Real Estate Investment Trust, which comprise the consolidated statement of financial position as at December 31, 2013 and the consolidated statements of comprehensive income (loss), changes in unitholders' equity and cash flows for the thirteen month period ended December 31, 2013 and a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained in our audits is sufficient and appropriate to provide a basis for our audit opinion.

*Opinion*

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of PRO Real Estate Investment Trust as at December 31, 2013, and its financial performance and cash flows for the thirteen month period ended December 31, 2013 in accordance with International Financial Reporting Standards.

*Other Matters*

The consolidated financial statements as at November 30, 2012 and for the period from December 1, 2011 to November 30, 2012 were audited by MSCM LLP of Toronto, Canada, prior to its merger with MNP LLP., MSCM LLP expressed an unmodified opinion on those statements on February 7, 2013.

*MNP* SENCRL, s.r.l.

Montréal, Québec

April 29, 2014

<sup>1</sup> CPA auditor, CA permit no. A122514

**PRO REAL ESTATE INVESTMENT TRUST**  
**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

*CAD \$ thousands*

	Note	December 31 2013	November 30 2012
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment properties	7	\$ 68,406	\$ -
Deposits		204	-
Property and equipment	8	74	-
		<b>68,684</b>	<b>-</b>
<b>Current assets</b>			
Receivables and other	9	584	-
Cash		896	508
		<b>1,480</b>	<b>508</b>
<b>TOTAL ASSETS</b>		<b>\$ 70,164</b>	<b>\$ 508</b>
<b>LIABILITIES AND UNITHOLDERS' EQUITY</b>			
<b>Non-current liabilities</b>			
Debt	10	30,642	-
Class B LP Units	11	8,019	-
Long-term incentive plan	12	184	-
		<b>38,845</b>	<b>-</b>
<b>Current liabilities</b>			
Credit facility	13	8,761	-
Debt	10	1,003	-
Accounts payable and other liabilities	14	2,460	25
Distribution payable		204	-
		<b>12,428</b>	<b>25</b>
<b>Total liabilities</b>		<b>51,273</b>	<b>25</b>
<b>Unitholders' Equity</b>	15	<b>18,891</b>	<b>483</b>
<b>TOTAL LIABILITIES AND UNITHOLDERS' EQUITY</b>		<b>\$ 70,164</b>	<b>\$ 508</b>

Approved by the Board

\_\_\_\_\_  
 "signed"  
 James W. Beckerleg  
 Trustee

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 "signed"  
 Gérard A. Limoges, CM, FCPA, FCA  
 Trustee

*See accompanying notes to the consolidated financial statements*

**PRO REAL ESTATE INVESTMENT TRUST**  
**CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (LOSS)**

*CAD \$ thousands*

	Note	13 Months Ended December 31 2013	12 Months Ended November 30 2012
Property revenue	16,17	\$ 1,628	\$ -
Property operating expenses	17,18	502	-
		<b>1,126</b>	<b>-</b>
General and administrative expenses	18	254	134
Long-term incentive plan expense	12	184	-
Depreciation of property and equipment	8	18	-
Interest and financing costs	18	768	-
Distributions – Class B LP Units	11	66	-
Fair value adjustment – Class B LP Units	11	685	-
Fair value adjustment – investment properties	7	(5,807)	-
Write-off of deferred acquisition costs	18	411	-
		<b>(3,421)</b>	<b>134</b>
<b>Net comprehensive income (loss) for the period</b>		<b>\$ 4,547</b>	<b>\$ (134)</b>

*See accompanying notes to the consolidated financial statements*

**PRO REAL ESTATE INVESTMENT TRUST**  
**CONSOLIDATED STATEMENTS OF CHANGES IN UNITHOLDERS' EQUITY**

*CAD \$ thousands except share, unit and per unit amounts*

	Number of Shares	Number of Units	Share capital	Units issued	Contributed surplus	Retained Earnings	Total
<b>Balance, December 1, 2012</b>	<b>5,873,500</b>	-	<b>\$ 653</b>	<b>\$ -</b>	<b>\$ 130</b>	<b>\$ (300)</b>	<b>\$ 483</b>
Share issuance, net of share issue costs of \$869	22,695,868	-	5,713	-	-	-	5,713
Common shares exchanged for REIT units (10 for 1)	(23,532,066)	2,353,206	(5,842)	5,672	(130)	300	-
Common shares exchanged for Class B LP Units (10 for 1)	(5,037,302)	-	(524)	-	-	-	(524)
Exercise of options	-	24,235	-	48	-	-	48
Issuance of Units, net of issue costs of \$2,632	-	4,747,417	-	8,762	-	-	8,762
Distributions declared - \$0.0198 per Unit	-	-	-	-	-	(138)	(138)
Net comprehensive income	-	-	-	-	-	4,547	4,547
<b>Balance, December 31, 2013</b>	<b>-</b>	<b>7,124,858</b>	<b>\$ -</b>	<b>\$ 14,482</b>	<b>\$ -</b>	<b>\$ 4,409</b>	<b>\$ 18,891</b>

	Number of Shares	Share capital	Contributed surplus	Deficit	Total
Balance, December 1, 2011	5,873,500	\$ 653	\$ 130	\$ (166)	\$ 617
Net comprehensive loss	-	-	-	(134)	(134)
Balance, November 30, 2012	5,873,500	\$ 653	\$ 130	\$ (300)	\$ 483

*See accompanying notes to the consolidated financial statements*

**PRO REAL ESTATE INVESTMENT TRUST**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**

*CAD \$ thousands*

	Note	13 Months Ended December 31 2013	12 Months Ended November 30 2012
Cash provided from (used in):			
<b>Operating activities</b>			
Net comprehensive income (loss)		\$ 4,547	\$ (134)
Items not affecting cash:			
Depreciation of property and equipment	8	18	-
Amortization of financing costs	18	50	-
Long-term incentive plan expense	12	184	-
Straight-line rent adjustment		(13)	-
Write-off of deferred acquisition costs	18	411	-
Distributions – Class B LP Units	11	66	-
Fair value adjustment - Class B LP Units	11	685	-
Fair value adjustment - investment properties	7	(5,807)	-
Changes in non-cash working capital	19	1,263	5
<b>Net cash (used in) from operating activities</b>		<b>1,404</b>	<b>(129)</b>
<b>Financing activities</b>			
Proceeds from issuance of Units, net of issue costs		21,333	-
Increase in debt		38,246	-
Repayment of debt		(5,154)	-
Financing costs		(982)	-
<b>Net cash from financing activities</b>		<b>53,443</b>	<b>-</b>
<b>Investing activities</b>			
Acquisition of investment properties	6	(54,163)	-
Acquisition of property and equipment	8	(92)	-
Deposits		(204)	-
<b>Net cash used in investing activities</b>		<b>(54,459)</b>	<b>-</b>
Change in cash during the period		388	(129)
Cash, beginning of period		508	637
<b>Cash, end of period</b>		<b>\$ 896</b>	<b>\$ 508</b>

Supplemental cash flow information 19

See accompanying notes to the consolidated financial statements



**PRO REAL ESTATE INVESTMENT TRUST**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**DECEMBER 31, 2013**

*CAD \$ thousands except share, unit and per unit amounts*

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**1. Nature of operations**

PRO Real Estate Investment Trust (the "REIT") is an unincorporated open ended real estate investment trust established pursuant to a declaration of trust dated February 7, 2013 and amended on March 11, 2013 (the "Declaration of Trust") and was established under the laws of the Province of Ontario.

A predecessor trust established under the laws of the Province of Quebec on November 14, 2012 incorporated PRO REIT GP Inc. ("PRGP") on November 14, 2012, and together with PRGP formed PRO REIT Limited Partnership ("PRLP") on November 14, 2012 and then transferred its ownership in PRGP and PRLP to the REIT. The REIT invests primarily in commercial properties.

Taggart Capital Corporation, now known as PRO REIT Management Inc. (the "Company") was formed as a capital pool company on March 26, 2010 and completed its initial public offering on October 26, 2011. The common shares were listed on the TSX Venture Exchange (the "Exchange") on October 31, 2011. It completed its Qualifying Transaction on January 29, 2013 which involved three components:

- (i) the purchase of a 10,574 square foot two-storey commercial retail property located at 135 Main Street in Moncton, New Brunswick;
- (ii) the introduction of a new management team through the resignation of the then current directors and officers of the Company and the replacement thereof by a new management team and board; and
- (iii) the completion of two separate private placements for aggregate gross proceeds of approximately \$6,583 (the "Private Placements"). The Private Placements were comprised of two separate transactions completed through (i) the issuance of 21,108,566 common shares at a price per share of \$0.30, and (ii) the issuance of 1,587,302 common shares at a price per share of \$0.1575.

Prior to the completion of an arrangement of the Company made pursuant to a plan of arrangement under the Business Corporation Act (Ontario) (the "Arrangement"), approved by the Company's shareholders on March 8, 2013 and the Exchange on March 11, 2013, there were 28,569,368 common shares of the Company issued and outstanding. On April 25, 2013, the Company changed its name to PRO REIT Management Inc. Pursuant to the Arrangement, the Company's shareholders either transferred their common shares to PRLP in consideration for trust units of the REIT ("Units"), and/or in the case of electing shareholders, for Class B limited partnership units ("Class B LP Units") of PRLP and related voting and exchange rights. In addition, outstanding share options to purchase common shares in the Company were exchanged for Unit options having identical terms, subject to the adjustment of the number of units based on the exchange ratio of one Unit for every ten common shares held. The REIT is now the continuing public entity with its Units listed on the Exchange, under the symbol PRV.UN. The principal, registered and head office of the REIT is located at 2000 Peel Street, Suite 758, Montréal, Québec, H3A 2W5.

**2. Basis of presentation**

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board ("IASB") and International Financing Reporting Interpretations Committee ("IFRIC").

The consolidated financial statements have been prepared on a historical cost basis with the exception of investment properties, Class B LP Units and the Units under long-term incentive plan, which are measured at fair value.

The REIT's reporting and functional currency is Canadian dollars.

These consolidated financial statements include the financial statements of the REIT and its subsidiaries, including partnerships over which the REIT has control.

Control is present when the REIT has all the following:

- (a) power over the investee;
- (b) exposure, or rights, to variable returns from its involvement with the investee; and
- (c) the ability to use its power over the investee to affect the amount of its returns (the power, directly or indirectly, to control the financial and operational policies of the controlled entity).

On consolidation, all inter-entity transactions and balances have been eliminated.

Pursuant to the Arrangement, the year-end was changed from November 30 to December 31. As a result, these financial statements include the REIT's consolidated statement of comprehensive income and cash flows for the thirteen month period ended December 31, 2013 and the REIT's consolidated statement of financial position as at that date. Comparative information has been provided for the twelve month period ended November 30, 2012 and the consolidated statement of financial position as at that date.

These consolidated financial statements were authorized for issuance by the Board of Trustees of the REIT on April 29, 2014.

**PRO REAL ESTATE INVESTMENT TRUST**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**DECEMBER 31, 2013**

*CAD \$ thousands except share, unit and per unit amounts*

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**3. Summary of significant accounting policies**

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all periods presented, unless otherwise stated.

*Property acquisitions and business combinations*

Where property is acquired, management considers the substance of the assets and activities acquired in determining whether the acquisition represents the acquisition of a business. The basis of the judgment is set out in Note 4.

Where such acquisitions are not judged to be an acquisition of a business, they are treated as asset acquisitions. The cost to acquire the property is allocated between the identifiable assets and liabilities acquired based on their relative fair values at the acquisition date, and no goodwill arises.

Where acquisitions are judged to be businesses, they are accounted for using the acquisition method. The acquisition is recognized at the aggregate of the consideration transferred, measured on the acquisition date at fair value and the amount of any non-controlling interest in the acquiree. For each business combination, the REIT measures the non-controlling interest in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition costs are expensed in the statement of comprehensive income.

When the REIT acquires a business, it makes an assessment of the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. If the business combination is achieved in stages, the acquisition date fair value of the REIT's previously held equity interest in the acquiree is re-measured to fair value at the acquisition date through the statement of comprehensive income. Any contingent consideration to be transferred by the REIT will be recognized as a liability at fair value at the acquisition date. Subsequent changes to the fair value of any contingent consideration are recognized in the statement of comprehensive income.

*Investment properties*

Property is determined to be an investment property when it is principally held to earn rental income or capital appreciation or both. It includes land, buildings and leasehold improvements which are not occupied substantially for use by the REIT. The REIT applies IAS 40 – Investment Property, and has chosen the fair value method of presenting its investment properties in the consolidated financial statements.

Investment property is measured initially at cost including transaction costs. Transaction costs include expenses such as transfer taxes, professional fees for legal services and initial leasing commissions to bring the property to the condition necessary for it to be capable of operating. Subsequent to initial recognition, investment property is carried at fair value. Gains or losses arising from changes in fair value are included in the statement of comprehensive income during the period in which they arise.

Fair value is the estimated price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. The fair value of investment properties shall reflect market conditions at the end of the reporting period. Fair value is time-specific as of a given date. As market conditions could change, the amounts presented as fair value could be incorrect or inadequate at another date. The fair value of investment properties is based on valuation methods performed by third-party appraisers who are members of the Appraisal Institute of Canada.

*Property and equipment*

Property and equipment is carried at historical cost less accumulated depreciation and impairment. Historical cost includes expenditures that are directly attributable to the acquisition of the assets.

The REIT allocates the amount initially recognized in respect of an item of property and equipment to its significant parts and depreciates each part separately.

Depreciation of property and equipment is provided over the remaining useful lives of the assets using the declining balance method for furniture and fixtures and computer equipment and on the straight-line method for leasehold improvements as follows:

- Furniture and fixtures – 20%
- Computer equipment – 30%
- Leasehold improvements – over the term of the lease

Depreciation is determined with reference to the asset's cost, estimated useful life and residual value. Subsequent costs are included in the assets carrying amount or recognized as a separate asset, as appropriate and depreciated over their expected useful life. The asset's residual values, depreciation method and useful lives are reviewed annually and adjusted if appropriate. Assets are tested for impairment when events or changes in circumstances indicate that the carrying amount may not be recoverable. Impairment is assessed by comparing the carrying amount of an asset to its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use (being the present value of the expected future cash flows of the relevant asset). An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount.

**PRO REAL ESTATE INVESTMENT TRUST**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**DECEMBER 31, 2013**

*CAD \$ thousands except share, unit and per unit amounts*

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**3. Summary of significant accounting policies (continued)**

*Cash*

Cash includes balances with banks and funds held in trust. Cash excludes deposits on investment properties, refundable commitment fees and tenant security deposits. At December 31, 2013, \$432 of the cash balance was held in trust by the REIT's external legal counsel.

*Financial instruments*

Non-derivative financial instruments are recognized when the REIT becomes a party to the contractual provisions of the instrument. Financial assets are derecognized when the rights to receive cash flows from the assets have expired or have been transferred and the REIT has transferred substantially all risks and rewards of ownership. Non-derivative financial instruments are recognized initially at fair value plus, for instruments not at fair value through profit or loss, any directly attributable transaction costs.

At initial recognition, all financial instruments are measured at fair value and are classified as one of the following:

*Financial assets at fair value through profit or loss*

Subsequent to initial recognition, financial assets at fair value through profit or loss are measured at fair value and changes therein, are recognized in comprehensive income. The REIT had no assets in this category.

*Loans and receivables*

Loans and receivables are subsequently measured at amortized cost using the effective interest method, less any impairment losses, with interest recognized on an effective yield basis. Assets in this category include cash, accounts receivable and sales taxes recoverable.

*Financial liabilities at fair value through profit or loss*

Subsequent to initial recognition, financial liabilities at fair value through profit or loss are measured at fair value and changes therein, are recognized in comprehensive income. Liabilities in this category include Class B LP Units and Units under the long-term incentive plan.

*Other financial liabilities*

Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Liabilities in this category include accounts payable and other liabilities, credit facility, distributions payable and debt.

The REIT assesses at the end of each reporting period whether there is objective evidence that a financial asset measured at amortized cost is impaired. A financial asset is impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset and that loss event has an impact on the estimated future cash flows of the financial asset that can be reliably estimated.

Transaction costs that are directly attributable to the acquisition or issuance of financial assets or liabilities (other than financial assets and financial liabilities at fair value through profit and loss) are accounted for as part of the respective asset's or liability's carrying value at inception. Transaction costs related to financial instruments measured at amortized cost are amortized using the effective interest rate over the anticipated life of the related instrument.

Debt is initially recognized at fair value less directly attributable transaction costs. After initial recognition, debt is measured at amortized cost using the effective interest rate ("EIR") method. Gains and losses are recognized in the statement of comprehensive income when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR calculation. The amortization is included in interest and financing costs in the statement of comprehensive income.

Financial assets are derecognized when the contractual rights to the cash flows from financial assets expire or have been transferred.

All derivative instruments, including embedded derivatives, are recorded in the consolidated financial statements at fair value, except for embedded derivatives exempted from derivative accounting treatment.

**PRO REAL ESTATE INVESTMENT TRUST**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
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*CAD \$ thousands except share, unit and per unit amounts*

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**3. Summary of significant accounting policies (continued)**

*Fair Value Hierarchy*

The REIT classifies financial instruments recognized at fair value in accordance with a fair value hierarchy that prioritizes the inputs to the valuation technique used to measure fair value as per IFRS 7 – Financial Instruments: Disclosures. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described below:

Level 1 (“L1”) – Unadjusted quoted prices in active markets that are accessible at the measurement date for identical, unrestricted assets or liabilities;

Level 2 (“L2”) – Quoted prices in markets that are not active, or inputs that are observable, either directly or indirectly, for substantially the full term of the asset or liability; and

Level 3 (“L3”) – Prices or valuation techniques that require inputs that are both significant to the fair value measurement and unobservable (supported by little or no market activity).

*Unitholders’ equity*

The REIT’s Units are redeemable at the option of the holder and, therefore, are considered puttable instruments. Puttable instruments are required to be accounted for as financial liabilities in accordance with IAS 32: Financial Instruments: presentation. In accordance with IAS 32, puttable instruments are to be presented as equity when certain conditions, called the “Puttable Instrument Exemption”, are met.

To be presented as equity, the Units must meet all of the following conditions required by the Puttable Instrument Exemption: (i) it must entitle the holder to a pro-rata share of the REIT’s net assets in the event of the REIT’s dissolution; (ii) it must be in the class of instruments that is subordinate to all other instruments; (iii) all instruments in the class in (ii) must have identical features; (iv) other than the redemption feature, the Units may contain no other contractual obligations that meet the definition of a liability; and (v) the expected cash flows for the Units must be based substantially on the profit or loss of the REIT or change in fair value of the Units.

The Units meet the Puttable Instrument Exemption and are classified and accounted for as equity in the statement of financial position. Distributions on Units, if any, are deducted from retained earnings.

*Payment of distributions*

The determination to declare and make payable distributions from the REIT is at the sole discretion of the Board of Trustees of the REIT, and until declared payable by the Board of Trustees of the REIT, the REIT has no contractual requirement to pay cash distributions to unitholders of the REIT or holders of Class B LP Units.

*Class B LP Units*

The Class B LP Units issued by one of the REIT’s limited partnerships under control, are classified as “financial liabilities”, as they are indirectly exchangeable into Units of the REIT on a one-for-one basis at any time at the option of the holder. Class B LP Units are measured at fair value and presented as part of non-current liabilities in the statement of financial position, with changes in fair value recorded in the statement of comprehensive income. The fair value of the Class B LP Units is determined with reference to the market price of Units on the date of measurement. Distributions on Class B LP Units are recognized in the statement of comprehensive income when declared.

*Long-term incentive plan*

The REIT has adopted a long-term incentive plan which provides for the grant of deferred units (“DU”) and restricted units (“RU”) of the REIT to directors, employees, trustees and consultants of the REIT and its subsidiaries. The RUs and DUs are considered to be financial liabilities in the statement of financial position because there is a contractual obligation for the REIT to deliver Units upon conversion of the RUs and DUs. As a result of this obligation, the RUs and DUs are exchangeable into a liability as the Units are a liability by definition in accordance with IAS 32 and the Puttable Instrument Exemption does not apply to IFRS 2 – share-based payment (“IFRS 2”). In accordance with IAS 32, the long-term incentive plan is presented as a liability and is measured at fair value in the statement of financial position in accordance with IAS 39 Financial Instruments: Recognition and Measurement. Fair market value is determined with reference to observable market price of the REIT’s Units.

The compensation expense relating to the long-term incentive plan is recognized over the vesting period based on the fair value of the Units at the end of each reporting period and includes additional compensation expense relating to additional DUs and RUs issued as a result of distributions on the underlying Units. Once vested, the liability is remeasured at the end of each reporting period and at the date of settlement, with any fair value adjustment recognized in the statement of comprehensive income for the period. Distributions declared on vested DUs and RUs are also recorded in the statement of comprehensive income.

**PRO REAL ESTATE INVESTMENT TRUST**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
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*CAD \$ thousands except share, unit and per unit amounts*

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**3. Summary of significant accounting policies (continued)**

*Provisions*

A provision is a liability of uncertain timing or amount. Provisions are recognized when the REIT has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a discount rate that reflects current market assessments of the time value of money and risks specific to the obligation. Provisions are re-measured at each financial reporting date using the current discount rate. The amount recognized as provision is the best estimate of the consideration required to settle the present obligation at the statement of financial position date.

*Revenue recognition*

The total amount of contractual rent to be received from operating leases is recognized on a straight-line basis over the term of the lease; straight-line rent receivable, which is included in the carrying amount of investment property, is recorded for the difference between the rental revenue recorded and the contractual amount received. Contingent rental income or percentage rents are recognized when the required level of sales has been achieved. Lease cancellation fees are recognized as revenue when the tenant foregoes the rights and obligations from the use of the space. Lease incentives are charged to rental income evenly over the lease term, even if the payments are not made on such a basis.

Recoveries from tenants for taxes, insurance and other operating expenses are recognized as service charge income in the period in which the applicable costs are incurred. Services charges and other such receipts are included gross of the related costs in property income, as management considers that the REIT acts as principal in this respect. Recoveries for repair and maintenance costs capitalized with investment property are recognized on a straight-line basis over the expected life of the items. Parking and other incidental revenues are recognized when the services are provided.

*Income and capital taxes*

The REIT currently qualifies as a "mutual fund trust" for income tax purposes. The REIT expects to distribute or designate all of its taxable income to unitholders and is entitled to deduct such distributions for income tax purposes. Accordingly, except for the REIT's subsidiaries, no provision for income taxes payable is required.

The legislation relating to the federal income taxation of a specified investment flow through ("SIFT") trust or partnership was enacted on June 22, 2007. Under the SIFT rules, certain distributions from a SIFT will not be deductible in computing the SIFT's taxable income, and the SIFT will be subject to tax on such distributions at a rate that is substantially equivalent to the general tax rate applicable to Canadian corporations. However, distributions paid by a SIFT as returns of capital should generally not be subject to the tax. Under the SIFT rules, the new taxation regime will not apply to a real estate investment trust that meets prescribed conditions relating to the nature of its assets and revenue (the "REIT Conditions"). The REIT has reviewed the SIFT rules and has assessed their interpretation and application to the REIT's assets and income. While there are uncertainties in the interpretation and application of the SIFT rules, the REIT believes that it meets the REIT Conditions.

However, certain of the REIT's subsidiaries are incorporated companies. For these companies, the REIT follows the tax liability method for determining income taxes. Under this method, deferred income taxes and liabilities are determined according to differences between the carrying amounts and tax bases of specific assets and liabilities. Deferred tax assets and liabilities are measured based on enacted or substantively enacted tax rates and laws at the date of the consolidated financial statements for the years in which these temporary differences are expected to reverse. Adjustments to these balances are recognized in the statement of comprehensive income as they occur. It was determined that no current or deferred income tax provisions were required for the periods presented in these consolidated financial statements.

**4. Significant accounting judgments, estimates and assumptions**

The preparation of the REIT's consolidated financial statements requires management to make critical judgments, estimates and assumptions that affect the reported amounts of income, expenses, assets and liabilities and the disclosure of contingent liabilities, at the date of the consolidated financial statements. The critical estimates and judgments utilized in preparing the REIT's consolidated financial statements affect the assessment of net recoverable amounts, net realizable values and fair values, depreciation and amortization rates and useful lives, value of intangible assets, determination of the degree of control that exists in determining the corresponding accounting basis and the selection of accounting policies. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities in future periods.

*Judgments*

In the process of applying the REIT's accounting policies, management has made the following judgments which have the most significant effect on the amounts recognized in the consolidated financial statements:

- (i) Business combinations and asset acquisitions – The REIT, in general, acquires investment properties as asset acquisitions but at the time of the acquisition also considers whether the acquisition represents the acquisition of a business. The REIT accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the investment property. Consideration is made of the extent to which significant processes are acquired and, in particular, the extent of ancillary services provided by the subsidiary (e.g., maintenance, cleaning, security, bookkeeping, etc.). The significance of any process is judged with reference to the guidance in IAS 40 about ancillary services.

**PRO REAL ESTATE INVESTMENT TRUST**  
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**4. Significant accounting judgments, estimates and assumptions (continued)**

- (ii) Impairment of assets – Long-lived assets, which include property and equipment, are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Impairment is assessed by comparing the carrying amount of an asset with the expected future net discounted cash flows from its use together with its residual value. If such assets are considered to be impaired, the impairment to be recognized is measured as the amount by which the carrying amount of the assets exceeds their fair value.
- (iii) Leases – The REIT uses judgment in determining whether certain leases, in particular those tenant leases with long contractual terms where the lessee is the sole tenant, are operating or finance leases. The REIT has determined that all of its leases are operating leases.
- (iv) Income taxes – Under current tax legislation, a real estate investment trust is not liable to pay Canadian income taxes provided that its taxable income is fully distributed to unitholders during the year. The REIT is a real estate investment trust if it meets the REIT Conditions. The REIT has reviewed the REIT Conditions and has assessed their interpretation and application to the REITs assets and revenue, and it has determined that it qualifies as a real estate investment trust.

The REIT expects to qualify as a real estate investment trust under the Income Tax Act (Canada); however, should it no longer qualify it would not be able to flow through its taxable income to unitholders and the REIT would, therefore, be subject to tax.

*Estimates and assumptions*

In the process of applying the REIT's accounting policies, management has made the following estimates and assumptions which have the most significant effect on the amounts recognized in the consolidated financial statements:

- (i) Valuation of investment properties – Investment properties are presented at fair value at the reporting date. Currently, any change in fair value is determined primarily by using valuations from independent property appraisers, each in accordance with recognized valuation techniques. The techniques used comprise of the discounted cash flow and direct capitalization methods of valuation and includes estimating, among other things, capitalization rates and future net operating income and discount rates and future cash flows applicable to investment properties, respectively.
- (ii) Fair value of financial instruments – Where the fair value of financial assets and financial liabilities recorded in the statement of financial position cannot be derived from active markets, they are determined using valuation techniques including the discounted cash flow model. Inputs to these models are taken from observable markets where possible, but where this is not feasible a degree of judgment is required in establishing fair values. The judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of consolidated financial instruments.

**5. Changes in accounting policies and future applicable accounting standards**

*Accounting standards issued but not yet applied*

The IASB and the IFRIC have issued a number of standards and interpretations with an effective date after the date of these financial statements. Set out below are only those standards that may have a material impact on the consolidated financial statements in future periods. The REIT is currently evaluating the impact of these future policies on its consolidated financial statements.

- (i) IFRS 9 – Financial Instruments (“IFRS 9”) was issued by the IASB on November 12, 2009 and will replace IAS 39 Financial Instruments: Recognition and Measurement (“IAS 39”). IFRS 9 uses a single approach to determine whether a financial asset is measured at amortized cost or fair value, replacing the multiple rules in IAS 39. The approach in IFRS 9 is based on how an entity manages its financial instruments in the context of its business model and the contractual cash flow characteristics of the financial assets. The IASB has tentatively decided that IFRS 9 is expected to be effective for annual periods beginning on or after January 1, 2018, as a result the REIT has not yet determined the impact of IFRS 9 on its consolidated financial statements.
- (ii) IAS 32: Financial Instruments Offsetting Financial Assets and Financial Liabilities. The IASB issued certain amendments to IAS 32, which establishes disclosure requirements that are intended to help clarify certain items regarding offsetting financial assets and financial liabilities. These amendments are effective for the annual period beginning on January 1, 2014. The REIT does not anticipate a material impact from the implementation of these amendments on its consolidated financial statements.
- (iii) IFRIC Interpretation 21, Levies (“IFRIC 21”). IFRIC 21 clarifies that an entity recognizes a liability for a levy when the activity that triggers payment occurs, as identified by the relative legislation. For a levy that is triggered upon reaching a minimum threshold, the interpretation clarifies that no liability should be anticipated before the specified minimum threshold is reached. The IFRIC does not apply to accounting for income taxes, fines and penalties for the acquisition of assets from governments. IFRIC 21 is effective for annual periods beginning on or after January 1, 2014. The REIT does not anticipate a material impact from the implementation of this interpretation on its consolidated financial statements.

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**6. Investment property acquisitions**

During the thirteen month period ended December 31, 2013, the REIT acquired the following investment properties:

<b>Investment Property</b>	<b>Location</b>	<b>Property Type</b>	<b>Acquisition Date</b>	<b>Interest Acquired</b>
135 Main Street	Moncton, New Brunswick	Retail	January 29, 2013	100%
2 Lawrence Street	Amherst, Nova Scotia	Retail	March 27, 2013	100%
449 Principale Street	Daveluyville, Quebec	Retail	April 30, 2013	100%
1670 Notre Dame Street	L'Ancienne Lorette, Quebec	Retail	April 30, 2013	100%
26-32 Prince-Arthur/11-15 Princess	Amherst, Nova Scotia	Office	December 2, 2013	100%
55 Technology Drive	Saint John, New Brunswick	Office	December 2, 2013	100%
3200-3260 Guenette Street	St. Laurent, Quebec	Commercial Mixed Use	December 10, 2013	100%
370 Connell Street	Woodstock, New Brunswick	Retail	December 10, 2013	100%
325 Hymus Boulevard	Pointe-Claire, Quebec	Office	December 16, 2013	100%

The fair value of consideration paid has been allocated to the identifiable assets acquired and liabilities assumed based on their respective fair values at the dates of acquisition as follows:

	<b>Total</b>
<b>Assets</b>	
Investment properties	\$ 62,586
Other assets	77
	<b>62,663</b>
<b>Liabilities</b>	
Assumed mortgages	8,245
Accounts payable and other liabilities	255
	<b>8,500</b>
<b>Net assets acquired</b>	<b>\$ 54,163</b>
<b>Consideration given by the REIT:</b>	
Units issued (7,124,858)	\$ 17,983
Class B LP Units issued (3,341,230)	7,334
New mortgage financing	22,123
Cash paid	6,723
	<b>\$ 54,163</b>

The property acquisitions were all determined to be asset acquisitions.

**7. Investment properties**

	<b>December 31</b>	November 30
	<b>2013</b>	2012
Balance, beginning of period	\$ -	\$ -
Acquisitions (Note 6)	62,586	-
Straight-line rent adjustment	13	-
Fair value adjustment	5,807	-
<b>Balance, end of period</b>	<b>\$ 68,406</b>	<b>\$ -</b>

The fair value is determined on the basis of valuations made by independent external appraisers having appropriate professional qualifications, using recognized valuation techniques, comprising of the discounted cash flow and direct capitalization methods. These methods require certain key assumptions, including rental income, market rents, operating expenses, vacancies, inflation rates, capitalization rates, terminal capitalization rates and discount rates. These rates are determined for each property based on available market information related to the sale of similar buildings within the same geographical locations.

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**7. Investment properties (continued)**

Significant assumptions made to determine the fair value of the investment properties are set out as follows:

<b>At December 31, 2013</b>	<b>Retail</b>	<b>Office</b>	<b>Commercial Mixed Use</b>
Capitalization rate	6.5% - 8.0%	7.5% - 12.3%	6.5%
Terminal capitalization rate	6.3% - 7.3%	7.3% - 10.8%	6.7%
Discount rate	7.0% - 8.0%	8.0% - 11.5%	6.9%

**8. Property and equipment**

**Cost**

	<b>Furniture and fixtures</b>	<b>Computer equipment</b>	<b>Leasehold improvements</b>	<b>Total</b>
Balance, December 1, 2012	\$ -	\$ -	\$ -	\$ -
Additions	23	29	40	92
Balance, December 31, 2013	\$ 23	\$ 29	\$ 40	\$ 92

**Accumulated depreciation**

Balance, December 1, 2012	\$ -	\$ -	\$ -	\$ -
Depreciation	4	4	10	18
Balance, December 31, 2013	\$ 4	\$ 4	\$ 10	\$ 18

**Carrying value, December 31, 2013**

\$ 19    \$ 25    \$ 30    \$ 74

**9. Receivables and other**

	<b>December 31 2013</b>	<b>November 30 2012</b>
Accounts receivable	\$ 114	\$ -
Prepays	267	-
Sales taxes recoverable	203	-
	\$ 584	\$ -

**10. Debt**

	<b>December 31 2013</b>	<b>November 30 2012</b>
Mortgages payable (net of financing costs of \$512)	\$ 29,695	\$ -
Term loan (net of financing costs of \$300)	1,700	-
Promissory note payable	250	-
Total	31,645	-
Debt (current)	1,003	-
Non-current debt	\$ 30,642	\$ -

As at December 31, 2013, all mortgages payable were at fixed rates with a weighted average contractual rate of approximately 4.14%.

The term loan is to finance acquisitions and fund deposits on future acquisitions with a maximum available of \$4,000. The term loan is interest bearing only at the rate greater of 8.50% or the financial institution prime rate plus 5.0% per annum. As at December 31, 2013, advances under the term loan amounted to \$2,000.

In July 2013, the REIT entered into a 1 year promissory note in the principal amount of \$250 bearing interest at 8.5% per annum.

Interest expense was \$689 for the thirteen month period ended December 31, 2013. The REIT is required under the terms of specific debt agreements to maintain debt to service coverage ratios. The REIT was in compliance at December 31, 2013.



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**10. Debt (continued)**

The mortgages payable and term loan are secured by first or second charges on specific investment properties and are repayable no later than 2023 as follows:

	Due within						Total
	1 Year	1-2 Years	2-3 Years	3-4 Years	4-5 Years	Later	
Principal instalments	\$ 753	\$ 748	\$ 752	\$ 725	\$ 475	\$ 636	\$ 4,089
Principal maturities	250	3,551	2,000	1,340	17,510	3,717	28,368
Sub-total debt	1,003	4,299	2,752	2,065	17,985	4,353	32,457
Financing costs	(238)	(243)	(154)	(108)	(62)	(7)	(812)
Total	\$ 765	\$ 4,056	\$ 2,598	\$ 1,957	\$ 17,923	\$ 4,346	\$ 31,645

**11. Class B LP Units**

Pursuant to the Arrangement, which was completed on March 11, 2013, 5,037,302 common shares of the Company were exchanged for Class B LP Units in PRLP on the basis of one Class B LP Unit for every ten common shares of the Company, resulting in 503,730 Class B LP Units being issued at a value of \$524 which represented the carrying value of these Units at the date of the Arrangement.

During the thirteen month period ended December 31, 2013, the REIT issued an additional 2,837,500 Class B LP Units in connection with the purchase of various investment properties.

The Class B LP Units are exchangeable on a one-for-one basis for Units at the option of the holder, under the terms of exchange agreement, and have economic and voting rights equivalent, in all material respects, to those of the Units.

The following table summarizes the changes in Class B LP Units during the thirteen month period ended December 31, 2013:

	Class B LP Units	Amount
Outstanding, December 1, 2012	-	\$ -
Issuance of Class B LP Units – Arrangement	503,730	524
Issuance of Class B LP Units – Acquisitions	2,837,500	6,810
	3,341,230	7,334
Fair value adjustment	-	685
Outstanding, December 31, 2013	3,341,230	\$ 8,019

The Class B LP Units are entitled to distributions equal to distributions declared on Units, on a one-to-one basis. Distributions on Class B LP Units are recognized in the statement of comprehensive income when declared. Distributions of \$0.0198 per Class B LP Units were declared during the thirteen month period ended December 31, 2013.

**12. Long-term incentive plan**

	Number of Restricted Units (RUs)	Number of Deferred Units (DUs)	Total
At December 1, 2012	-	-	-
Restricted Units and Deferred Units granted	-	126,667	126,667
<b>At December 31, 2013</b>	-	126,667	126,667
		13 Months Ended December 31 2013	12 Months Ended November 30 2012
At fair value, beginning of period		\$ -	\$ -
Expense (unvested):			
Amortization, RUs and DUs		184	-
Total expense - unvested RUs and DUs		184	-
<b>At fair value, end of period</b>		\$ 184	\$ -

For the thirteen month period ended December 31, 2013, all DUs were granted to Trustees and key management personnel.

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**12. Long-term incentive plan (continued)**

The REIT has adopted a long-term incentive plan which provides for the grant of DUs and RUs of the REIT to directors, employees, trustees and consultants of the REIT and its subsidiaries. The maximum number of Units to be issued is 571,388.

Each RU represents the right to receive one Unit upon vesting of the RU. Vesting of the RUs will occur in full at the end of a three year period as follows: one-third of the RUs granted in any year will vest at the start of the fiscal year immediately following the grant ("initial vesting date"), subject to provisions for earlier vesting upon the occurrence of certain events; one-third will vest on the first anniversary of the initial vesting date; the final one-third will vest on the 2<sup>nd</sup> anniversary of the initial vesting period. Upon vesting of the RUs the holder of the RUs will receive one Unit in respect of each vested RU.

Each DU represents the right to receive one Unit upon the holder of the DU ceasing to be employed by the REIT, provided that the DU is vested (or is deemed to be vested) at such time. Vesting of the DUs will occur in full at the end of a three year period as follows: one-third of the DUs granted in any year will vest at the start of the fiscal year immediately following the grant ("initial vesting date"), subject to provisions for earlier vesting upon the occurrence of certain events; one-third will vest on the first anniversary of the initial vesting date; the final one-third will vest on the 2<sup>nd</sup> anniversary of the initial vesting period.

For the thirteen months ended December 31, 2013, 126,667 DUs were granted at an average unit price of \$3.

**13. Credit facility**

The REIT has a revolving credit facility of \$9.0 million which bears interest at prime plus 162.5 basis points or bankers' acceptance rate plus 262.5 basis points. The credit facility is secured by a pool of first and second charges on certain investment properties with a fair value of approximately \$31,060 at December 31, 2013. At December 31, 2013, the REIT had \$8,881 outstanding on the revolving credit facility and unamortized financing costs of \$120.

The REIT is required under the credit facility agreement to maintain certain financial ratios at the end of each reporting period and a minimum unitholders' equity at all times. As at December 31, 2013, the REIT was compliant with all financial covenants under the revolving credit facility.

**14. Accounts payable and other liabilities**

	<b>December 31</b>	November 30
	<b>2013</b>	2012
Accounts payable	\$ 1,811	\$ -
Accrued liabilities	649	25
	<b>\$ 2,460</b>	<b>\$ 25</b>

Included in accounts payable as at December 31, 2013, is an amount of \$39 (November 30, 2012 - \$Nil) payable to a company controlled by the REIT's management.

**15. Unitholders' equity**

The REIT is authorized to issue an unlimited number of Units and an unlimited number of special voting units (the "Special Voting Units"). Each Unit confers the right to one vote at any meeting of unitholders and to participate pro rata in all distributions by the REIT and, in the event of termination or winding-up of the REIT, in the net assets of the REIT. The unitholders have the right to require the REIT to redeem their Units on demand. The Units have no par value. Upon receipt of the redemption notice by the REIT, all rights to and under the Units tendered for redemption shall cease and the holder thereof shall be entitled to receive a price per Unit ("Redemption Price"), as determined by a formula outlined in the Declaration of Trust. The Redemption Price will be paid in accordance with the conditions provided for in the Declaration of Trust.

The Board of Trustees of the REIT (the "Trustees") has discretion in respect to the timing and amounts of distributions.

Units are redeemable at any time, in whole or in part, on demand by the unitholders. Upon receipt of the redemption notice by the REIT, all rights to and under the Units tendered for redemption shall be surrendered and the unitholder shall be entitled to receive a price per Unit equal to the lesser of:

- 90% of the "market price" of the Units on the Exchange or market on which the Units are listed or quoted on the trading day prior to the date on which the Units were surrendered for redemption; and
- 100% of the "closing market price" on the Exchange or market on which the Units are listed or quoted for trading on the redemption date.

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**15. Unitholders' equity (continued)**

The total amount payable by the REIT, in respect of any Units surrendered for redemption during any calendar month, shall not exceed \$50 unless waived at the discretion of the Trustees and be satisfied by way of a cash payment in Canadian dollars within 30 days after the end of the calendar month in which the Units were tendered for redemption. To the extent the Redemption Price payable in respect of Units surrendered for redemption exceeds \$50 in any given month unless waived at the discretion of the Trustees, such excess will be redeemed for cash, and by a distribution *in specie* of assets held by the REIT on a pro rata basis.

Special Voting Units have no economic entitlement in the REIT, but entitle the holder to one vote per Special Voting Unit at any meeting of the Unitholders of the REIT. Special Voting Units may only be issued in connection with or in relation to Class B LP Units, for the purpose of providing voting rights with respect to the REIT to the holders of Class B LP Units. A Special Voting Unit will be issued in tandem with each Class B LP Unit issued. The Class B LP Units are entitled only to receive distributions equal to those provided to holders of Units. The Class B LP Units are indirectly exchangeable on a one-for-one basis for Units at any time at the option of their holder, unless the exchange would jeopardize the REIT's status as a "mutual fund trust" under the Income Tax Act (Canada). In addition, PRLP will be entitled to require the redemption of the Class B LP Units in certain specified circumstances. The Class B LP Units are presented as a financial liability.

On January 29, 2013, following the completion of its Qualifying Transaction, the Company issued 21,108,566 common shares for gross proceeds of \$6,332. Concurrently with the Qualifying Transaction, the Company issued 1,587,302 common shares to the respective holding companies of James W. Beckerleg and Gordon Lawlor, members of new management, for gross proceeds of \$250.

Pursuant to the Arrangement on March 8, 2013, 23,532,066 common shares of the Company were exchanged for Units on a basis of one Unit for every ten common shares of the Company (2,353,206 Units at a value of \$5,842). The remaining 5,037,302 common shares were exchanged for Class B LP Units in PRLP on the basis of one Class B LP Unit for every ten common shares of the Company (503,730 Class B LP Units at a value of \$524).

In March 2013, 24,235 units were issued for a total cash consideration of \$48 upon exercise of options granted to an agent in 2011 in relation to a private placement.

On November 26, 2013, the REIT announced the closing of a public offering of Units at a price of \$2.40 per Unit resulting in 4,622,417 Units being issued. On December 31, 2013, the REIT issued another 125,000 Units at a price of \$2.40 per Unit pursuant to the exercise by the underwriters of a portion of their over-allotment option. The REIT received gross proceeds of approximately \$11.4 million, or approximately \$8.8 million after deducting underwriting fees and other directly related expenses of approximately \$2.6 million from unitholders' equity.

	Number of Shares	Share Capital	Number of Issued Units	Amount
At November 30, 2012 (same as December 1, 2011)	5,873,500	\$ 653	-	\$ -
Issued January 29, 2013, net of issue costs of \$869	22,695,868	5,713	-	-
Common shares exchanged for REIT units (10 for 1)	(23,532,066)	(5,842)	2,353,206	5,672
Common shares exchanged for Class B LP Units (10 for 1)	(5,037,302)	(524)	-	-
Exercise of options	-	-	24,235	48
Issue pursuant to a public offering	-	-	4,747,417	11,394
Less: issue costs				(2,632)
<b>December 31, 2013</b>	-	\$ -	<b>7,124,858</b>	<b>\$ 14,482</b>

Total share issuance costs incurred during the thirteen month period ended December 31, amounted to \$3,501.

**16. Operating leases - REIT as lessor**

The REIT has entered into leases with tenants on its investment property portfolio. Commercial property leases typically have initial lease terms ranging between five and twenty years with periodic upward revision of the rental charge according to prevailing market conditions.

**Future minimum rentals receivable under operating leases**

Within one year	\$ 4,671
Between one and five years	15,860
After five years	13,048
	<b>\$ 33,579</b>

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**17. Segmented disclosure**

The REIT's segments include three classifications of investment properties – Retail, Office and Commercial Mixed Use. All of the REIT's activities are located in one geographical segment – Canada. The accounting policies followed by each segment are the same as those disclosed in Note 3. Operating performance is evaluated by the REIT's management primarily based on net operating income, which is defined as property revenue less property operating expenses. General and administrative expenses, depreciation and amortization, interest and financing costs are not allocated to operating segments. Segment assets include investment properties; segment liabilities include mortgages attributable to specific segments, but excludes the REIT's term loan, note payable, credit facility and their respective unamortized financing costs. Other assets and liabilities are not attributed to operating segments.

	Retail	Office	Commercial Mixed Use	Total
<b>Thirteen month ended December 31, 2013</b>				
Property revenue	\$ 1,409	\$ 149	\$ 70	\$ 1,628
Property operating expenses	438	60	4	502
	\$ 971	\$ 89	\$ 66	\$ 1,126
<b>At December 31, 2013</b>				
Investment properties	\$ 36,478	\$ 15,184	\$ 16,744	\$ 68,406
Mortgages payable	\$ 18,748	\$ 1,646	\$ 9,301	\$ 29,695

The Retail portfolio segment consists of 5 properties, having a total gross leasable area of 171 thousand square feet. The Office portfolio segment consists of 3 properties, having a gross leasable area of 125 thousand square feet. The Commercial Mixed Use portfolio segment consists of 1 property, having a gross leasable area of 100 thousand square feet.

Property operating expenses relating to vacancies were not significant during the 13 month period ended December 31, 2013.

**18. Supplemental comprehensive income (loss) information**

Property operating expenses include property taxes, utility costs, repairs and maintenance expenses and other costs directly associated with the operation and leasing of investment properties to tenants.

General and administrative expenses include corporate expenses, office expenses, legal and professional fees, asset management fees and other overhead expenses which are indirectly associated with the operation and leasing of investment properties.

The following table provides an analysis of total interest and financing costs:

	13 Months Ended December 31 2013	12 Months Ended November 30 2012
<b>Interest and financing costs</b>		
Amortization of financing costs	\$ 50	\$ -
Other interest and financing costs	718	-
	\$ 768	\$ -

Approximately \$411 of transactions costs relating to properties no longer in negotiations were written off in the thirteen month period ended December 31, 2013.

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**19. Supplemental cash flow information**

	<b>13 Months Ended December 31 2013</b>	12 Months Ended November 30 2012
Change in non-cash working capital:		
Receivable and other	\$ (919)	\$ -
Accounts payable and other liabilities	2,182	5
	<b>\$ 1,263</b>	<b>\$ 5</b>
Interest paid	\$ 666	\$ -

**20. Financial instruments**

The REIT does not acquire, hold or issue derivative financial instruments for trading purposes. The following table presents the classification, measurement subsequent to initial recognition, carrying values and fair values (where applicable) of financial assets and liabilities.

Classification	Measurement	Carrying Value		Fair Value	
		December 31 2013	December 31 2013	November 30 2012	November 30 2012
<b>Loans and Receivables</b>					
Cash (a)	Amortized cost	\$ 896	\$ 896	\$ 508	\$ 508
Receivable and other excluding prepaid expenses (a)	Amortized cost	317	317	-	-
		<b>\$ 1,213</b>	<b>\$ 1,213</b>	<b>\$ 508</b>	<b>\$ 508</b>
<b>Financial Liabilities Through Profit and Loss</b>					
Class B LP Units	Fair value (L2)	\$ 8,019	\$ 8,019	-	-
Long-term incentive plan	Fair value (L2)	184	184	-	-
		<b>\$ 8,203</b>	<b>\$ 8,203</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financial Liabilities</b>					
Accounts payable and other liabilities (a)	Amortized cost	\$ 2,460	\$ 2,460	\$ 25	\$ 25
Credit facility (a)	Amortized cost	8,761	8,761	-	-
Distributions payable (a)	Amortized cost	204	204	-	-
Debt (b)	Amortized cost	31,645	31,645	-	-
		<b>\$ 43,070</b>	<b>\$ 43,070</b>	<b>\$ 25</b>	<b>\$ 25</b>

- (a) Short-term financial instruments, comprising cash, accounts receivable, sales taxes recoverable and accounts payable and other liabilities, credit facility and distributions payable are carried at amortized cost which, due to their short-term nature, approximates their fair value.
- (b) Long-term financial instruments consist of debt. The fair value of debt is based upon discounted future cash flows using discount rates, adjusted for the REIT's own credit risk, that reflect current market conditions for instruments with similar terms and risks. Such fair value estimates are not necessarily indicative of the amounts the REIT might pay or receive in actual market transactions.

The fair value of the Class B LP Units and long-term incentive plan are estimated based on the market trading prices of the Units (Level 2).

**21. Risk management**

The REIT's principal financial liabilities are loans and borrowings. The main purpose of the loans and borrowings is to finance the acquisition and development of the REIT's property portfolio. The REIT has tenants and other receivables, accounts payable and accrued liabilities and cash that arise directly from its operations. In the normal course of its business, the REIT is exposed to market risk, credit risk and liquidity risk that can affect its operating performance.

The REIT's senior management oversees the management of these risks and the Board of Trustees reviews and approves policies for managing each of these risks which are summarized below.

*Liquidity risk*

Liquidity risk is the risk that the REIT will encounter difficulty meeting its obligations associated with the maturity of financial obligations. The REIT's financial condition and results of operations could be adversely affected if it were not able to obtain appropriate levels of financing. Liquidity risk also relates to the potential required early retirement of debt.

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**21. Risk management (continued)**

Management's strategy to managing liquidity risk is to ensure, to the extent possible, that it will always have sufficient financial assets to meet its financial liabilities as they fall due, by forecasting cash flows from operations and anticipated investing and financing activities. Wherever possible, the REIT enters into long-term leases with creditworthy tenants which assist in maintaining a predictable cash flow. Management's policy is to ensure adequate funding is available from operations, established lending facilities and other sources, as required.

The following table presents the REIT's contractual obligations at December 31, 2013:

<b>Contractual Obligations</b>	<b>Due within</b>					
	<b>1 Year</b>	<b>1-2 Years</b>	<b>2-3 Years</b>	<b>3-4 Years</b>	<b>4-5 Years</b>	<b>Later</b>
Debt principal instalments	\$ 753	\$ 748	\$ 752	\$ 725	\$ 475	\$ 636
Debt principal maturities	250	3,551	2,000	1,340	17,510	3,717
Sub-total	1,003	4,299	2,752	2,065	17,985	4,353
Debt interest	1,346	1,231	1,043	911	575	633
Credit facility	8,881	-	-	-	-	-
Accounts payable and other liabilities	2,460	-	-	-	-	-
Rent	22	22	5	-	-	-
	<b>\$ 13,712</b>	<b>\$ 5,552</b>	<b>\$ 3,800</b>	<b>\$ 2,976</b>	<b>\$ 18,560</b>	<b>\$ 4,986</b>

*Interest rate risk*

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The REIT's financial condition and results of operations could be adversely affected if it were not able to obtain appropriate terms for its financing. Management has determined that any reasonably likely fluctuation in interest rates on floating rate debt would be insignificant to comprehensive income as most long-term debt is fixed rate.

*Credit risk*

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The REIT's principal assets are commercial properties. Credit risk on tenant receivables comprising accounts receivable of \$114 arises from the possibility that tenants may not fulfill their lease obligations. Management mitigates this credit risk by performing credit checks on prospective tenants, having a large diverse tenant base with varying lease expirations, requiring security deposits on high risk tenants and ensuring that a considerable portion of its property income is earned from national and large anchor tenants. Accounts receivable are comprised primarily of current balances owing and the REIT has not experienced any significant receivable write offs. The REIT performs monthly reviews of its receivables and has determined there is no significant provision for doubtful accounts at December 31, 2013.

*Concentration risk*

Concentration risk relates to the risk associated with having a significant amount of investment property leased to a single tenant. Concentration risk is mitigated by entering into long-term leases; reviewing the financial stability of the tenant and obtaining security or guarantees where appropriate; and seeking geographic and industry diversity of tenants. The REIT also maintains its assets to a quality standard that would support timely leasing of vacant space.

*Environmental risk*

As an owner of real estate properties, the REIT is subject to various Canadian federal, provincial and municipal laws relating to environmental matters. These laws could result in liability for the costs of removal and remediation of certain hazardous substances or wastes released or deposited on or in investment properties, or disposed of at other locations. Failure to remove or remediate such substances, if any, could adversely affect the ability to sell real estate, or to borrow using real estate as collateral, and could potentially result in claims or other proceedings. The REIT is not aware of any material non-compliance with environmental laws at any properties. The REIT is also not aware of any material pending or threatened investigations or actions by environmental regulatory authorities in connection with, or conditions at, properties. The REIT has policies and procedures to review and monitor environmental exposure, and has made, and will continue to make, the necessary capital expenditures for compliance with environmental laws and regulations. Environmental laws and regulations can change rapidly and the REIT may become subject to more stringent environmental laws and regulations in the future. Compliance with stringent environmental laws and regulations could have an adverse effect on the financial condition or results of operations.

**22. Capital management**

The REIT is free to determine the appropriate level of capital in context with its cash flow requirements, overall business risks and potential business opportunities. As a result of this, the REIT will make adjustments to its capital based on its investment strategies and changes to economic conditions.

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**22. Capital management (continued)**

The REIT's objective is to maintain a combination of short, medium and long-term debt maturities that are appropriate for the overall debt level of its portfolio, taking into account availability of financing and market conditions, and the financial characteristics of each property.

The REIT's other objectives when managing capital on a long-term basis include enhancing the value of the assets and maximizing unit value through the ongoing active management of the REIT's assets, expanding the asset base through acquisitions of additional properties and the re-development of projects which are leased to creditworthy tenants, and generating sufficient returns to provide unitholders with stable and growing cash distributions. The REIT's strategy is driven by policies as set out in the Declaration of Trust, as well as requirements from certain lenders. The requirements of the REIT's operating policies as outlined in the Declaration of Trust include requirements that the REIT will not:

- (a) incur or assume indebtedness on properties in excess of 75% of the property's market value; and
- (b) incur or assume indebtedness which would cause the total indebtedness of the REIT to exceed 70% of Gross Book Value

Gross Book Value is calculated as follows:

	<b>December 31</b>
	<b>2013</b>
Total assets, including investment properties stated at fair value	\$ 70,164
Accumulated depreciation on property and equipment	18
Gross Book Value	<b>70,182</b>
Debt, excluding unamortized financing costs	\$ 32,457
Credit facility, excluding unamortized financing costs	8,881
Debt	\$ 41,338
<b>Debt, as above, as a percentage of Gross Book Value</b>	<b>58.90%</b>

The REIT was in compliance with the above requirements as at December 31, 2013.

**23. Related party transactions**

The REIT engaged Labec Realty Advisors Inc. (the "Manager") to perform certain services as outlined below under a management agreement (the "Management Agreement"). The Manager is controlled by the President and Chief Executive Officer and Chief Financial Officer of the REIT.

In connection with the services provided by the Manager under the Management Agreement, the following amounts will be payable to the Manager, in cash:

- (a) an annual advisory fee payable quarterly, equal to 0.25% of the Adjusted Cost Base of REIT's assets, prorated to take into account any acquisitions or dispositions during any monthly period, where "Adjusted Cost Base" means the book value of the assets of the REIT, as shown on its most recent consolidated balance sheet, plus the amount of accumulated depreciation and amortization shown thereon, less cash raised by REIT in equity issues which is not yet invested in properties or other assets.

For the thirteen month period ended December 31, 2013, the costs of these services amounted to \$41.

- (b) an acquisition fee equal to (i) 1.00% of the purchase price paid by the REIT for the purchase of a property, on the first \$100,000 of properties acquired in each fiscal year; (ii) 0.75% of the purchase price paid by the REIT for the purchase price of a property on the next \$100,000 of properties acquired in each fiscal year, and (iii) 0.50% of the purchase price paid by the REIT for the purchase of a property, on properties in excess of \$200,000 acquired in each fiscal year.

For the thirteen month period ended December 31, 2013, the costs of these services amounted to \$604.

- (c) a property management fee equal to the then applicable market rate for property management services when such services are not otherwise delegated or subcontracted to third parties.

For the thirteen month period ended December 31, 2013, the costs of these services amounted to \$6.

During the thirteen month period ended December 31, 2013, the REIT reimbursed the Manager approximately \$124 for out-of pocket expenses for services directly related to future acquisitions of the REIT.

**24. Commitment**

The REIT has a lease commitment relating to office space which expires on March 31, 2016. The current commitment in respect of this lease is \$22 per annum.

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**25. Subsequent events**

- (a) On January 22, 2014, the REIT announced a cash distribution of \$0.0175 per Unit for the month of January 2014. The distribution was paid on February 17, 2014 to unitholders of record as at January 31, 2014.
- (b) On February 19, 2014, the REIT announced, following a recommendation of its governance committee, that it granted 182,915 DUs to certain trustees, officers, consultants and employees pursuant to the REIT's long-term incentive plan. The number of DUs granted was based on a price of \$2.40 per Unit.
- (c) On February 19, 2014, the REIT announced a cash distribution of \$0.0175 per Unit for the month of February 2014. The distribution was paid on March 17, 2014 to unitholders of record as at February 28, 2014.
- (d) On March 20, 2014, the REIT announced a cash distribution of \$0.0175 per Unit for the month of March 2014. The distribution was paid on April 15, 2014 to unitholders of record as at March 31, 2014.
- (e) On April 21, 2014, the REIT announced a cash distribution of \$0.0175 per Unit for the month of April 2014. The distribution is payable on May 15, 2014 to unitholders of record as at April 30, 2014.