Primaris REIT

Strategy in Action.

Primaris

May 2024









CAUTION REGARDING FORWARD-LOOKING STATEMENTS AND NON-GAAP MEASURES

Forward-Looking Statements and Future Orientated Financial Information Disclaimer: Certain statements included in this presentation constitute ‘‘forward-looking information’’ or “forward-looking statements” within the meaning of applicable securities laws. The words “will”, “expects”, “plans”, "estimates", “intends” and similar expressions are often intended to identify forward-looking statements, although not all forward-looking statements contain these identifying words. Specific forward-looking statements made or implied in this presentation include but are not limited to statements regarding: growth opportunities, estimated growth of Same Properties Cash NOI**, expected future distributions, the Trust’s development activities, expected benefits from the Trust's normal course issuer bid activity, occupancy improvement, increasing rental rates, future acquisitions, reinvestment in select shopping centres, internal NOI** growth opportunity, refinancing risk, the Trust’s targets for managing its financial condition, the recovery of tenant sales, and the movement of tenants back to traditional lease structures. Forward-looking statements are provided for the purpose of presenting information about management’s current expectations and plans relating to the future and readers are cautioned that such statements may not be appropriate for other purposes. These statements are not guarantees of future performance and are based on estimates and assumptions that are inherently subject to risks and uncertainties, Primaris cautions that although it is believed that the assumptions are reasonable in the circumstances, actual results, performance or achievements of Primaris may differ materially from the expectations set out in the forward-looking statements. Material risk factors and assumptions include those set out in the MD&A which are available on SEDAR, and in Primaris’ other materials filed with the Canadian securities regulatory authorities from time to time. Given these risks, undue reliance should not be placed on these forward-looking statements, which apply only as of their dates. Other than as specifically required by law, Primaris undertakes no obligation to update any forward-looking statements to reflect new information, subsequent or otherwise. Readers are cautioned that there is a significant risk that actual results for the year ending December 31, 2024 will vary from the financial outlook statements provided in this presentation and MD&A and that such variations may be material. Certain forward-looking information included in this presentation may also be considered “future-oriented financial information” or “financial outlook” for purposes of applicable securities laws (collectively, “FOFI”). FOFI about the Trust’s prospective results of operations including, without limitation, anticipated funds from operations** per unit, anticipated NOI** growth, impact on rental revenue of contractual rent-steps, anticipated general and administrative expense levels, and anticipated capital spending, is subject to the same assumptions, risk factors, limitations and qualifications set out in the MD&A which will be available on SEDAR, and in Primaris’ other materials filed with the Canadian securities regulatory authorities from time to time. The Trust and management believe that such FOFI have been prepared on a reasonable basis, reflecting management’s best estimates and judgments. However, because this information is subjective and subject to numerous risks, it should not be relied on as necessarily indicative of future results. FOFI contained in this presentation was made as of the date of this presentation and was provided for the purpose of providing further information about the Trust’s prospective results of operations. Readers are cautioned that the FOFI contained herein should not be used for purposes other than for which it is disclosed herein. Readers are also urged to examine the Trust’s materials filed with the Canadian securities regulatory authorities from time to time as they may contain discussions on risks and uncertainties which could cause the actual results and performance of Primaris to differ materially from the forward-looking statements contained in this news release. All forward-looking statements in this presentation are qualified by these cautionary statements. These forward-looking statements are made as of May 1, 2024 and Primaris, except as required by applicable securities laws, assumes no obligation to update or revise them to reflect new information or the occurrence of future events or circumstances.

Non-GAAP Financial Measures: Primaris' unaudited interim condensed consolidated financial statements and the accompanying notes for the three months ended March 31, 2024 (together the “Financial Statements”) were prepared in accordance with International Financial Reporting Standards (“IFRS”), however, in this presentation, a number of measures are presented which do not have a standardized meaning prescribed under generally accepted accounting principles (“GAAP”) in accordance with IFRS. These non-GAAP measures include non-GAAP financial measures and non-GAAP ratios, each as defined in National Instrument 52-112 - *Non-GAAP and Other Financial Measures Disclosure*. Non-GAAP measures in this presentation are denoted by the suffix “**”. Management believes these non-GAAP measures are useful measures to assessing Primaris’ performance period over period and its ability to meet its financial obligations. However, none of the non-GAAP measures should be construed as an alternative to financial measures calculated in accordance with GAAP. Furthermore, these non-GAAP measures may not be comparable to similar measures presented by other real estate entities and should not be construed as an alternative to financial measures determined in accordance with IFRS. Additional information regarding these non-GAAP measures including definitions, management's reasons as to why it believes the measures are useful to investors. and reconciliations, and use of operating metrics to the most directly comparable GAAP figure, where applicable, can be found in the MD&A for the for the three months ended March 31, 2024.

Use of Operating Metrics: Primaris uses certain operating metrics to monitor and measure the operational performance of its portfolio. Operating metrics in this news release include, among others, investment property count, gross leasable area (“GLA”), in-place occupancy, committed occupancy, long-term occupancy, weighted average net rent per occupied square foot, same stores sales volume, and normalized average operating capital cost per square foot. Certain of these operating metrics, including weighted average net rent per occupied square foot and normalized average operating capital cost per square foot, may constitute supplementary financial measures as defined in NI 52-112. These supplementary measures are not derived from directly comparable measures contained in the Financial Statements but may be used by management and disclosed on a periodic basis to depict the historical or future expected financial performance, financial position or cash flow of the Trust. For an explanation of the composition of weighted average net rent per occupied square foot and normalized average operating capital cost per square foot, see Section 8.2, "Weighted Average Net Rent" and Section 8.7, "Operating Capital Expenditures" in the MD&A, respectively.



Conestoga Mall, Waterloo, Ontario

$3.8B
National Portfolio

12.5M SF
GLA

$3.3B
Unencumbered Assets

$677[1]
Same Store Sales Productivity

BBB (high) Stable
Investment Grade Rating

45% - 50%
Target FFO Payout Ratio**

94.1%
Committed Occupancy

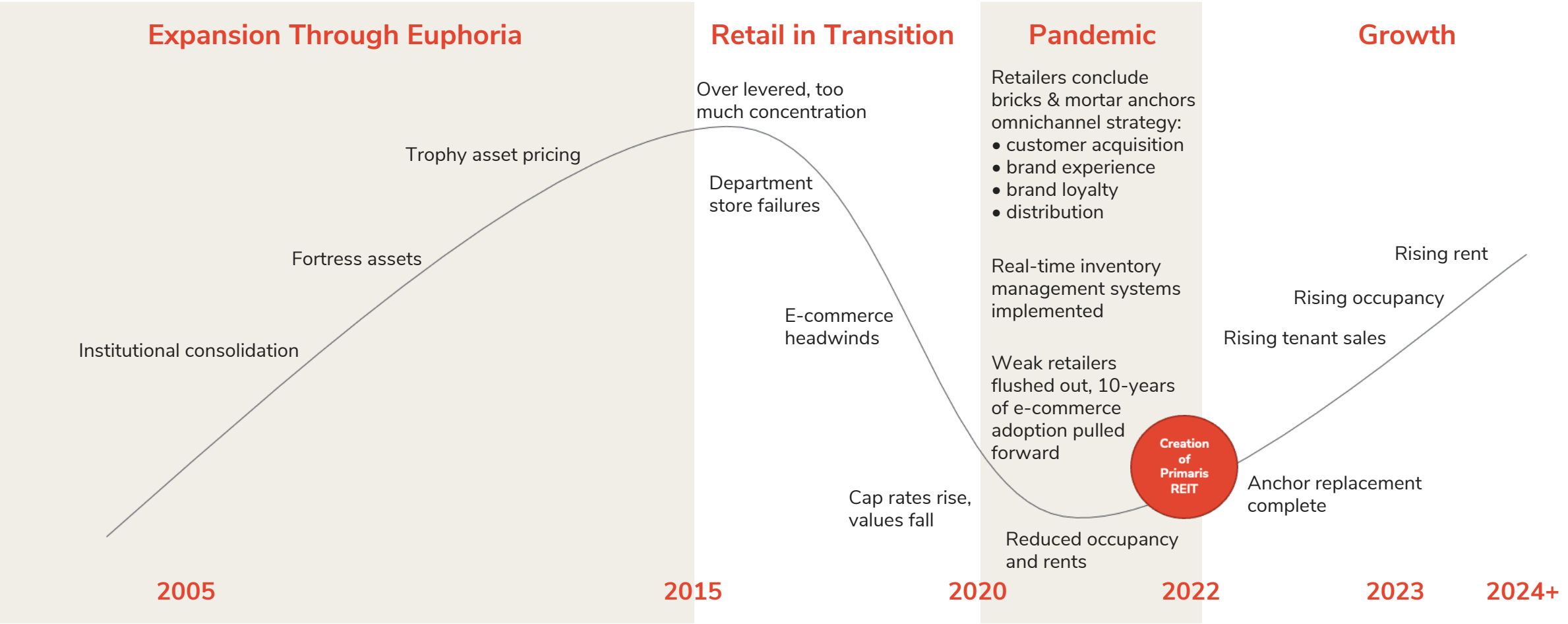
5.7x[2]
Average Net Debt** to Adjusted EBITDA**

1. Supplementary financial measure, see Section 1, "Basis of Presentation" - "Use of Operating Metrics" of the MD&A.
2. The debt ratio is a non-GAAP ratio calculated on a rolling four-quarters basis.

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

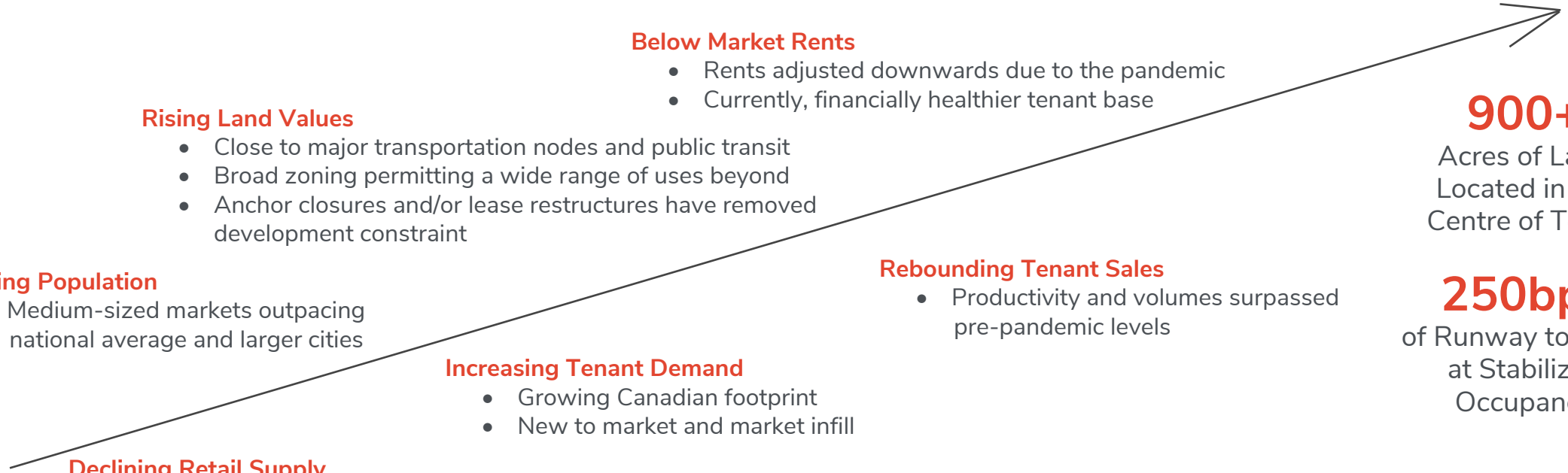
Canadian Enclosed Evolution

A blank slate to design a **best-in-class** vehicle to take advantage of **the recovery in enclosed shopping centres**



Very Strong Mall Fundamentals

The combination of low supply, rising sales, population growth and increasing tenant demand creates the **significant opportunity to drive rents and occupancy higher, driving NOI** growth**



900+
Acres of Land Located in the Centre of Town

250bps
of Runway to arrive at Stabilized Occupancy

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Primaris Strategic Advantage
Enclosed Malls. Open Opportunity.

Differentiated financial model and a mandate for growth

Built to Grow and Thrive

Size and Scale

- $3.8B national portfolio of leading enclosed shopping centres in growing markets across Canada
- Full-service, internal national platform

Proper Capitalization

- Average Net Debt** to Adjusted EBITDA**: 5.7x[1]
- Target FFO Payout Ratio**: 45% - 50% of FFO

Strategy

Focus on Retailer Affordability

- Cost management discipline
- Economies of scale
- Support omni-channel integration

Scale and Consolidation Opportunity

- Canada's only enclosed shopping centre REIT
- Well-capitalized, scalable management platform
- Limited institutional competition

Disciplined Capital Allocation

- Unit repurchases
- Monetization of excess density and intensification
- Debt repayment
- Distributions to unitholders

1. The debt ratio is a non-GAAP ratio calculated on a rolling four-quarters basis.

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

The Canadian Consolidation Opportunity

Primaris

Canadian Consolidation Opportunity

Large opportunity to be the consolidator as institutions contemplate rebalancing, **Primaris stands alone as a potential buyer**

Canada's only enclosed shopping centre REIT

- $50 billion of Canadian enclosed shopping centres concentrated to institutional owners
    - Outsized weightings within real estate portfolio allocations
        - 3 of 10 of the largest real estate institutions globally are in Canada
    - Portfolio rebalancing initiatives could result in opportunities
- Primaris stands alone as a potential buyer
    - **Institutional scale**, as Canada's largest owner and manager of enclosed centres in Canada, by mall count
    - **Providing liquidity** in a market where none exists through structured transaction
    - **Differentiated financial model and a mandate for growth**



Target: Leading Shopping Centres in Growing Mid-Sized Markets

Canada's only enclosed shopping centre REIT

- Primaris targets market-leading enclosed shopping centres in growing mid-sized markets that are the largest retail centres in their diverse and growing trade areas, connected to mass transit and that sit on acres of land in the centre of town.
- Since December 31, 2021, Primaris has acquired over $1 billion of large format shopping centres.

	Target Acquisition Criteria		Conestoga Mall		Halifax Shopping Centre Complex
Market	Total Trade Area Population of +100,000	Yes	Population of 559,000	Yes	Population of 668,000
	Growing Total Trade Area Population[1]	Yes	21% expected 10-year population growth	Yes	14% expected 10-year population growth
	Diversified Local Economy	Yes	Manufacturing, finance, education, technology	Yes	Wholesale/ retail trade, healthcare, education, marine science, technology
Asset	+$80 million Annual CRU Sales	Yes	$174 million	Yes	$261 million
	Mass Rapid Transit Connection	Yes		Yes	
	Land Constrained			Yes	


Conestoga Mall, Waterloo, Ontario



Halifax Shopping Centre, Halifax, Nova Scotia

1. Environics - Expected population change 2023-2033.

Acquisition Deal Structure Overview

Acquisitions further demonstrate Primaris as an attractive buyer for Canadian pension fund vendors of market leading Canadian shopping centres

(in millions of Canadian dollars unless otherwise indicated)	Conestoga Mall		Halifax Shopping Centre Complex	
Acquisition Date	July 12, 2023		November 30, 2023	
Cash	61%	$165	54%	$200
Units Issued at NAV**	9%	$25	12%	$45
Convertible Preferred LP Units	30%	$80	34%	$125
Total Consideration		$270		$370

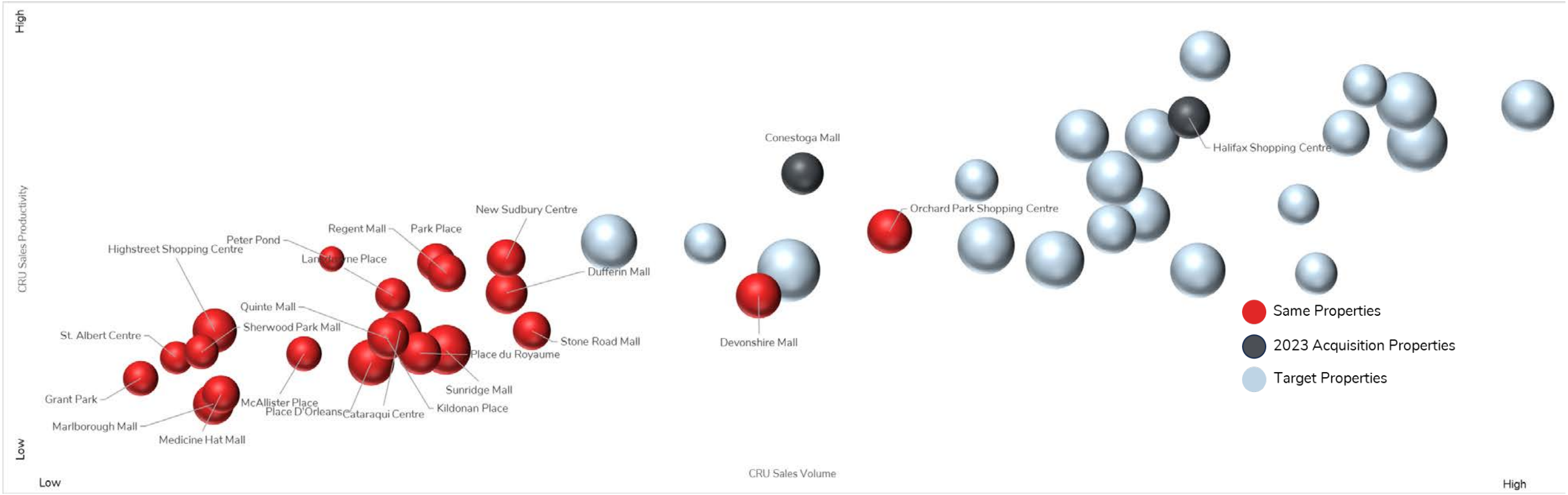


Halifax Shopping Centre, Halifax, Nova Scotia

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Primaris Has Identified High Quality Target Assets

High Quality Target Assets in Growing Target Markets



Sources: ICSC Canada Mall Property Performance Report, 2023.

Conestoga Mall - Landmark Transaction of Trophy Shopping Centre

- Acquired on July 12, 2023
- High quality asset acquisition consistent with Primaris' previously expressed growth strategy
- Leading regional enclosed shopping centre in the high growth market of Kitchener-Waterloo, Ontario
- Immediately adjacent to Conestoga station, on the 19-station ION light rail mass rapid transit system
- $122 million in redevelopment invested over the last 15 years



$180M
Annual Retail Sales

96.0%
In-place Occupancy

587,000 SF
GLA

$942
Same Store Sales Productivity

33%
Approx Site Coverage

HUDSON'S BAY WINNERS SPORT CHEK
Anchor Tenants

- **Significant NOI** Growth Potential** as Primaris' full-service management platform integrates and operates the property.
- Opportunities to increase operating income at Conestoga Mall include:
  - Lease up of vacant or temporary tenanted space to strong tenants at market rents;
  - Conversion of tenants on preferred rent deals to standard market leases; and
  - Deploy cost management strategies, leveraging Primaris' scalable management platform

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Halifax Shopping Centre

- Leading regional enclosed shopping centre in the high growth market of Halifax, Nova Scotia
- Located at the entrance to the Halifax peninsula within the newly redesigned main mass transit node
- $54 million Sears redevelopment completed in 2023, and $70 million expansion, food court relocation and design upgrades throughout the centre completed in 2017

$263M
Annual Retail Sales

85.4%
In-place Occupancy[1]

578,000SF
GLA

$1,020
Same Store Sales Productivity[1]

70%
Approx Site Coverage

simons SPORTCHEK WINNERS
Large Format Tenants



- **Significant NOI** Growth Potential** as Primaris' full-service management platform integrates and operates the property.
- Opportunities to increase operating income include:
  - Lease up of ~20,000 sf of vacant or temporary tenanted space to strong tenants at market rents;
  - Conversion of tenants on preferred rent deals to standard market leases and co-tenancy clause resolutions; and
  - Primaris intends to leverage its scalable management platform to deploy its cost management strategy.

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.
[1] 96.9% committed occupancy including executed leases commencing over the next few months as part of the Sears redevelopment including Simons, Winners, Dollarama and PetSmart.

Shopping Centre Overview

Conestoga Mall & Halifax Shopping Centre adds to Primaris' **Leading Regional Shopping Centre** Portfolio

	Property Name	Location	All Stores Sales Volume (thous)[1]	Same Store Sales Productivity[1]	GLA at Share (SF) (thous)[2]	Site Coverage
1	**Halifax Shopping Centre**	**Halifax, NS**	**$262,705**	**$1,020**	**578**	**70%**
2	Orchard Park Shopping Centre	Kelowna, BC	$194,766	$840	651	37%
3	**Conestoga Mall**	**Waterloo, ON**	**$179,709**	**$942**	**587**	**33%**
4	Devonshire Mall	Windsor, ON	$165,467	$703	669	25%
5	Stone Road Mall	Guelph, ON	$109,782	$608	497	42%
6	Dufferin Mall	Toronto, ON	$109,699	$662	575	74%
7	New Sudbury Centre	Sudbury, ON	$108,210	$740	488	39%
8	Sunridge Mall	Calgary, ON	$94,806	$556	804	37%
9	Regent Mall	Fredericton, NB	$94,679	$705	240	31%
10	Park Place Mall	Lethbridge, AB	$93,194	$727	473	33%
	Top 10 Properties		**$1,413,017**		**5,562**	

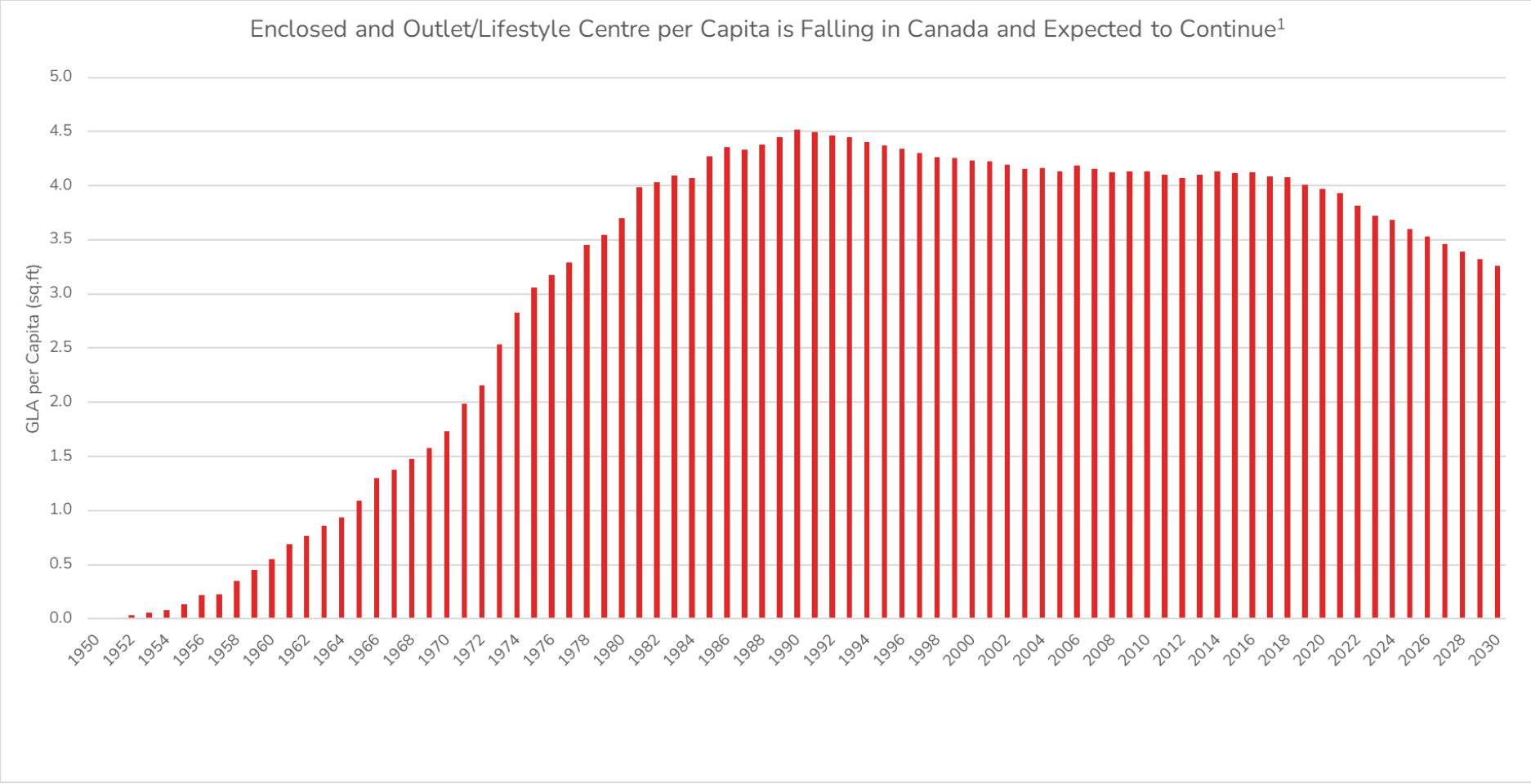
5.6M SF
10 Most Productive Properties

12.5M SF
Total Portfolio GLA

[1] For the rolling twelve-month period ended February 29, 2023. Halifax Shopping Centre and Conestoga Mall are annualized. Supplementary financial measures. Refer to the "Use of Operating Metrics" section of this presentation and of the MD&A.
[2] Represents Primaris' proportionate share of the GLA.

Declining Supply of Quality Retail Space as Population Grows

Low supply, rising sales, population growth and **increasing tenant demand** is creating a significant opportunity to drive rents and occupancy, **driving NOI growth**



1. Source: Environics Analytics Estimates & Projections. 2.7% population growth 2023 (Statistics Canada) and estimated 2.0% from 2024 to 2030.

Disciplined Capital Allocation

Primaris

Capital Structure Strategy and Targets

Designed to provide significant financial flexibility and create a **differentiated investment profile** among Canadian REITs

Committed to maintaining a conservative financial profile

Maintain **low leverage**

Maintain staggered and long dated debt maturity profile to **mitigate refinancing risk and interest rate risk**

Maintain **investment grade** credit rating

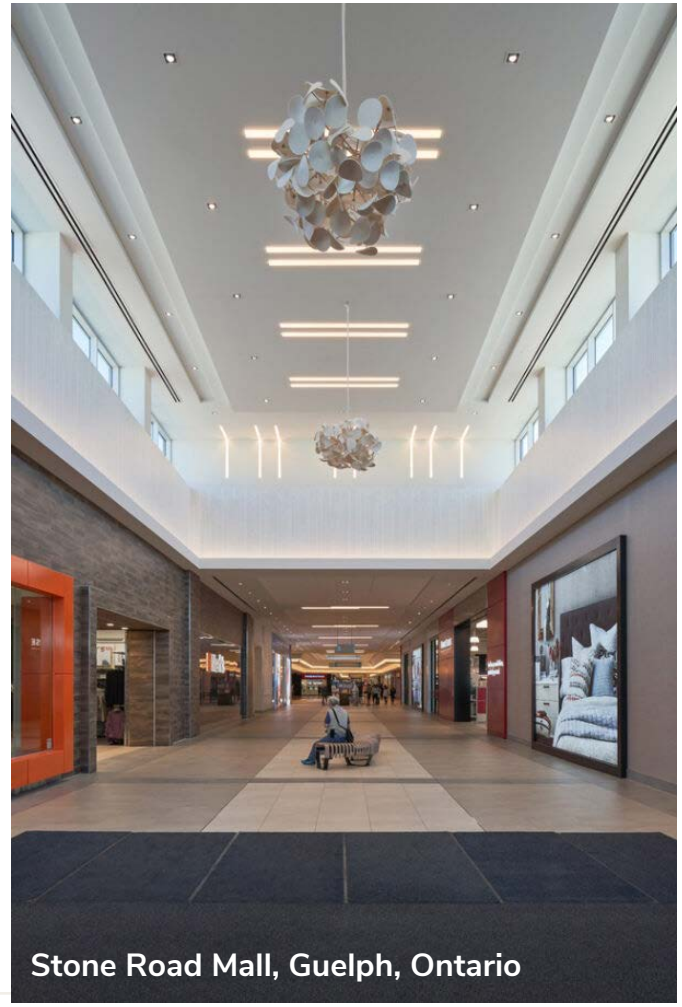
Primarily **unsecured borrowing** program

Maintain undrawn credit facilities to cover next 2-years debt maturities

Retention of **free cash flow** available for reinvestment

Intend to **increase distributions annually**, 3rd distribution increase announced Nov 2023 at **+2.4%**

As at or for the three months ended March 31, 2024 (unaudited)	2024	Targets
Average Net Debt** to Adjusted EBITDA**[1]	5.7x	4.0x – 6.0x
Funds from Operations Payout Ratio**	56.7%	45% - 50%
Secured Debt to Total Debt**	21.6%	<40%

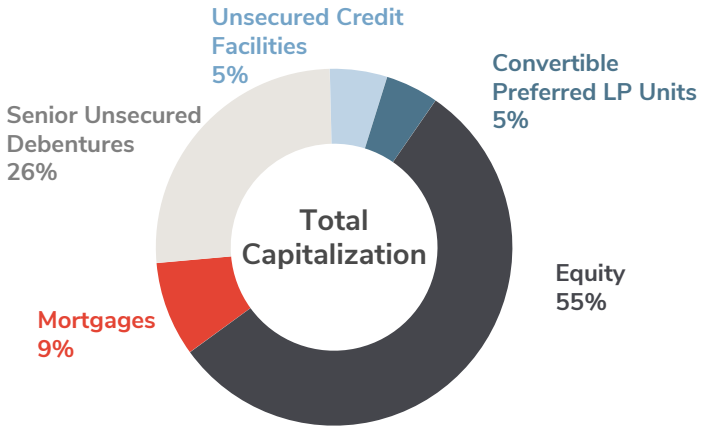


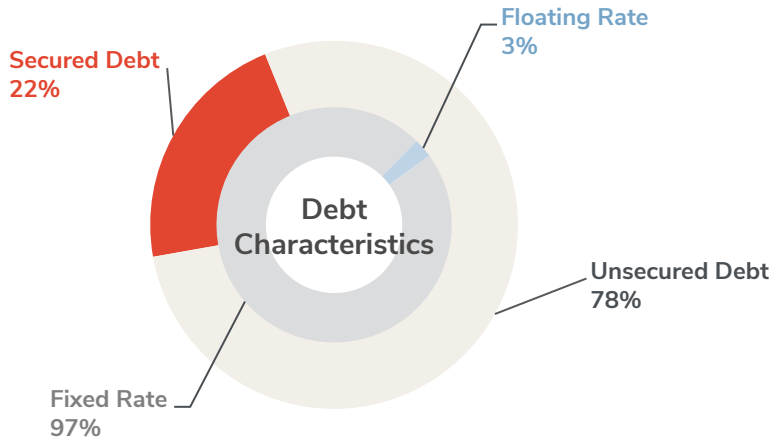
Stone Road Mall, Guelph, Ontario

1. The debt ratio is a non-GAAP ratio calculated on a rolling four-quarters basis.
** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Highly Differentiated Financial Model

Best-in-class structure built with **flexibility, optionality and liquidity**, enabling minimized cost of capital





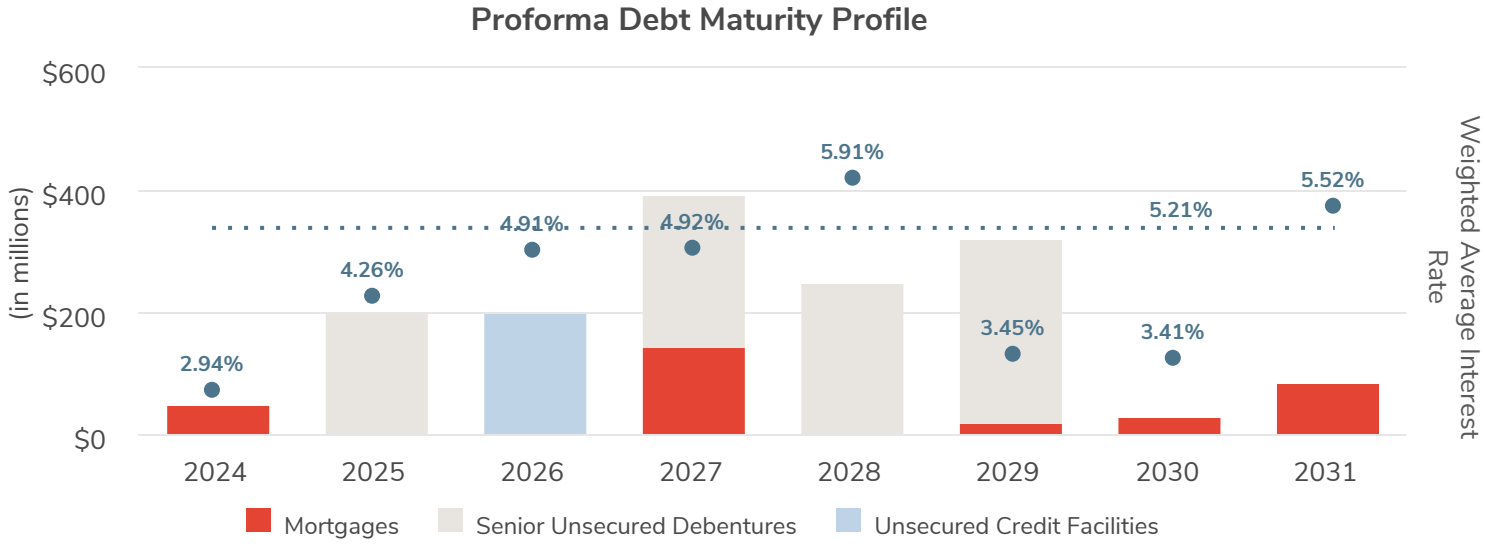
5.7x[1]
Average Net Debt** to Adjusted EBITDA**

38.9%[1]
Total Debt** to Total Assets**

$3.3B
Unencumbered Assets

2.8x
Unencumbered Assets to Unsecured Debt

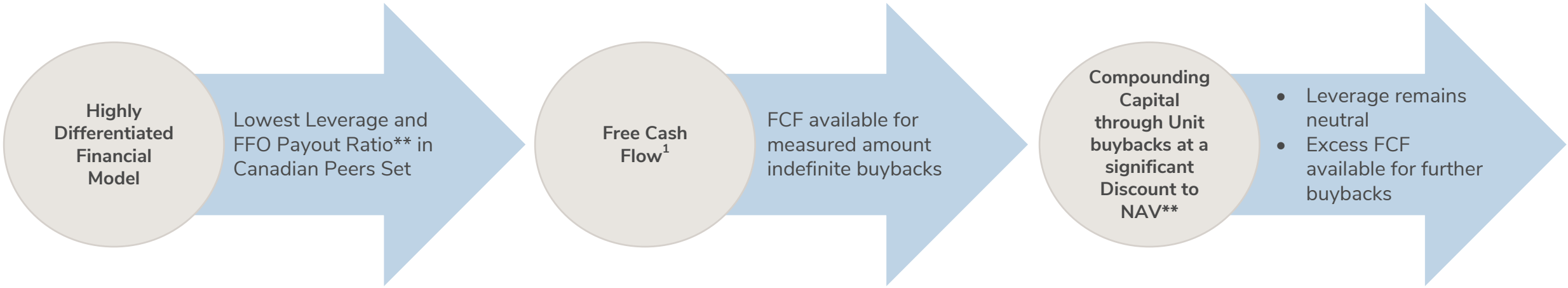
BBB (high) Stable
Investment Grade Rating



1. The debt ratios are non-GAAP ratios. Average Net Debt** to Adjusted EBITDA** was calculated on a rolling four-quarter basis. Total Debt** to Total Assets** was calculated on the basis described in the Trust Indentures. See Section 10.4, "Capital Structure" of the MD&A.
** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

NCIB Compounding Capital at a Rapid Pace

A financial model built for measured amount of **Indefinite Buybacks** funded through Free Cash Flow, on a **Leverage Neutral Basis**



Cumulative NCIB purchases of 8.5 million Units to March 31, 2024, at an average price of $13.81, has positively impact NAV** per unit outstanding by $1.72[2].

1. Free Cash Flow ("FCF") is calculated as cash flow available after distributions and operating capital expenditures including leasing costs.
2. The number of units outstanding was the only variable changed in the analysis.

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

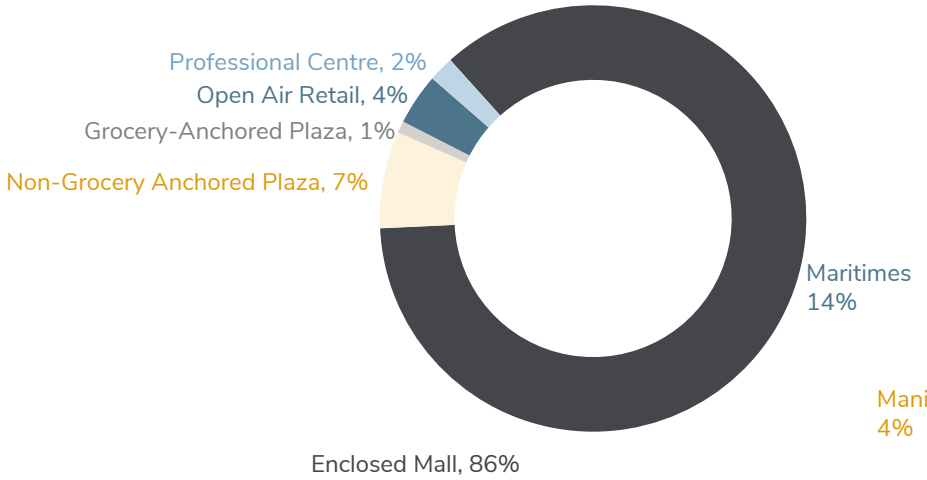
The Primaris REIT Portfolio

Primaris

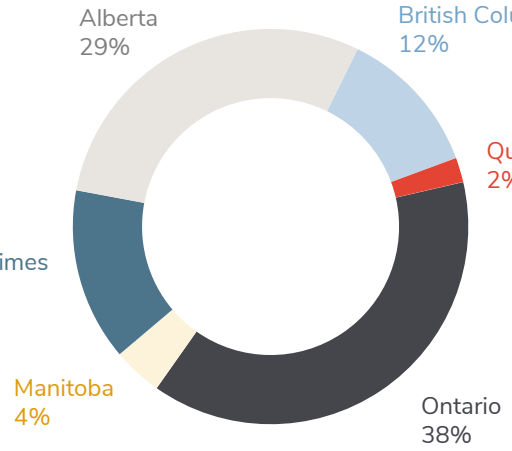
Leading Enclosed Shopping Centre Portfolio

Primaris owns and manages **regional** enclosed shopping centres in **growing, mid-sized markets** across Canada

NOI by Asset Class**



NOI by Region**





** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Strong Senior Leadership Team

Experienced Senior Leadership Team with Significant Real Estate Investment and Operations Expertise



Alex Avery
Chief Executive Officer
21 5

Led the structuring and strategy of Primaris Spin-off. Former H&R REIT board member, EVP, Asset Management & Strategic Initiatives. Previously MD & Head of Real Estate Research at CIBC Capital Markets.



Patrick Sullivan
President & Chief Operating Officer
31 20

25-years of experience focused on enclosed shopping centres. Involved with investment, development, leasing and operations of more than 50 enclosed shopping centres across Canada.



Rags Davloor
Chief Financial Officer
36 2

35+ years of experience in Canadian capital markets, executive and board leadership roles in finance, operations and development. Extensive experience in mergers, acquisitions and strategic planning.



Leslie Buist
SVP, Finance
14 5

Extensive experience in public financial reporting and senior accounting roles. Previous roles include Senior Director at Choice Properties, First Capital, VP at Primaris Retail REIT.



Mordecai Bobrowsky
SVP, Legal
19 10

Previous roles at Minden Gross LLP, RioCan REIT and First Capital Realty.



Graham Procter
SVP, Asset Management
21 6

Previous senior roles at Brookfield Property Partners and Cogir Real Estate, in finance and operations.



Louise Sullivan
VP, People + Culture
23 1

Previous CEO & Founder of People + Culture Matters Inc. (2022-2023).

Previous Head of People + Culture at Dream Unlimited Corp (2013-2022).



Leigh Murray
Head, National Leasing
21 20

Appointed Head of Leasing in 2024, and VP, Leasing in 2017.

Previous roles at Oxford Properties Group and Boston Pizza (Real Estate).



Craig McLellan
VP, Leasing
11 11

Previously Director of Leasing. Currently oversees leasing activity for all properties located in British Columbia, Alberta, and Manitoba.



Lauren Robbers
VP, Leasing
15 2

Previously Director of Leasing. Currently,oversees leasing activity for properties in Ontario, Quebec, New Brunswick, and Nova Scotia. Prior was Director, Retail Leasing at JLL with increasingly senior roles at Ivanhoé Cambridge and Cadillac Fairview.



Joseph Martino
VP, Information Technology
21 2

Extensive experience in ERP and major Digital Transformation projects.

Previous roles include Global VP of IT at a market leader in the connected vehicle and sensor technology industry.



Marco Biasiotto
VP, Retail & Digital Strategy
28 6

Extensive experience in research and retail strategy.

Previous senior roles at Oxford Property Group and Primaris REIT in the Research Department.

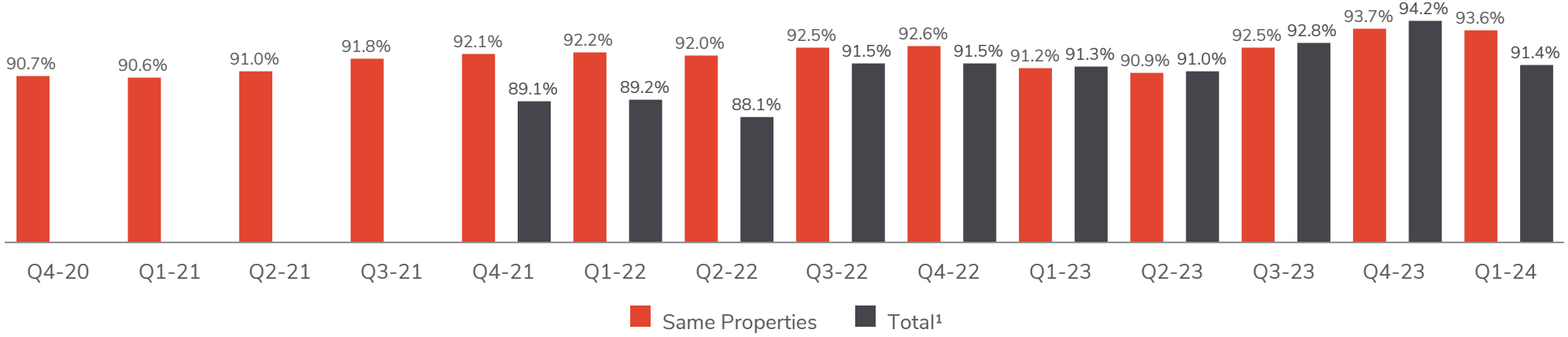
INDUSTRY EXPERIENCE

YEARS AT PRIMARIS

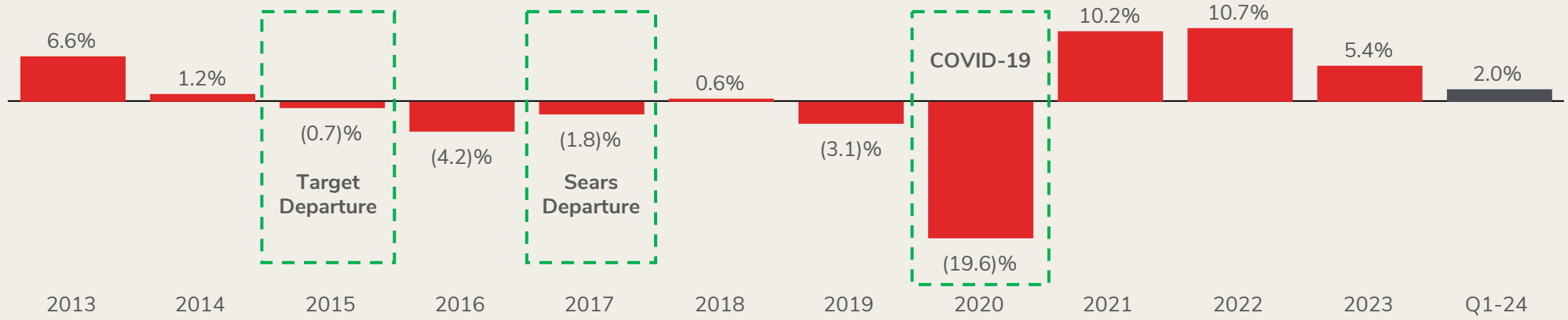
Well Positioned for Growth

Resilience Through Economic Cycles and **Poised for Future Growth**

Committed Occupancy



Same Properties Cash NOI** Growth



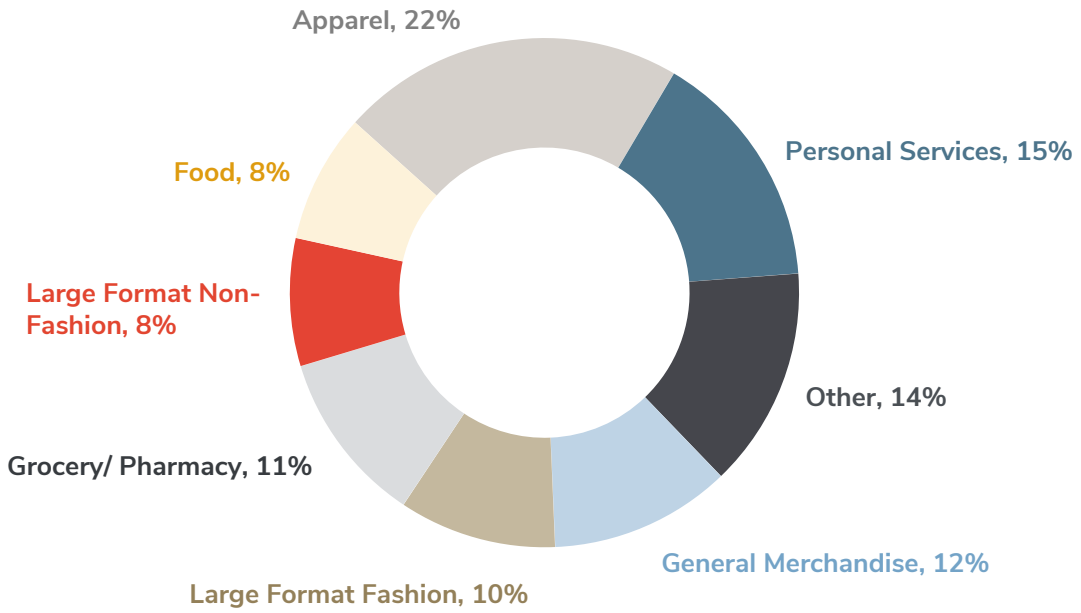
1. Excludes Northland Village which is under redevelopment with plans to convert the property into a mixed-use, open-air retail centre.
** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Value, Staples and Necessity Type Tenants

Creditworthy Top Tenants Create a High Quality Tenants Roster

	Top Tenants[1]	Sector	Annualized Minimum Rent (% of Total)	Store Count	WALT[2] (yrs)	Credit Ratings (S&P / DBRS)
1	Canadian Tire	Value Retail	5.2%	32	3.5	BBB / BBB
2	Walmart	Value Retail	3.8%	8	6.9	AA / AA
3	Loblaws	Grocery	3.3%	19	5.1	BBB / BBB(H)
4	TJX	Value Retail	2.9%	21	4.5	A / -
5	Bell	Telecom	2.3%	95	2.1	BBB+ / BBB(H)
6	Cineplex	Entertainment	2.2%	10	8.1	B / -
7	GAP	Apparel	1.9%	19	2.9	BB / -
8	Dollarama	Value Retail	1.8%	21	6.1	BBB / BBB
9	Comark	Apparel	1.8%	36	1.5	-
10	Telus	Telecom	1.6%	59	3.3	BBB / BBB
	Top 10		**26.8%**	**320**		

Tenant Mix (% of Gross Rent)



1. The names noted above may be the names of the parent entities and are not necessarily the covenants under the leases.
2. Weighted Average Lease Term.

Strong Canadian Retail Tenants

Canadian retail REIT tenants **largely dominated by grocery, pharmacy and value retailers,** representative of the Canadian consumer

Common Retailer across 5+ REITs

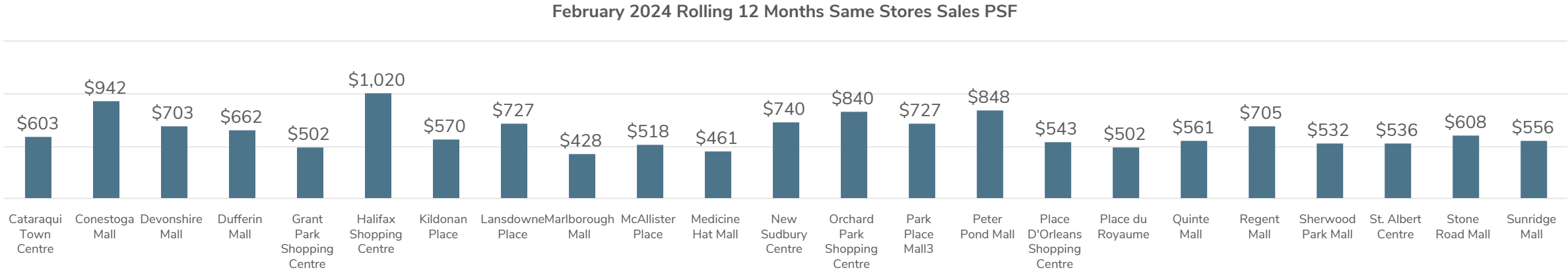
Other Canadian Retail REITs[1]

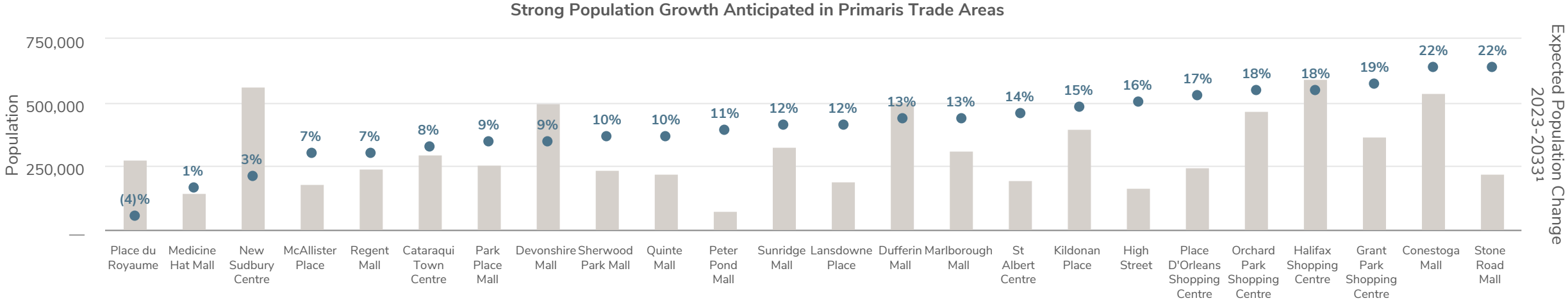
	Primaris REIT	A	B	C	D	E	F
1	Canadian Tire	Canadian Tire	Walmart	Loblaws	Empire/ Sobeys	Loblaws	Canadian Tire
2	Walmart	TJX	TJX	Empire/ Sobeys	Loblaws	Canadian Tire	Save-On-Food
3	Loblaws	Loblaws	Canadian Tire	Metro/Jean Coutu	Dollarama	TJX	TJX
4	TJX	Cineplex	Loblaws	Canadian Tire	Province of Nova Scotia	Dollarama	Loblaws
5	Bell Canada	Metro/Jean Coutu	Empire/ Sobeys	Walmart	Shell Canada	GoodLife Fitness	Bank of Montreal
6	Cineplex	Walmart	Dollarama	TD Canada Trust	Bank of Nova Scotia	Staples	CIBC
7	Gap	Empire/ Sobeys	Lowes, RONA	Dollarama	Cineplex	Empire/ Sobeys	Empire/ Sobeys
8	Dollarama	Dollarama	LCBO	GoodLife Fitness	GoodLife Fitness	Walmart	Dollarama
9	Comark	Michaels	Michaels	Save-On-Foods	CIBC	LCBO	Walmart
10	Telus	Shopify	Best Buy	RBC Royal Bank	Government of Canada	TD Canada Trust	Best Buy
Total	**26.8%**	**26.2%**	**44.7%**	**33.2%**	**70.1%**	**72.7%**	**95.1%**

1. As a percentage of total annualized rent as per the REIT's financial disclosure.

Current Markets Demonstrate Strong Growth Characteristics

With the rising cost of living in Canada's largest cities, **medium-sized high-growth markets**, where Primaris owns leading malls, are e**xperiencing historically, high population growth rates**





1. Source: Environics.

Positive Leasing Momentum

Strong Large Format Leasing Year-to-Date Momentum with **High Quality Tenants**

For the three months ended March 31, 2024	Count	GLA ('000s of SF)	Weighted Average Lease term (in years)	Weighted Average Net Rent per OSF[3]	Weighted Average Spread on Renewing Rents
CRU[1]					
New tenants	19	54	8.1	$32.20	
Renewing tenants	89	212	3.6	$36.80	**5.8%**
	108	266		$35.90	
Large Format[2]					
New tenants	4	90	13.8	$22.60	
Renewing tenants	2	55	6.5	$19.20	**15.8%**
	6	145		$21.30	
Office					
New tenants	1	1	5.0	$13.00	
Renewing tenants	6	10	5.0	$22.00	**14.5%**
	7	11		$21.40	
Short term and percent rent in lieu	28	78	N/A	N/A	
Total leasing	**149**	**500**			
Renewing tenants only	**97**	**277**			**7.4%**

82.3%
Tenant Renewal Rate

4.0%
Total Leases as Percentage Rent in Lieu of Base Rent

NEW

planet fitness, TORRID, SEPHORA, DOLLARAMA, PANDORA, Lovisa, ARDENE, carter's, MINISO, lululemon, THE SHOE COMPANY, HOT TOPIC, laVie en Rose, SoftMoc, Specsavers, Bath & Body Works, Tommy Gun's original barbershop, CHIPOTLE MEXICAN GRILL

1. Commercial retail unit.
2. Tenants in excess of 15,000 square feet.
3. Weighed Average Net Rent per occupied square foot.

Retailer Affordability

Primaris

Retailer Affordability Core Focus

Core focus is **providing affordable space** for retail partners enabling profitability

Efficient cost structure

- Operate with a lower cost structure
  - Target GROC[1] ratio of <15%
  - Actual GROC ratio of 11%[2]
  - Prudent total operating costs inflation of 3%
- Use economies of scale to tender contracts portfolio wide
- Aggressively manage tax appeals to lower tax burden on tenants
- Use fixed rate utility contracts to reduce utility pricing risk, where available
- Benchmark major recoverable operating cost categories across the portfolio to identify outliers
- Prudently manage 15-year property capital plans to ensure additional rent charges are reasonable and predictable for tenants and the properties are well maintained.

Profitable retailer locations

- Profitable tenant stores vs stores in super-regional malls operating at razor thin margins or a loss

Adaptive lease structure

- Capture percentage rents
- Annual rent steps on all new leases



Park Place Mall, Lethbridge, AB

1. GROC = Gross Rent Occupancy Cost.

Capital Expenditure Programs Enable Prudent Cost Management

Properties maintained to a high standard while keeping focus on **controlling costs and adherence to our long-term capital plan**

Prudent 15-Year Capital Plans

- All properties have a 15-year capital plan
- Allows Primaris to properly manage Common Area Maintenance (CAM) and avoid cost volatility from year to year
- Ensures additional rent charge is reasonable and predictable
- Includes useful life of capital projects including roof, major parking lot replacement, electrical upgrades, flooring, food court, and common area furniture
- Majority of expenditures are recoverable from tenants



Devonshire Mall, Windsor, ON

Devonshire Mall completed an $80M upgrade in 2022.



Orchard Park Shopping Centre
Kelowna, BC

Orchard Park Shopping Centre undergoing a $6M floor replacement to be completed in 2024.



Park Place Mall, Lethbridge, AB

Park Place Mall completed a $4M food court renovation in 2022. The mall has received BOMA Best Platinum for 10 consecutive years.

Unique Lease Structure Captures Growth

Property operating costs are **recovered from tenants** who **absorb the impact of rising inflation**

Lease Structure

+	Net Rent	• Long-term contractual net rents • Incremental rent escalation
+	Operating Expense Recovery	• Flow-through operating expense recovery • Tenant bears inflationary costs
+	Tenant Sales Capture	• Participation rent when tenant sales exceed specific threshold
=	Total Gross Rent	• Contractual downside protection and inflationary upside participation • Continuous monitoring of tenant performance through tenants sales reporting and analysis • Proactive management of tenant mix

Primaris unique lease structure provides the opportunity to grow revenues in an inflationary environment.

Percentage rent enables us to earn more revenue from tenants as their sales rise.

Rising tenant sales are driven by strong market conditions, inflation on the cost of goods, and/or tenant out performance.

Financial Results

Primaris

Strong Q1/24 Results; Raises Guidance

Strong performance has **underlined our commitment** to, and **confidence** in our clear, and **focused strategy** of acquiring, owning and managing leading, **Canadian enclosed shopping centres**

Raises 2024 FFO Guidance[1]	• Growth in Same Properties Cash NOI** anticipated to be 3.0%-4.0% • FFO** per unit of $1.61-$1.64
Non-Core Disposition - Garden City Square, Winnipeg, Manitoba	Agreement to sell an open air, non-grocery anchored property for $31.0 million
Increased Liquidity	$684.3 million in liquidity including of full availability on operating line
Credit Rating Reaffirmed	Received BBB (high) with Stable trends rating confirmation from DBRS
Fully Utilizing NCIB[2]	Total NCIB activity since inception of 8,553,300 Units at an average price of $13.81, or a discount to NAV** per unit of approximately 36.8%

+2.0% Same Properties Cash NOI**	Driven by strong rental growth, specialty leasing, and operating cost recovery
94.1% Committed Occupancy	Significant growth to be captured as occupancy drives to historical levels
Strong Leasing Spreads	7.4% weighted average spread on renewing rents across 277,000 square feet
Strong FFO**	+5.2% growth in FFO** per average diluted unit, or $0.388; 56.7% FFO Payout Ratio**
Low Leverage	5.7x Average Net Debt** to Adjusted EBITDA**, $3.3 billion in unencumbered assets
$21.86 Net Asset Value per unit**	Significant discount to current unit price

1. Full guidance for the 2024 fiscal year provided in the MD&A.
2. Normal Course Issuer Bid.

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

2024 Financial Outlook

Management anticipates the following for the year ended 2024

Metrics	Outlook	Additional Notes
Occupancy	Increase of 0.8% to 1.0%	No change in guidance.
Rental Revenue (Rent Steps)	$2.7 to $2.9 million	Updated guidance.
Rental Revenue (Straight-line)	$4.8 to $5.0 million	Updated guidance.
Same Properties Cash NOI** Growth	3.0% to 4.0%	No change in guidance.
Cash NOI**	$265 - $270 million	Updated guidance.
G&A	$31 to $33 million	Updated guidance.
Operating Capital Expenditures	Recoverable Capital $16 to $18 million Leasing Capital $28 to $30 million	No change in guidance.
Redevelopment Capital Expenditures	$30 to $40 million	No change in guidance.
FFO** per unit	$1.61 to $1.64 per unit fully diluted	Updated guidance.

Readers are cautioned that there is a significant risk that actual results for the years ending December 31, 2023 and December 31, 2024 will vary from the financial outlook statements provided and that such variations may be material. See Section 2, "Forward-Looking Statements and Future-Oriented Financial Information" in the MD&A for the period ended December 31, 2023 for further cautions on material factors, assumptions, risks and uncertainties that could impact the financial outlook statements.

In early 2023, management and the Board approved our **ESG Strategic Plan and 3-year Implementation Roadmap**

ESG Linked to Business Strategy

CG&N Committee oversees and monitors Primaris' performance against the ESG Strategy

- Strategic Plan and Roadmap based on the ESG Materiality Assessment, aligning to investor focused ESG standards and frameworks; SASB, TCFD and GRESB.
- Materiality Assessment identifies and prioritizes ESG-related risks and opportunities based on their **potential impact to financial performance or the long term value of Primaris**, and their importance to stakeholders.
- Linked the material ESG factors to Primaris' strategic pillars, creating alignment and integration of ESG into the business.
- Published Inaugural Annual ESG Report
- 2024 Goals include:
  - integration of ESG performance objectives into compensation scorecards;
  - develop climate strategy aligned to IFRS S1 and S2 standards;
  - build out robust tenant engagement program;
  - continue to support communities; and
  - develop targets.

GRESB ★★☆☆☆ 2023

Linking ESG to Strategic Pillars

The REIT's ESG factors are strongly linked to business strategy:

	Material ESG Factor	Link to Strategic Objectives: Retailer Affordability	Consolidation Opportunity	Disciplined Capital Allocation
Environment	Energy management*	●	○	◎
	Tenant sustainability impacts	●	○	
	GHG emissions and climate change*	◎	◎	◎
	Green buildings	◎	◎	◎
	Water and waste management	●		◎
Social	Tenant relations*	●	●	
	Employee relations*	◎	○	○
	Community relations	◎	○	○
Governance	Business ethics and transparency*	○	○	○
	Supply chain	◎	○	○

Link to Strategy Objectives:
○ = Weak Link ◎ = Moderate Link ● = Strong Link

Primaris Screens Well Against Retail REIT Peers on All Metrics

Primaris trades at a discount, despite its **focused and clearly defined strategy, with its Differentiated Financial Model and Disciplined Capital Allocation**

High Implied Cap Rate[1]



Low AFFOx**[1]



Improving Mall Sentiment



Lowest Debt**/EBITDA**[1,2]



Credit Rating



Discount to Replacement Cost



Low FFO Payout Ratio**



Clear, Defined Strategy



Strict Capital Discipline



Lease-Up Potential



1. Based on analyst estimates.
2. Primaris reports Average Net Debt** to Adjusted EBITDA. The debt ratio is a non-GAAP ratio.

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Investment Proposition

Implied **discount to Net Asset Value**** a **compelling investment** opportunity

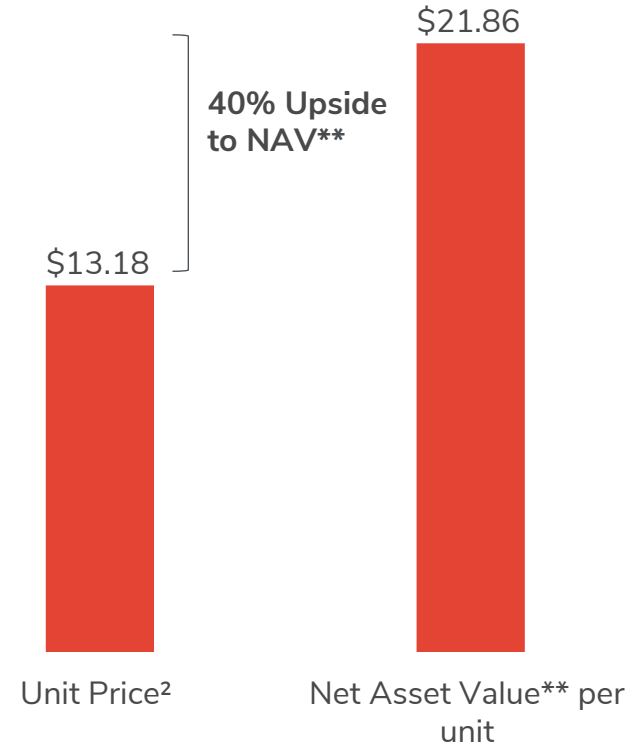
Capital Recycling Opportunities

Convert pandemic lease concessions to market rents

Occupancy Improvements

Compounding Excess Free Cash Flow[1]

Increasing Rents Upon Renewal



56.7%
Current FFO Payout Ratio**

6.4%[2]
Current Distribution Yield

- Intend on **regular annual distribution increases**
- Low FFO Payout Ratio** **driving Distribution Growth**

1. Free Cash Flow is calculated as cash flow available after distributions and operating capital expenditures including leasing costs.
2. As at April 25, 2024.

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

APPENDIX









Rezoning and Entitlement of Excess Land

Low Site Coverage Allows for **Intensification, Development and/or Subdivision** of Land

Rezoning and Entitlement Strategy

- May pursue JV partner or monetize severed parcel
- Create value through low risk, low capital requirement
- Asset monetization without loss of income

370
Acres of Land

35%
Average Site Coverage

Broad Zoning
Permitting Wide Range Beyond Retail

Dufferin Mall
Toronto, ON



Orchard Park
Kelowna, BC



Place D'Orleans
Ottawa, ON



Stone Road Mall
Guelph, ON



Sunridge Mall
Calgary, AB



Northland Village
Calgary, AB



Sherwood Park
Sherwood Park, AB



Grant Park
Winnipeg, MB



Kildonan Place
Winnipeg, MB



Case Study: Dufferin Grove Received Final Approval

Flexibility to Develop and Continue to Surface Value or Monetize to **Maintain** Strong Balance Sheet

Development Overview

- $600 million intensification and redevelopment of Dufferin Mall's northernmost parking area
- Replace surface parking with +1,200 residential rental units, including 120 affordable units, and 130,000 sf of new retail space
- Direct proximity to Dufferin Station on the TTC's Bloor Line

Strategy

- Sever and sell/JV to residential developer
- Construction will not impact existing mall operations
- Dufferin Mall totals 21 acres
- Excess land appraised at $151 million
    - Capital to be redeployed to investments that enhance cash flow per unit and NAV per unit



4
Acres for Redevelopment

74%
Dufferin Mall Site Coverage

Approved
Final Approval Received from City

Guided by Skilled Independent Board of Trustees

Tremendous Strategic Resource: Experiential Retailing, Institutional Property Brokerage, Investment Management, REIT Operations, Financial Strategy, Public Company Reporting, Retail Technology

Avtar Bains

- President of Premise Properties, a private property owner across select North American centres
- Spent more than 30 years as a leading property broker with Colliers International, brokering more than 100 shopping centres
- Strong relationships in local, national and international property markets and frequent speaker at industry events

Louis Forbes

- Corporate Director with more than 30 years of real estate and finance experience
- Former Senior Vice President and Chief Financial Officer of CT Real Estate Investment
- Former Executive Vice President and Chief Financial Officer of Primaris Retail REIT, the predecessor to Primaris REIT
- Served as Vice President, Director and Senior Canadian Real Estate Equities Analyst at Merrill Lynch Canada, and as Vice President Finance and Chief Financial Officer of Revenue Properties Company Ltd.

Deborah Weinswig

- Founder and CEO of Coresight Research
- Ms. Weinswig served as Managing Director of Fung Global Retail and Technology (FGRT), the think tank of Fung Group.
- Previously, Managing Director and Head of the Global Staples & Consumer Discretionary team at Citi Research, ranked the #1 analyst by Institutional Investor for 10 years in a row.
- Serves on the board of directors GUESS?, Inc., Kiabi, and Xcel Brands, Inc.
- Ms. Weinswig is on the advisory board of the World Retail Congress as well as several accelerators

Anne Fitzgerald

- Over 30 years of experience spanning litigation, commercial, competition, securities and real estate law
- Corporate Director & previously Chief Legal Officer & Corporate Secretary, at Cineplex Inc.
- Between 2004 and 2021, Ms. Fitzgerald was a key member of the Cineplex senior executive team during a period of transformation, directing approximately $1 billion in commercial acquisitions, multiple public offerings of equity and debt securities

Tim Pire

- Corporate Director & Lecturer at University of Wisconsin's Applied Real Estate Investment Track program, more than 30 years of real estate experience
- Served as a Managing Director with Heitman LLC, member of various committees at Heitman including the Board of Directors
- Trustee on the Board of Monogram REIT between 2016 and 2017, when Monogram was privatized.

Patrick Sullivan

- President & Chief Operating Officer

The Canadian Advantage

Canadian retail property landscape **differs substantially** from the United States

	Canada	US	The Canadian Advantage
Retail Space per Capita	17 sf per person[1]	23 sf per person[1]	**35% less space drives higher sales productivity**
Immigration	Record high immigration targets for 2023-2025	Limiting immigration policy	**Drives demand for goods and services**
Lending Security	Recourse	Non-Recourse	**Limited CMBS, mostly balance sheet lenders**
Population Concentration	80% of population lives within 100 miles of the U.S. border	Population dispersed with concentrations along coasts and sunbelt	**High consumer share of population lives in concentrated cities**
	Top 10 Census Metropolitan Areas = 54% of population	Top 10 Metropolitan Statistical Areas = 26% of population	
Like-kind Exchange	Non-existent	Encourages speculative development for deferral of capital gains	**Reduces speculative development**
Retail Market Characteristics	Market of oligopolies	Competitive market	**Less competition, wider retail margins**
Consumer Profile	Value-oriented	Consumption-oriented	**Less discretionary spending**
Tenant Base	Predominately non-discretionary	Predominantly discretionary	**Essential spending dominant**
Mall productivity	~$450 sales per sf	~$300 sales per sf	**Significantly more productive**
Conventional Department Stores	HUDSON'S BAY	JCPenney, bloomingdale's, macy's, ROSS DRESS FOR LESS, belk, target, KOHL'S, DICK'S SPORTING GOODS, Neiman Marcus, Bealls	**Substantially through department store closure phase**

1. ICSC.

Devonshire Mall

- Regional Shopping Centre located in Windsor, Ontario within close proximity to the U.S. border
- Built in 1970, last renovated in 2018
- Acquired on January 1, 2022
- Situated on approximately 73 acres



669,147[SF]
GLA

93.2%
In-place Occupancy

$165M
Annual Retail Sales

$703[PSF]
Same Store Sales Productivity

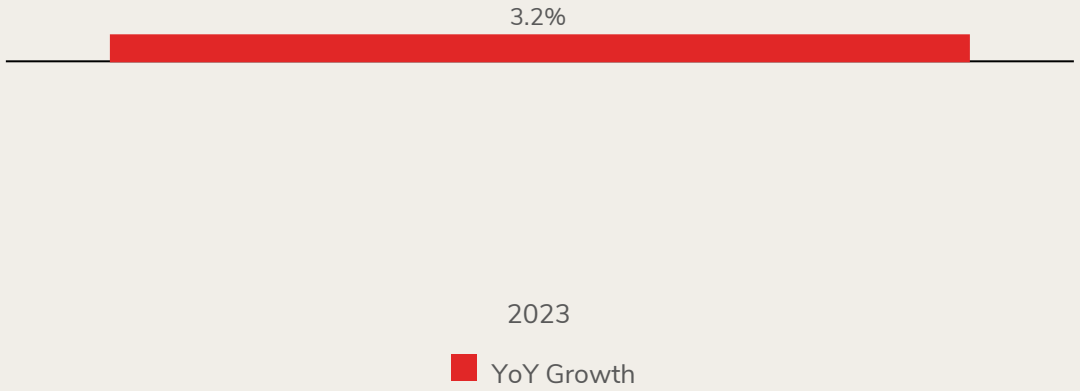
25%
Site Coverage

499,000[1]
Trade Area Population

+9.0%[1]
Trade Area Population Growth Expectancy

Large Format Tenants

Cash NOI[**] **Growth**



1. Source: Environics Analytics Estimates & Projections. Total Trade Area Population Growth Expectancy to 2033.
** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Park Place Mall

- Located at the intersection of 1st Avenue South and Scenic Drive in Lethbridge, Alberta
- Built in 1988, expanded in 1996 and most recently renovated in 2017
- Situated on approximately 39 acres



473,308[SF]
GLA

75.0%
In-place Occupancy

256,000[1]
Trade Area Population

$93M
Annual Retail Sales

$727[PSF]
Same Store Sales Productivity

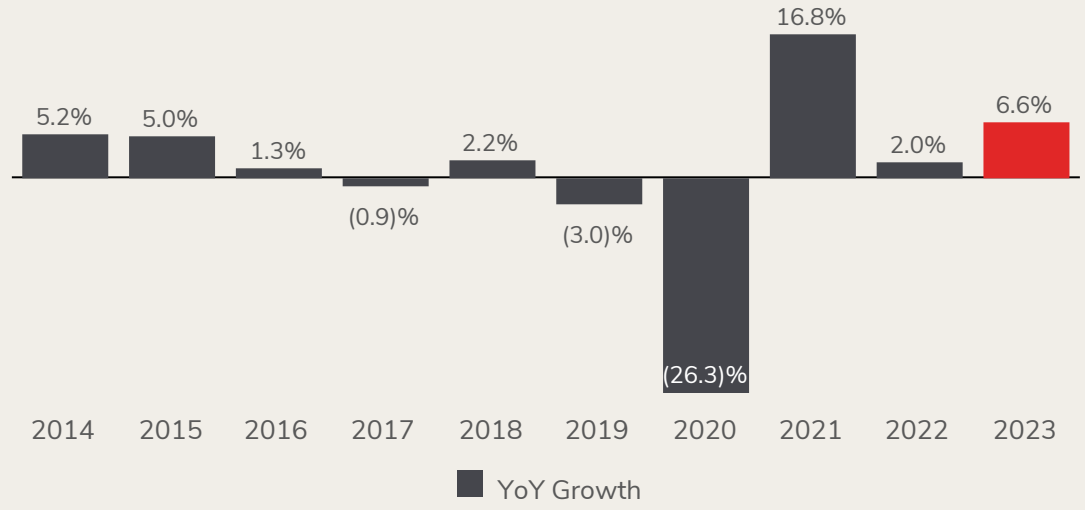
+9.2%[1]
Trade Area Population Growth Expectancy

33%
Site Coverage

CINEPLEX ODEON · SPORTCHEK · Staples · WINNERS

Large Format Tenants

Cash NOI** Growth



1. Source: Environics Analytics Estimates & Projections. Total Trade Area Population Growth Expectancy to 2033.
** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Orchard Park Shopping Centre

- Largest regional enclosed mall between the Greater Vancouver Area and Calgary
- Built in 1971, last renovated in 2000, 2006/7 and 2021
- Situated on 51 acres



651,088[SF]
GLA

98.1%
In-place Occupancy

$195M
Annual Retail Sales

$840[PSF]
Same Store Sales Productivity

37%
Site Coverage

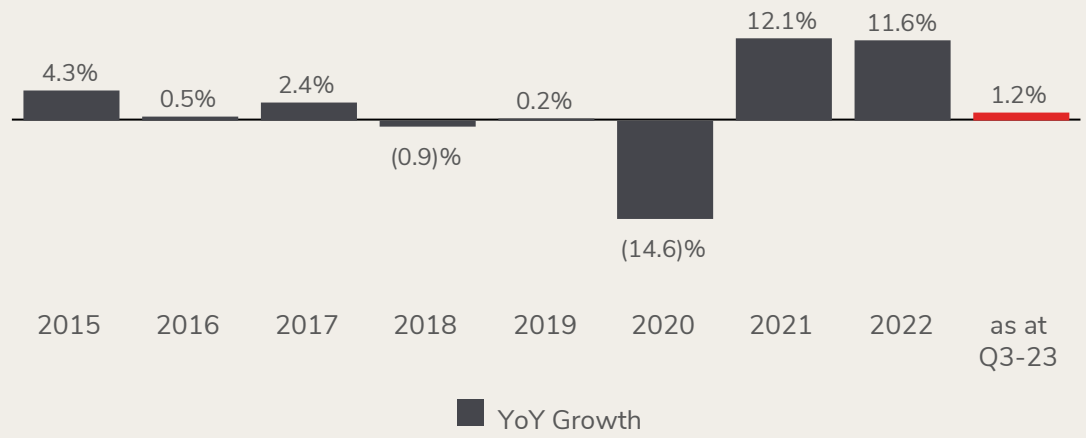
469,000[1]
Trade Area Population

+18.0%[1]
Trade Area Population Growth Expectancy

HUDSON'S BAY · Mark's · BEST BUY · SPORT CHEK

Large Format Tenants

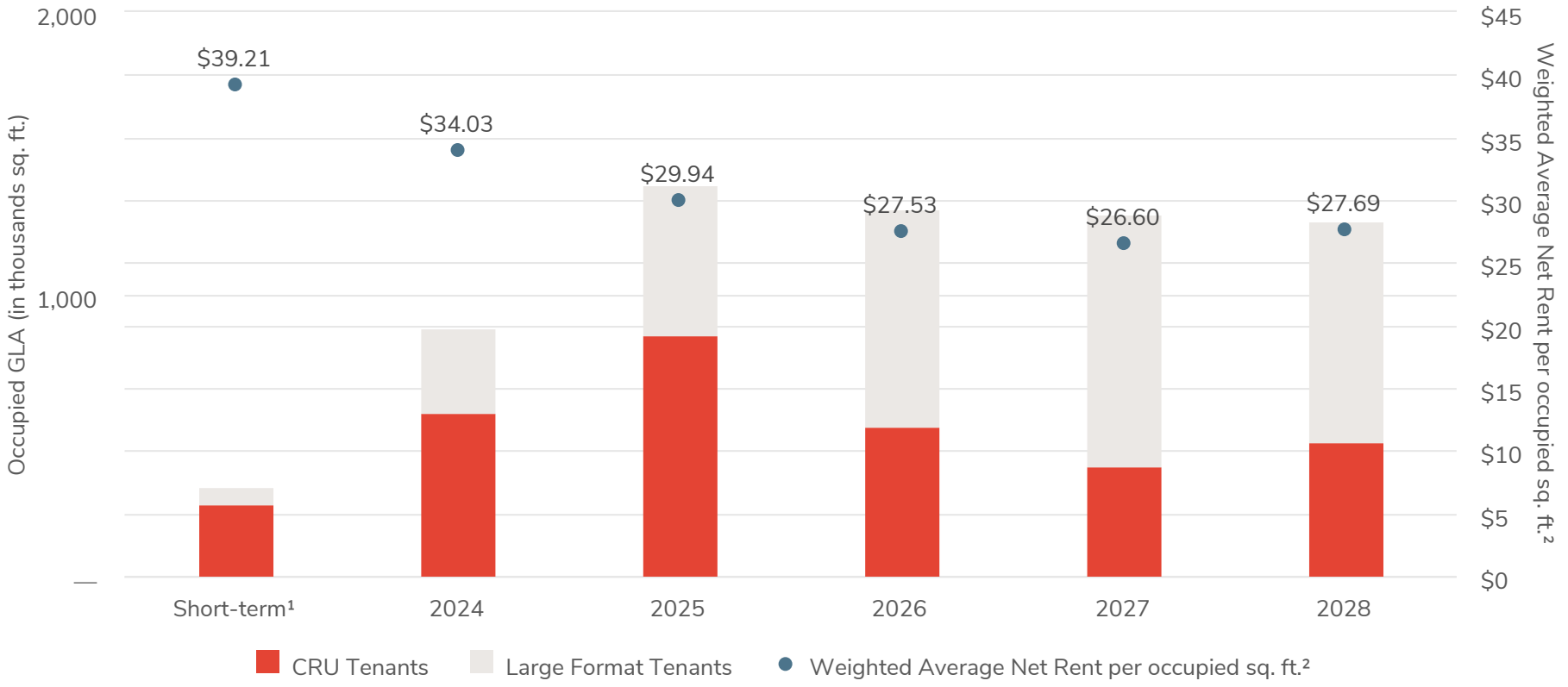
Cash NOI** Growth



1. Source: Environics Analytics Estimates & Projections. Total Trade Area Population Growth Expectancy to 2033.
** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Well-Staggered Lease Maturity Profile

Balanced lease profile



4.2yr
Weighted Average Lease Term

3.4yr
CRU Weighted Average Lease Term

5.9yr
Large Format Weighted Average Lease Term

1. Includes month-to-month leases and leases on overhold.
2. Based on rental rates in the last term of the lease.

Asset List - Shopping Centres

#	Property Name	Location	Pop-ulation	Type	Share	GLA at Share (SF)	Site Acres at Share	Site Coverage at Share	Store Count	Building Certs	Cash NOI**[1] (millions)	In-place Occupancy	Mortgage (thous)	Contractual Interest	Mortgage Maturity	All Stores Sales[2] (thous)	Same Store Sales PSF[2]	Major Tenants
1	Cataraqui Town Centre	945 Gardiners Rd, Kingston, ON	298,000	Enclosed	50%	286,150	19.6	46%	108	BOMA Bronze		80.2%	$35,000	5.29%	April 2027	$85,108	$603	Hudson's Bay, Sport Chek, Marshalls
2	Conestoga Mall	550 King St N, Waterloo, ON	539,000	Enclosed	100%	587,142	49.0	36%	132	BOMA Gold	$16.7	96.0%				$179,709	$942	Hudson's Bay, Galaxy Cinemas, Indigo, Sport Chek
3	Devonshire Mall	3100 Howard Avenue, Windsor, ON	499,000	Enclosed	100%	669,147	72.6	25%	154	LEED Gold, BOMA Certified, EnergyStar	$17.7	93.2%				$165,467	$703	Cineplex Cinemas, Sport Chek, Metro
4	Dufferin Mall	900 Dufferin Street, Toronto, ON	503,000	Enclosed	100%	574,531	21.3	74%	116	BOMA Silver	$17.4	98.2%				$109,699	$662	Walmart, No Frills, Marshalls
5	Grant Park Shopping Centre	1120 Grant Avenue, Winnipeg, MB	370,000	Enclosed	50%	202,533	15.9	36%	61	BOMA Bronze		97.3%				$24,915	$502	Canadian Tire, Red River Co-Op, Goodlife Fitness
6	Halifax Shopping Centre	7001 Mumford Rd, Halifax, NS	595,000	Enclosed	100%	578,114	20.9	70%	138	BOMA Certified	$19.5	85.4%				$262,705	$1,020	Simons, Sport Chek, Victoria' Secret, Zara
7	Highstreet Shopping Centre	3122 Mount Lehman Rd, Abbotsford, BC	168,000	Open Air	100%	544,397	19.7	73%	52	LEED Silver, BOMA Silver	$10.9	82.6%						Walmart, Cineplex Cinemas, Marshalls
8	Kildonan Place	1555 Regent Ave W, Winnipeg, MB	396,000	Enclosed	50%	200,842	27.8	22%	98	BOMA Bronze		88.9%				$80,753	$570	Marshalls, Save on Foods, Cineplex Odeon
9	Lansdowne Place	645 Lansdowne St W, Peterborough, ON	193,000	Enclosed	100%	396,099	35.3	32%	91	BOMA Certified		85.7%				$78,145	$727	Loblaws, Sport Chek, Old Navy
10	Marlborough Mall	3800 Memorial Dr, Calgary, AB	312,000	Enclosed	100%	542,315	46.0	33%	100	BOMA Silver		90.3%				$42,016	$428	Walmart, Markami College, Shoppers Drug Mart
11	McAllister Place	519 Westmorland Rd, Saint John, NB	180,000	Enclosed	50%	201,737	22.9	27%	90	BOMA Bronze		97.7%	$31,015	3.41%	January 2030	$63,424	$518	Marshalls, Sport Chek, Dollarama
12	Medicine Hat Mall	3292 Dunmore Road SE, Medicine Hat, AB	146,000	Enclosed	100%	467,474	49.5	25%	83	BOMA Bronze		90.6%				$42,584	$461	Hudson's Bay, Galaxy Cinemas, Marshalls
13	New Sudbury Centre	1349 Lasalle Blvd, Sudbury, ON	562,000	Enclosed	100%	488,251	40.0	39%	101	BOMA Gold	$10.5	92.8%				$108,210	$740	Walmart, Sport Chek, H&M, Shoppers Drug Mart
14	Orchard Park Shopping Centre	2271 Harvey Avenue, Kelowna, BC	469,000	Enclosed	100%	651,088	51.3	37%	157	BOMA Bronze	$21.8	97.9%				$194,766	$840	Hudson's Bay, Sport Chek, Best Buy, Mark's Work Wearhouse

1. For the trailing twelve months. Conestoga and Halifax Shopping Centre are annualized.
2. Tenant sales for enclosed malls owned and operated in the rolling twelve-month period ended February 29, 2024.

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Asset List - Shopping Centres continued

#	Property Name	Location	Pop-ulation	Type	Share	GLA at Share (SF)	Site Acres at Share	Site Coverage at Share	Store Count	Building Certs	Cash NOI**[1] (millions)	In-place Occupancy	Mortgage (thous)	Contractual Interest	Mortgage Maturity	All Stores Sales[2] (thous)	Same Store Sales PSF[2]	Major Tenants
15	Park Place Mall	2018 Sherwood Drive, Lethbridge, AB	256,000	Enclosed	100%	473,308	38.5	33%	96	BOMA Platinum, LEED EB+OM Silver	$10.2	75.0%				$93,194	$727	Cineplex Odeon, Winners, Sport Chek, Staples, Shoppers Drug Mart
16	Peter Pond Mall	9713 Hardin St, Fort McMurray, AB	76,000	Enclosed	100%	207,508	11.6	47%	57	BOMA Silver		93.4%				$69,803	$848	Rivers Casino, Sport Chek, Dollarama
17	Place D'Orleans Shopping Centre	110 Place d'Orleans Drive, Orleans, ON	248,000	Enclosed	50%	350,411	21.5	51%	121	BOMA Silver		87.2%	$49,559	2.85%	August 2024	$78,789	$543	Hudson's Bay, Sport Chek, Public Works and Government Services Canada
18	Place du Royaume	1401 Bd Talbot, Chicoutimi, QC	278,000	Enclosed	50%	304,847	27.0	33%	113	BOMA Bronze		92.3%	$68,811	3.80%	November 2027	$89,913	$502	Walmart, Sports Experts, Cinema Odyssee, Winners, Shoppers Drugmart
19	Quinte Mall	390 North Front St, Belleville, ON	222,000	Enclosed	100%	566,528	61.3	23%	123	BOMA Silver		93.8%				$82,341	$561	Galaxy Cinemas, Ashley Homestore, Toys R Us, Winners
20	Regent Mall	1381 Regent Street, Fredericton, NB	244,000	Enclosed	50%	239,989	23.6	31%	89	BOMA Bronze		98.5%	$40,000			$94,679	$705	Walmart, The Brick, Cineplex Odeon, Sport Chek, Chapter
21	Sherwood Park Mall	110-2020 Sherwood Dr, Sherwood Park, AB	236,000	Enclosed	100%	386,062	40.5	29%	75	BOMA Bronze		93.9%				$39,179	$532	Sobeys, Galaxy Cinemas, Goodlife Fitness, Indigo, Urban Planet
22	St Albert Centre	375 St. Abert Trail, St. Albert, AB	198,000	Enclosed	100%	352,662	28.4	35%	65	BOMA Silver		94.0%				$33,212	$536	Hudson's Bay, London Drugs, Sport Chek, Winners, Mark's Work Wearhouse
23	Stone Road Mall	435 Stone Rd W, Guelph, ON	220,000	Enclosed	100%	496,508	36.4	42%	128	BOMA Silver	$12.7	92.3%	$85,000	5.52%	March 2031	$109,782	$608	Sport Chek, Home Sense, Marshalls, Indigo, Mark's Work Wearhouse
24	Sunridge Mall	2525 36th Street NE, Calgary, AB	326,000	Enclosed	100%	803,632	66.8	37%	151	BOMA Silver	$16.1	94.6%				$94,806	$556	Hudson's Bay, Sport Chek, Best Buy, Winners, Daily Fresh Produce, Urban Planet
		Total Shopping Centres				**10,571,275**	**847.4**		**2,499**	**24**			**$309,385**			**$2,223,199**		

1. For the trailing twelve months. Conestoga and Halifax Shopping Centre are annualized.
2. Tenant sales for enclosed malls owned and operated in the rolling twelve-month period ended February 29, 2024.

** Non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation and of the MD&A.

Asset List - Other Property Types

#	Property Name	Location	Type	Share	GLA at Share (SF)	Site Acres at Share	Site Coverage at Share	Store Count	Building Certs	Cash NOI**[1] (millions)	In-place Occupancy	Mortgage (thous)	Contractual Interest	Mortgage Maturity	All Stores Sales[2] (thous)	Same Store Sales PSF[2]	Major Tenants
1	Carry Drive	107 Carry Drive SE, Medicine Hat, AB	Open Air	100%	30,124	2.8	25%	10			64.6%						Sushi & Thai, CosmoProf
2	Dunmore Plaza	3158 Dunmore Road SE, Medicine Hat, AB	Open Air	100%	28,274	3.4	22%	5			67.5%						Lammle's Western Wear Ltd., EasyHome
3	Edinburgh Market Place	492 Edinburgh Rd S, Guelph, ON	Open Air	100%	113,349	9.8	27%	14			92.4%	$20,689	3.45%	March 2029			Metro, Staples
4	Garden City Square	925 Leila Avenue, Winnipeg, MB	Open Air	100%	162,258	23.4	18%	14			100.0%						Marshalls, Staples, JYSK, Mark's Work Wearhouse
5	Halifax Annex	6960 Mumford Rd, Halifax, NS	Open Air	100%	431,036	26.7	47%	32			100.0%						Walmart, Sobeys, Mark's Work Wearhouse
6	Lansdowne Industrial	725-747 Monaghan Rd, Peterborough, ON	Industrial	100%	265,076	13.3	46%	5			100.0%						Crayola Canada, Covia Canada, Nexicom System
7	Marlborough Professional	433 Marlborough Way NE #310, Calgary, AB	Prof. Centre	100%	50,582	NA	NA	19			84.4%						Calgary Housing Company, Mosaic Primary Care
8	Mumford Professional Centre	6960 Mumford Rd, Halifax, NS	Prof. Centre	100%	187,275	4.3	139%	41			98.1%						Shoppers Drugmart, Canadian College of Massage, Dalhousie Campbell Medica
9	Northland Village	5111 Northland Dr NW #440, Calgary, AB	Open Air	100%	304,314	34.7	29%	15			94.9%						Walmart, Dollarama, Winners, Goodlife Fitness
10	Northland Professional Centre	4600 Crowchild Trail, Calgary, AB	Prof. Centre	100%	52,379	1.5	86%	21			85.7%						Dentistry, Medical, Chiropractic
11	Northpointe Town Centre	388 Country Hills Blvd, Calgary, AB	Open Air	100%	200,582	29.0	14%	15			100.0%						Landmark Cinemas, Canadian Tire
12	Park Place Professional Centre	131, 501 1st Ave S, Sherwood Park, AB	Prof. Centre	100%	30,704	0.0	NA	10			59.0%						Sherwood Dental Inc.,
13	Park Plaza	3060 Dunmore Road SE, Medicine Hat, AB	Open Air	100%	35,479	6.6	12%	8			75.3%						Dollarama. Olympia Liquor
14	Scotia Plaza	100 Carry Drive SE, Medicine Hat, AB	Open Air	100%	11,440	1.2	23%	2			66.9%						Bank of Nova Scotia
15	Sunridge Plaza	3363 26th Ave NE, Calgary, AB	Open Air	100%	35,252	3.8	31%	9			100.0%						Petland, CIBC
	Total Other Property Types				**1,938,124**	**156.7**		**220**				**$20,689**					
	Total Shopping Centres				**10,571,275**	**847.4**		**2,499**	**24**			**$309,385**					
	Total Portfolio				**12,509,399**	**1,004.1**		**2,719**			92.0%	**$330,074**	**4.56 %**				

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Internally Managed Independent Board	Strong Institutional Endorsement	S&P/TSX Capped REIT Index and S&P/TSX Composite Index member
Total Portfolio of $3.8 Billion, Providing Scale and Trading Liquidity	BBB (high) Stable Investment Grade Credit Rating	Exchange: TSX

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