

Melcor REIT is an unincorporated, open-ended real estate investment trust. We own, acquire, manage and lease quality retail, office and industrial income-generating properties. Our portfolio is made up of interests in 38 properties representing 2.77 million square feet of gross leasable area located in and around Edmonton, Calgary, Lethbridge, and Red Deer, AB; Regina, SK; and Kelowna, BC.

Backed by Melcor Development's 90+ year history, Melcor REIT was borne out of a proud tradition of real estate excellence.

Our growth potential is a true competitive advantage, with the right to acquire Melcor's pipeline of newly constructed, high quality retail, industrial and office projects. Melcor has over 7 million square feet in current and future projects to be built over the next 5 to 10 years.

FACTS & DATA

38

ASSETS

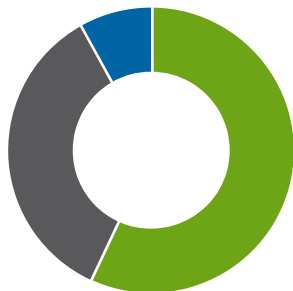
\$65.5M

2015 REVENUE

\$666.5M

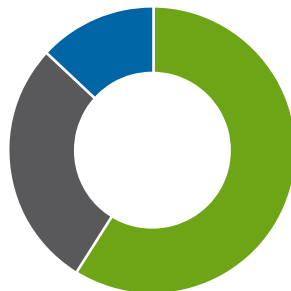
ASSET FAIR VALUE

GLA By Property Type



- Office - 57%
- Retail - 35%
- Industrial - 8%

GLA By Region



- Northern Alberta - 59%
- Southern Alberta - 28%
- Saskatchewan & BC - 13%

Retail GLA By Tenant Profile



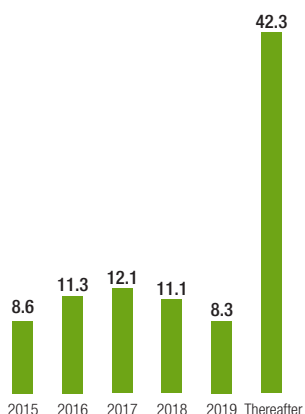
- Local - 36%
- Regional - 22%
- National - 42%

GLA By Tenant Industry

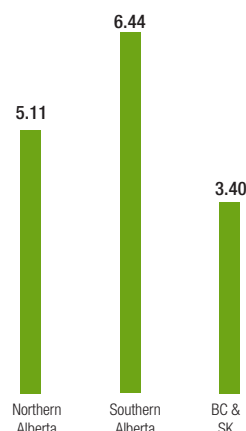


- Finance - 8%
- Government - 9%
- Hospitality - 7%
- Industrial - 4%
- Medical - 10%
- Oil & Gas - 5%
- Other - 11%
- Professional - 16%
- Retail - 30%

GLA Expiring



Weighted Average Lease Term



Our objective is to provide stable and growing monthly cash distributions to unitholders by acquiring high quality properties and diversifying our portfolio. Since IPO in 2013, we've grown our gross leasable area by 76%.

Our growth strategy is simple: acquire and improve. We have a proven track record of doing both.

THE MELCOR REIT ADVANTAGE

Established and Diversified Portfolio	<ul style="list-style-type: none"> 2.77 million sq. ft. of gross leasable area 38 assets across office, retail and industrial classes
Future Growth via Melcor's Development Pipeline	<ul style="list-style-type: none"> 123,000 sq. ft. of active development 7+ million sq. ft. in future development (5-10 years)
Signature Customer Care & Strategic Leasing Programs	<ul style="list-style-type: none"> responded to 98% of service calls within 30 minutes retained 73% of expiring GLA
Direct Alignment of Interests with Melcor Developments	<ul style="list-style-type: none"> Melcor Developments owns 56.7% of REIT units
Experienced Management	<ul style="list-style-type: none"> extensive knowledge and history with assets - properties have been owned by Melcor for an average of 11.5 years 350+ years of real estate and property management experience

OUR STRATEGY

ACQUIRE	IMPROVE
<ul style="list-style-type: none"> Melcor pipeline: 7+ million sq. ft. over 5-10 years Third party acquisitions 	<ul style="list-style-type: none"> Redevelop for increased operating efficiency Exceptional property management Signature Care program
<p>Portfolio Growth Increase Distributions Financing Opportunities</p>	<p>Increase Occupancy Retain Tenants Increase Base Rent Lower Costs</p>



SHARE INFO

Melcor REIT units trade on the Toronto Stock Exchange: MR.UN (Convertible Debenture: MR.DB). The REIT pays a monthly distribution of \$0.05625 per unit.

ANALYST COVERAGE

Canaccord Genuity <i>Jenny Ma</i>	Laurentian Bank Securities <i>Nelson Mah</i>
CIBC World Markets <i>Dean Wilkinson</i>	National Bank Financial <i>Trevor Johnson</i>
Desjardins Capital Markets <i>Michael Markidis</i>	RBC Capital Markets <i>Neil Downey</i>

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