

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 37 properties representing 2.86 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 in western Canada.

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 6.7 million square feet in current and future projects to be built over the next 5 to 15 years.

FACTS & DATA

37

ASSETS

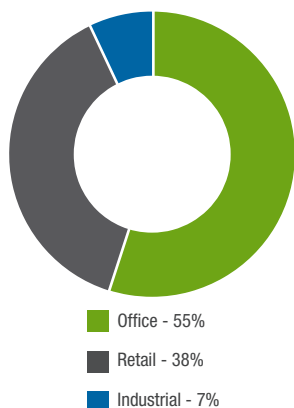
\$66.6M

2017 REVENUE

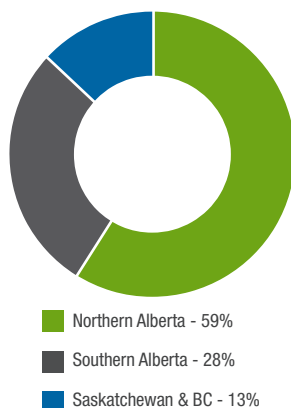
\$676.2M

TOTAL ASSETS

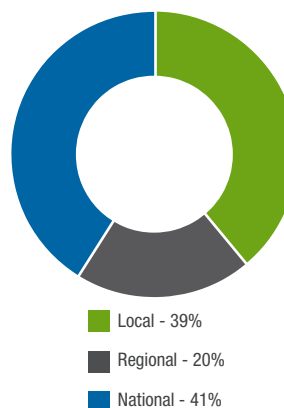
GLA By Property Type



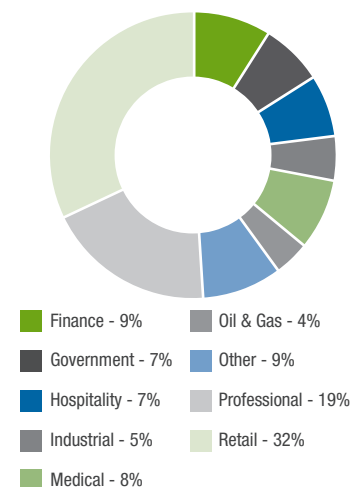
GLA By Region



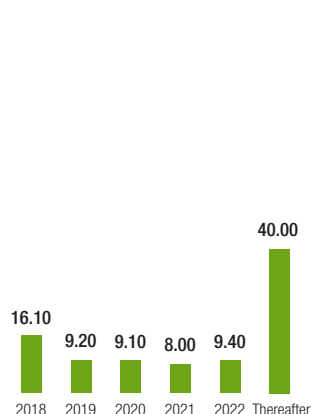
Retail GLA By Tenant Profile



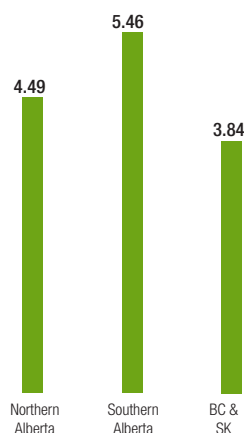
GLA By Tenant Industry



GLA Expiring*



Weighted Average Lease Term*



Our goal is to provide stable monthly cash distributions to unitholders by acquiring high quality properties and diversifying our portfolio.

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

- 2.86 million sf of gross leasable area
- 37 assets across office, retail and industrial classes

Future Growth via Melcor's Development Pipeline

- 125,300 sf of active development
- 6.7 million sf in future development

Signature Customer Care & Strategic Leasing Programs

- responded to 99% of service calls within 30 minutes
- retained 80.6% of expiring GLA in 2017

Direct Alignment of Interests with Melcor Developments

- Melcor Developments owns 53.0% of REIT units

Experienced Management

- extensive knowledge and history with assets - properties have been owned by Melcor for an average of 13.3 years
- 500+ years of real estate and property management experience

OUR STRATEGY

ACQUIRE

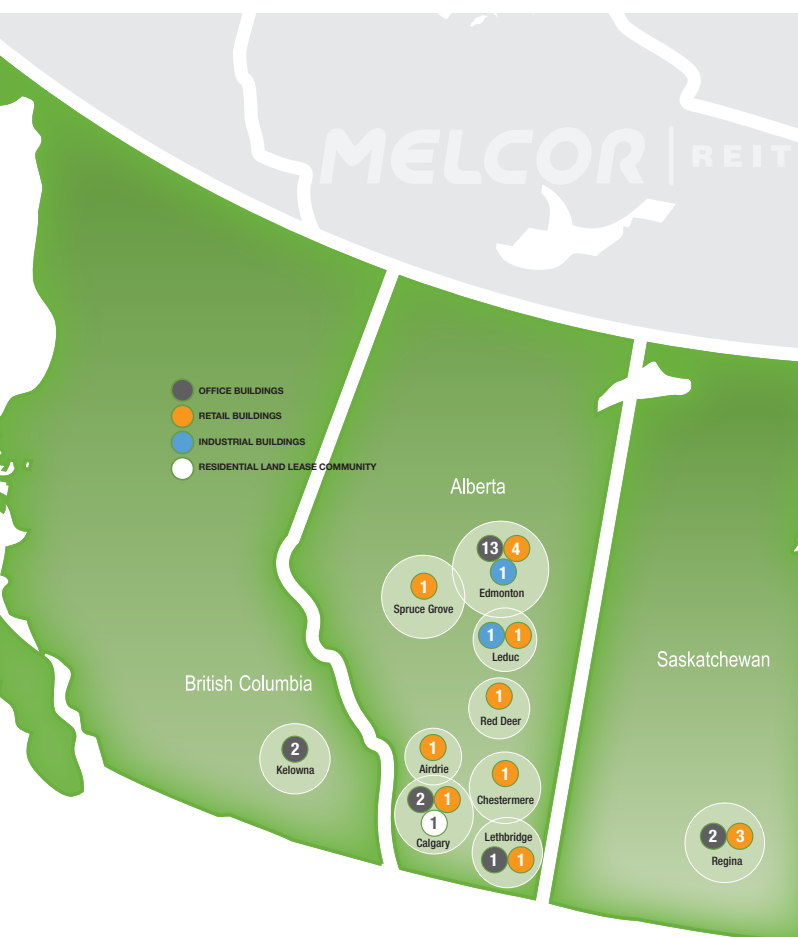
- Melcor pipeline: 6.7 million sf over 5-10 years
- Third party acquisitions

Portfolio Growth
Increase Distributions
Financing Opportunities

IMPROVE

- Redevelop for increased operating efficiency
- Exceptional property management
- Signature Care program

Increase Occupancy
Retain Tenants
Increase Base Rent
Lower Costs



SHARE INFO

Melcor REIT units trade on the Toronto Stock Exchange: MR.UN.

5.5% Convertible Debenture: MR.DB.

5.25% Convertible Debenture: MR.DB.A

The REIT pays a monthly distribution of \$0.05625 per unit.

ANALYST COVERAGE

Canaccord Genuity
Michael Hoang

RBC Capital Markets
Michael Smith

CIBC World Markets
Dean Wilkinson

Desjardins Capital Markets
Michael Markidis

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