

## PORTFOLIO SUMMARY

# MORGUARD REIT

(TSX: MRT.UN)

As at June 30, 2024

Morguard Real Estate Investment Trust is a closed-end trust listed on the Toronto Stock Exchange (TSX) under the symbol MRT.UN. The Trust owns a diversified real estate portfolio (excluding properties held for sale) of 45 commercial properties located in six provinces across Canada. The real estate portfolio primarily includes well-located, high-quality office properties in major urban centres, dominant regional enclosed shopping centres, neighbourhood and community shopping centres, and a small group of industrial properties.

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**\$2.2B**

REAL ESTATE  
PROPERTIES

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**27**

OFFICE AND  
INDUSTRIAL  
PROPERTIES

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**18**

RETAIL PROPERTIES

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**45**

TOTAL PROPERTIES

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**8.1M**

GROSS LEASABLE  
AREA (SF)

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**91%\***

PORTFOLIO  
OCCUPANCY

## MORGUARD REIT PORTFOLIO SUMMARY

As at June 30, 2024

### RETAIL PORTFOLIO

| Property             | City           | Province | Ownership | Ownership Interest (%) | Total Area (SF)  | Ownership Area (SF) |
|----------------------|----------------|----------|-----------|------------------------|------------------|---------------------|
| Burquitlam Plaza     | Coquitlam      | BC       | MRT       | 100                    | 68,500           | 68,500              |
| Pine Centre Mall     | Prince George  | BC       | MRT       | 100                    | 361,000          | 361,000             |
| Shelbourne Plaza     | Victoria       | BC       | MRT       | 100                    | 57,000           | 57,000              |
| Airdrie Co-op Centre | Airdrie        | AB       | MRT       | 100                    | 70,000           | 70,000              |
| 2649 Main Street S   | Airdrie        | AB       | MRT       | 100                    | 44,000           | 44,000              |
| Prairie Mall         | Grande Prairie | AB       | MRT       | 50                     | 263,000          | 131,500             |
| Parkland Mall        | Red Deer       | AB       | MRT       | 100                    | 444,500          | 444,500             |
| The Centre           | Saskatoon      | SK       | MRT       | 100                    | 499,000          | 499,000             |
| Shoppers Mall        | Brandon        | MB       | MRT       | 100                    | 361,000          | 361,000             |
| Charleswood Centre   | Winnipeg       | MB       | MRT       | 100                    | 123,000          | 123,000             |
| Southdale Centre     | Winnipeg       | MB       | MRT       | 100                    | 175,500          | 175,500             |
| Aurora Centre        | Aurora         | ON       | MRT       | 100                    | 304,000          | 304,000             |
| Cambridge Centre     | Cambridge      | ON       | MRT       | 100                    | 656,000          | 656,000             |
| Market Square        | Kanata         | ON       | MRT       | 100                    | 68,000           | 68,000              |
| Kingsbury Centre     | Mississauga    | ON       | MRT       | 100                    | 70,000           | 70,000              |
| Hampton Park Plaza   | Ottawa         | ON       | MRT       | 100                    | 102,000          | 102,000             |
| St. Laurent          | Ottawa         | ON       | MRT       | 100                    | 796,500          | 796,500             |
| Woodbridge Square    | Vaughan        | ON       | MRT       | 50                     | 112,000          | 56,000              |
| <b>TOTAL RETAIL</b>  |                |          |           |                        | <b>4,575,000</b> | <b>4,387,500</b>    |

### OFFICE PORTFOLIO

| Property                    | City          | Province | Ownership | Ownership Interest (%) | Total Area (SF)  | Ownership Area (SF) |
|-----------------------------|---------------|----------|-----------|------------------------|------------------|---------------------|
| 111 Dunsmuir                | Vancouver     | BC       | MRT       | 100                    | 222,000          | 222,000             |
| Chancery Place              | Vancouver     | BC       | MRT       | 100                    | 142,500          | 142,500             |
| Seymour Place               | Victoria      | BC       | MRT       | 100                    | 235,500          | 235,500             |
| 505 3rd Street SW           | Calgary       | AB       | MRT       | 50                     | 142,000          | 71,000              |
| 7315 8th Street NE          | Calgary       | AB       | MRT       | 100                    | 19,500           | 19,500              |
| Centre 810                  | Calgary       | AB       | MRT       | 100                    | 77,500           | 77,500              |
| Citadel West                | Calgary       | AB       | MRT       | 100                    | 78,500           | 78,500              |
| Deerport Centre             | Calgary       | AB       | MRT       | 100                    | 49,000           | 49,000              |
| Duncan Building             | Calgary       | AB       | MRT       | 100                    | 76,500           | 76,500              |
| National Bank Building      | Calgary       | AB       | MRT       | 100                    | 43,500           | 43,500              |
| 207 and 215 9th Avenue SW   | Calgary       | AB       | MRT       | 100                    | 637,000          | 637,000             |
| Petroleum Plaza             | Edmonton      | AB       | MRT       | 50                     | 304,000          | 152,000             |
| Rice Howard Place           | Edmonton      | AB       | MRT       | 20                     | 610,000          | 121,500             |
| 301 Laurier Avenue          | Ottawa        | ON       | MRT       | 50                     | 26,000           | 13,000              |
| 525 Coventry                | Ottawa        | ON       | MRT       | 100                    | 42,500           | 42,500              |
| Green Valley Office Park    | Ottawa        | ON       | MRT       | 100                    | 123,000          | 123,000             |
| Heritage Place              | Ottawa        | ON       | MRT       | 50                     | 217,000          | 108,500             |
| St. Laurent Business Centre | Ottawa        | ON       | MRT       | 100                    | 89,000           | 89,000              |
| Standard Life               | Ottawa        | ON       | MRT       | 50                     | 371,000          | 185,500             |
| Time Square                 | Ottawa        | ON       | MRT       | 100                    | 112,000          | 112,000             |
| 200 Yorkland                | Toronto       | ON       | MRT       | 100                    | 151,000          | 151,000             |
| 77 Bloor Street West        | Toronto       | ON       | MRT       | 50                     | 396,000          | 198,000             |
| Place Innovation            | Saint-Laurent | QC       | MRT       | 50                     | 902,000          | 451,000             |
| <b>TOTAL OFFICE</b>         |               |          |           |                        | <b>5,067,000</b> | <b>3,399,500</b>    |

## MORGUARD REIT PORTFOLIO SUMMARY

As at June 30, 2024

### INDUSTRIAL PORTFOLIO

| Property                | City    | Province | Ownership | Ownership Interest (%) | Total Area (SF)  | Ownership Area (SF) |
|-------------------------|---------|----------|-----------|------------------------|------------------|---------------------|
| 1875 Leslie             | Toronto | ON       | MRT       | 100                    | 52,000           | 52,000              |
| 2041-2151 McCowan       | Toronto | ON       | MRT       | 100                    | 189,000          | 189,000             |
| 279 Yorkland            | Toronto | ON       | MRT       | 100                    | 18,000           | 18,000              |
| 285 Yorkland            | Toronto | ON       | MRT       | 100                    | 24,000           | 24,000              |
| <b>TOTAL INDUSTRIAL</b> |         |          |           |                        | <b>283,000</b>   | <b>283,000</b>      |
| <b>TOTAL</b>            |         |          |           |                        | <b>9,925,000</b> | <b>8,070,000</b>    |