

PORTFOLIO SUMMARY

MORGUARD REIT

(TSX: MRT.UN)

As at December 31, 2022

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 46 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.

\$2.4B

REAL ESTATE
PROPERTIES

27

OFFICE AND INDUSTRIAL
PROPERTIES

19

RETAIL PROPERTIES

46

TOTAL PROPERTIES

8.2M

GROSS LEASABLE
AREA (SF)

91%*

PORTFOLIO
OCCUPANCY

*Excludes components of properties not available for occupancy due to redevelopment or remerchandising.

MORGUARD REIT PORTFOLIO SUMMARY

As at December 31, 2022

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	358,500	358,500
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
Heritage Towne Centre	Calgary	AB	MRT	100	131,000	131,000
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	620,000	620,000
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	797,000	797,000
Woodbridge Square	Vaughan	ON	MRT	50	112,000	56,000
TOTAL RETAIL					4,668,000	4,480,500

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	81,000	81,000
National Bank Building	Calgary	AB	MRT	100	43,500	43,500
207 and 215 9th Avenue SW	Calgary	AB	MRT	100	637,500	637,500
Petroleum Plaza	Edmonton	AB	MRT	50	304,000	152,000
Rice Howard Place (formerly Scotia Place)	Edmonton	AB	MRT	20	610,000	122,000
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	89,500	89,500
Standard Life	Ottawa	ON	MRT	50	378,000	189,000
Time Square	Ottawa	ON	MRT	100	112,000	112,000
200 Yorkland	Toronto	ON	MRT	100	150,500	150,500
77 Bloor Street West	Toronto	ON	MRT	50	396,000	198,000
Place Innovation	Saint-Laurent	QC	MRT	50	896,000	448,000
TOTAL OFFICE					5,073,000	3,405,500

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As at December 31, 2022

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	197,500	197,500
279 Yorkland	Toronto	ON	MRT	100	18,000	18,000
285 Yorkland	Toronto	ON	MRT	100	25,000	25,000
TOTAL INDUSTRIAL					292,500	292,500
TOTAL					10,033,500	8,178,500