



Dear Unitholder:

RE: **2014 INCOME TAX INFORMATION FOR UNITHOLDERS**

Morguard Real Estate Investment Trust is pleased to report the successful completion of its operations for 2014. During the year, Morguard REIT distributed \$0.96 per unit. The following chart summarizes the total per unit cash distributions in 2014 and indicates the percentage of distributions that should be allocated to investment income and return of capital.

ALLOCATION OF 2014 DISTRIBUTIONS								
Record Date	Distribution Date	Distribution Per Unit	Capital Gains				26.2% Return of Capital (D) T3 - Box 42	100.0% Distribution Per Unit (A+B+C+D)
			63.0% Taxable Income (A) T3 - Box 26	5.4% Taxable Portion (B)	5.4% Non-Taxable Portion (C)	Total Capital Gains Distributed T3 - Box 21		
1/31/2014	2/14/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
2/28/2014	3/14/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
3/31/2014	4/15/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
4/30/2014	5/15/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
5/30/2014	6/13/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
6/30/2014	7/15/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
7/31/2014	8/15/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
8/29/2014	9/15/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
9/30/2014	10/15/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
10/31/2014	11/14/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
11/28/2014	12/15/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
12/15/2014	12/31/2014	\$ 0.080	\$ 0.05033	\$ 0.00435	\$ 0.00435	\$ 0.00870	\$ 0.02097	\$ 0.080
Total		\$ 0.960	\$ 0.60396	\$ 0.05220	\$ 0.05220	\$ 0.10440	\$ 0.25164	\$ 0.960

Yours truly,

MORGUARD REAL ESTATE INVESTMENT TRUST

P. McLean,
Vice President & Chief Financial Officer