

CAUTIONARY STATEMENTS



This presentation contains forward-looking statements that involve a number of risks and uncertainties, including statements regarding the outlook for CT Real Estate Investment Trust's ("CT REIT" or the "REIT") business and results of operations. Forward-looking statements are provided for the purposes of providing information about CT REIT's future outlook and anticipated events or results and may include statements regarding known and unknown risks and uncertainties and other factors that may cause the actual results to differ materially from those indicated. Such factors include, but are not limited to, general economic conditions, the financial position, business strategy, budgets, capital expenditures, financial results, distributions, taxes, plans and objectives of or involving CT REIT. Particularly, statements regarding future results, performance, achievements, prospects or opportunities for CT REIT or the real estate industry are forward-looking statements. In some cases. forward-looking information can be identified by terms such as "may", "might", "will", "could", "should", "occur", "expect", "plan", "anticipate", "believe", "intend", "estimate", "predict", "potential", "continue", "likely", "schedule", or the negative thereof or other similar expressions concerning matters that are not historical facts. Some of the specific forward-looking statements in this presentation include, but are not limited to, statements with respect to the following: CT REIT's relationship with Canadian Tire Corporation, Limited, ("CTC", which term refers to Canadian Tire Corporation, Limited and its subsidiaries unless the context otherwise requires); CT REIT's ability to execute its growth strategies; CT REIT's capital expenditure requirements and capital expenditures to be made by the REIT and CTC; CT REIT's distribution policy and the distributions to be paid to its unitholders; CT REIT's capital structure strategy and its impact on the financial performance of the REIT and distributions to be paid to its unitholders; CT REIT's access to available sources of debt and/or equity financing; future compensation and governance practices by CT REIT; the expected tax treatment of CT REIT and its distributions to its unitholders; CT REIT's ability to meet its stated obligations; CT REIT's ability to expand its asset base, make accretive acquisitions, develop or intensify its property and participate with CTC in the development or intensification of the properties; interest rates and the future interest rate environment. CT REIT has based these forward-looking statements on factors and assumptions about future events and financial trends that it believes may affect its financial condition, results of operations, business strategy and financial needs, including that the Canadian economy will remain stable over the next 12 months, that inflation will remain relatively low, that tax laws and the interpretation and enforcement thereof remain unchanged, that conditions within the real estate market, including competition for acquisitions, will be consistent with the current climate, that the Canadian capital markets will provide CT REIT with access to equity and/or debt at reasonable rates when required and that CTC will continue its involvement with the REIT. Although the forward-looking statements contained in this presentation are based upon assumptions that management of CT REIT believes are reasonable based on information currently available to management, there can be no assurance that actual results will be consistent with these forward-looking statements. Forward-looking statements necessarily involve known and unknown risks and uncertainties, many of which are beyond the REIT's control, that may cause CT REIT's or the industry's actual results, performance, achievements, prospects and opportunities in future periods to differ materially from those expressed or implied by such forward-looking statements. These considerations, risks and uncertainties include, among other things, the factors discussed in our Annual Information Form dated February 16, 2016 (see "Cautionary Note Regarding Forward Looking Information" and "Risk Factors") and Management's Discussion and Analysis for the periods ended December 31, 2015 and September 30, 2016 (see "Part XII – Forward Looking Information" and "Part X – Enterprise Risk Management – Risk Factors"). For more information on the risks, uncertainties and assumptions that could cause CT REIT's actual results to differ from current expectations, please also refer to CT REIT's public filings available on SEDAR at www.sedar.com and at www.ctreit.com. CT REIT cautions that the foregoing list of important factors and assumptions is not exhaustive and other factors could also materially adversely affect its results. Investors and other readers are urged to consider the foregoing risks, uncertainties, factors and assumptions carefully in evaluating the forward-looking information and are cautioned not to place undue reliance on such forward-looking information. Statements that include forward-looking information do not take into account the effect that transactions or non-recurring or other special items announced or occurring after the statements are made have on CT REIT's business. For example, they do not include the effect of any dispositions, acquisitions, asset write-downs or other charges announced or occurring after such statements are made. The forward-looking information in this presentation is based on certain factors and assumptions made as of the date hereof. CT REIT does not undertake to update the forward-looking information, whether written or oral, that may be made from time to time by it or on its behalf, to reflect new information, future events or otherwise, except as required by applicable securities laws.

STRATEGIC

OVERVIEW





INTERNAL EXECUTIVE MANAGEMENT TEAM



Ken Silver

CEO

20+

Years of experience

Joined Canadian Tire in 1995

Veteran in retail and commercial real estate

Former President, Canadian Tire Real Estate

First-hand knowledge of portfolio

Louis Forbes CPA, CA

CFO

20+

Years of experience

Experienced CFO

REIT veteran

Public company experience

Highly experienced with in-depth knowledge of portfolio

Kevin Salsberg MBA Senior Vice President

15+

Years of experience

REIT veteran

Former Executive Vice President and Chief Investment Officer, Plaza REIT

Former Chief Operating Officer, KEYreit

INVESTMENT HIGHLIGHTS



Exceptional cash flow predictability and reliable monthly distributions

Investment grade anchor tenant

Irreplaceable Canadian real estate portfolio

Well-planned solid long-term growth

Durable portfolio features

Investment grade: "BBB+ stable"

S&P

"BBB (high) stable"

AN EXCEPTIONAL MAJOR TENANT



~100% Brand Recognition

90+

Years in business



80%+

of Canadians shop at Canadian Tire stores each year







Sources: Ipsos Reid and Insignia

CANADIAN TIRE CORPORATION: A LEADING RETAIL INNOVATOR



Unique product offerings

Loyalty programs

Financial services

Entrepreneurial dealer network

Integrating digital technology with store networks

















Continual rejuvenation

CANADIAN TIRE CORPORATION: NEVER STRONGER



\$9.6B

Market Capitalization as at October 1, 2016

\$12.4B

Revenue
12 month trailing (October 1, 2016)



Investment Grade for Over 20 Years:

"BBB+ stable"

S&P

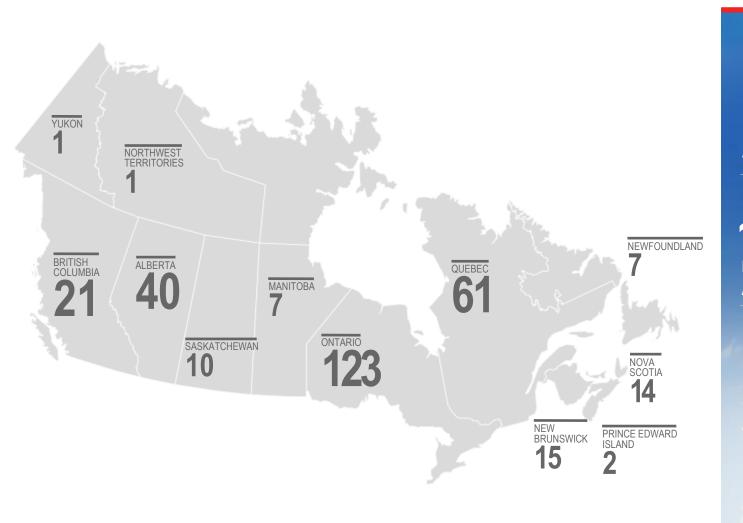
"BBB (high) stable"

DBRS

CTC provides 94.5% of CT REIT's annualized base minimum rent¹

IRREPLACEABLE NATIONAL PORTFOLIO





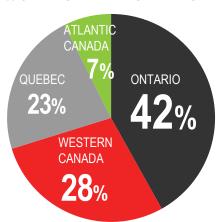
302 **Properties** As at September 30, 2016 ~\$4.9B Fair market value As at September 30, 2016

HIGHLY DIVERSIFIED RETAIL PORTFOLIO



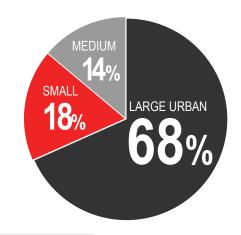
BY GEOGRAPHY¹

% OF ANNUALIZED BASE MINIMUM RENT



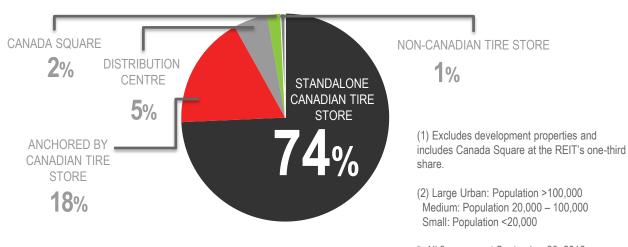
BY MARKET SIZE^{1,2}

% OF ANNUALIZED BASE MINIMUM RENT



BY PROPERTY TYPE¹

% OF ANNUALIZED BASE MINIMUM RENT



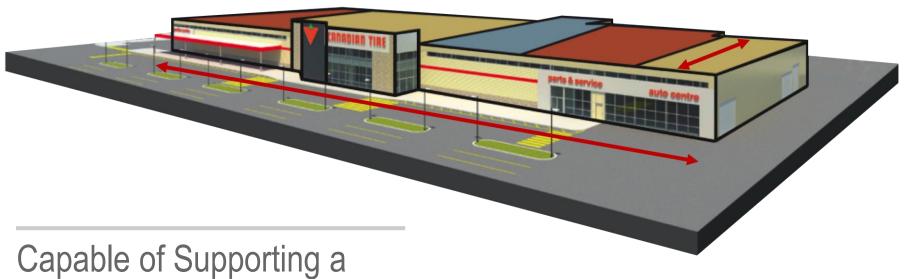
48% of Forecast Base Minimum Rent from:

- Vancouver
- Edmonton
- Calgary
- Toronto
- Ottawa
- Montreal

* All figures as at September 30, 2016

FLEXIBLE DESIGN, CONFIGURATION AND DIMENSION





Capable of Supporting a Multitude of Retail Platforms

HIGH TRAFFIC COMMERCIAL LOCATIONS





Conveniently located near high traffic arteries

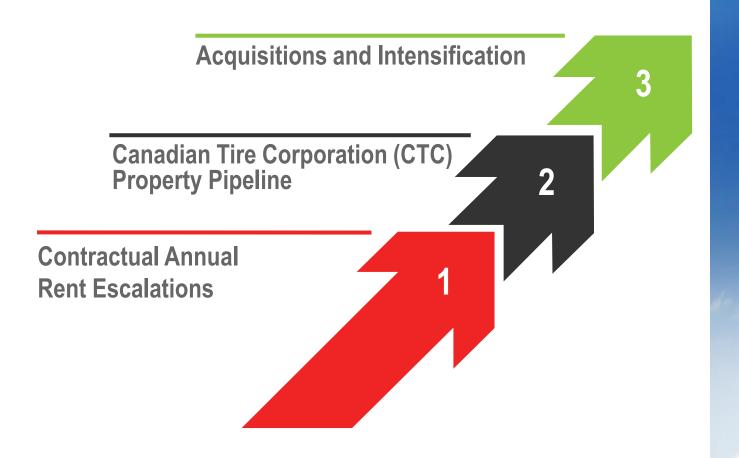
Highly visible and easy access

Ample parking



THREE DISTINCT GROWTH LEVERS





CONTRACTUAL ANNUAL RENT ESCALATIONS



1.5%

Rent escalations (on average)¹

12.9 years

Weighted average remaining lease term²



This ONE opportunity provides great baseline growth to start off every year in the initial lease term

⁽¹⁾ Generally beginning January 1st on Canadian Tire store leases

⁽²⁾ Canadian Tire store leases as at September 30, 2016

CANADIAN TIRE CORPORATION PROPERTY PIPELINE



ROFO on all CTC properties

of the retained properties expected to meet investment criteria

+NEW BUILDS and surplus properties

Preferred access to captive pipeline

THIRD-PARTY ACQUISITIONS AND INTENSIFICATION





Actively pursuing third-party retail acquisition opportunities

Leverage CTC's insight and market knowledge

REIT has broader, yet more focused real estate mandate

SIGNIFICANT GROWTH LEVERS



Launched...



INVESTMENT ACTIVITY



Activating the growth strategy

From IPO to Q3 2016 (announced)

TRANSACTION	NUMBER OF TRANSACTIONS	GLA	TOTAL
CTC Vend-ins	31	3,473,263	\$708,202
Developments	10	839,247	\$125,367
Intensifications	37	297,998	\$63,166
Third party	9	1,779,228	\$274,403
Total	87	6,389,736	\$1,171,138

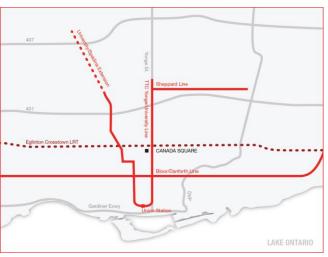
Weighted average going-in cap-rate – 6.31%

THIRD PARTY ACQUISITION CASE STUDY



CANADA SQUARE – CENTRALLY LOCATED ASSET







2180 Yonge Street

- 2200 2210 Yonge Street
- On July 17, 2014, CT REIT and Oxford Properties each acquired a 1/3 leasehold interest in Canada Square from Northam Realty Advisors (who retains a one-third interest)
- Complex totals 844K SF of GLA, including 3 interconnected office towers, a multiplex cinema, a retail concourse and a 745 parking stall facility
- Leasehold from the TTC running through ~2070 and features direct access to Eglinton Subway Station and Bus Terminal (main hub under construction Crosstown LRT Line)
- Further potential upside from redevelopment/expansion opportunities in the mid-term

One of Toronto's most prominent mid-town intersections

Strong visibility along Yonge Street corridor

DC ACQUISITION CASE STUDY



Acquisition and Leaseback of Distribution Centre in Bolton, Ontario



- Acquired from Canadian Tire in June 2016
- Investment of approximately \$325 million
- 1.4 million square foot facility and 81 acres of trailer parking
- Construction to be completed in December 2016 with rent to commence in January 2017
- In close proximity to the CP intermodal rail yard
- The main building has a 38' foot clear height, pre-cast walls, upgraded floors and roof structure, and 242 dock doors
- The property has been designed to a LEEDs standard and built to Canadian Tire's specifications which are of significantly higher quality than a typical spec industrial building
- The site has also been laid out to accommodate up to an additional 1 million square feet of density

State-of-the-art Industrial Facility

Prime industrial land in the Western GTA



LONG-TERM LEASES ENHANCE PREDICTABILITY



93.0%

Of annualized base minimum rent from investment grade tenants

1.5%

Annual rent escalations¹

12.4 years

Weighted average remaining lease term

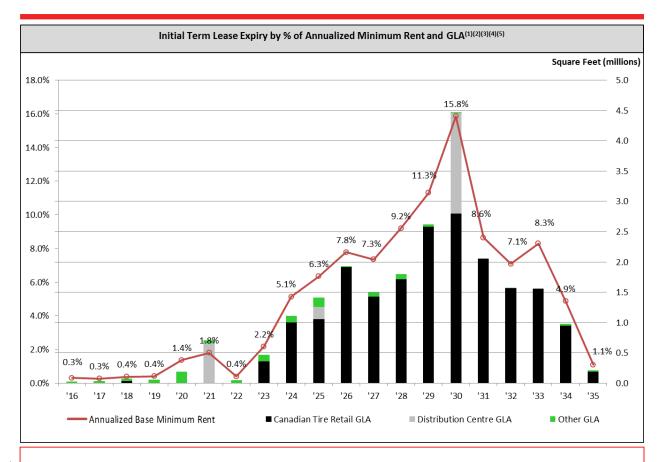
99.7%

Occupancy

Property
Revenue is Easy
to Forecast

LONG-TERM LEASE MATURITIES





Only ~23.4% of leases expire in the next 10 years



1.5% annual rent

Leases have multiple renewal options bringing total remaining term to as long as ~99 years for certain properties

Notes:

- (1) Excludes development properties
- (2) Total base minimum rent excludes contractual escalation
- (3) Canada Square is included at the REIT's one-third share of leasehold interest
- (4) As at October 1, 2016
- (5) Canadian Tire stores only

LEAN FIXED COST STRUCTURE





Utilities, operating costs and capex paid by tenant

Continuity of property management by CTC real estate division

Fee is on a cost recovery basis¹

Clear visibility into revenue and expenses

G&A EXPENSES





Back office services provided by CTC

Service fees are on a cost recovery basis¹

No Fees paid to CTC for acquisitions, dispositions, intensification or financings

CLASS C LP UNITS AND OTHER DEBT





Class C LP Units are not conventional debt

Debt/GBV ~47% as at September 30, 2016¹

Class C LP Units - Weighted average fixed distribution rate of 4.58% during initial term

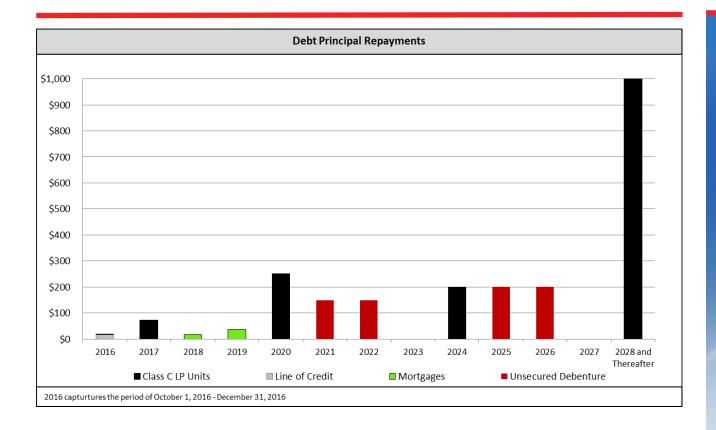
Class C LP Units - Weighted average term to redemption of 12.7 years

Class C LP Units all held by CTC, providing stability

- Long-term
- Staggered redemptions
- Initial fixed rate

DEBT MATURITIES





- Staggered debt maturity profile
- ~97% of total debt is unsecured
- All unsecured debt is interest only

INVESTMENT GRADE CAPITAL STRUCTURE



BBB+ & BBB (high)

Investment grade rating¹

3.4x

EBITDA coverage ratio

~47%

Debt/Gross Book Value

\$300M

Senior unsecured credit facility

- Predictable durable
- Strong asset platform supports growth

As at September 30, 2016



MAJORITY INDEPENDENT EXPERIENCED BOARD



TRUSTEES	INDEPENDENT	HIGHLIGHTS
David Laidley FCPA, FCA Chair	Yes	Former Lead Director, Bank of Canada Former Chair, Deloitte Former Partner, Deloitte
Brent Hollister	Yes	Former President, CEO and Director of Sears Canada Inc. Honorary Life Member, CMA
Anna Martini FCPA, FCA	Yes	President, Groupe Dynamite Inc. Former Partner, Deloitte
John O'Bryan	Yes	Honorary Chairman, CBRE Limited Former Managing Director, TD Securities
Stephen Wetmore CPA, CA	No	President and CEO, Canadian Tire Corporation Director, Canadian Tire Corporation Limited
Dean McCann CPA, CA	No	CFO and EVP of Finance, Canadian Tire Corporation Former President, Canadian Tire Financial Services Limited Former Director, Canadian Tire Bank
Kenneth Silver	No	CEO, CT REIT Former President, Canadian Tire Real Estate Limited Former SVP, Corporate Strategy & Real Estate, Canadian Tire Corporation

