



PROPERTIES OF SUCCESS





FORWARD-LOOKING DISCLAIMER

Certain information included in this presentation contains forward-looking statements within the meaning of applicable securities laws. For this purpose, any statements contained herein that are not statements of historical fact may be deemed to be forward looking statements. Without limiting the foregoing, the words “expects”, “anticipates”, “intends”, “estimates”, “projects”, and similar expressions are intended to identify forward looking statements.

Artis Real Estate Investment Trust (“Artis REIT”) is subject to significant risks and uncertainties which may cause the actual results, performance or achievements of Artis REIT to be materially different from any future results, performance or achievements expressed or implied in these forward-looking statements. Such risk factors include, but are not limited to, risks associated with real property ownership, availability of cash flow, general uninsured losses, future property acquisitions, environmental matters, tax related matters debt financing, Unitholder liability, potential conflicts of interest, potential dilution, reliance on key personnel changes in legislation and changes in the tax treatment of trusts. Artis REIT cannot assure investors that actual results will be consistent with any forward-looking statement and Artis REIT assumes no obligation to update or revise such forward-looking statements to reflect actual events or new circumstances.

This presentation does not constitute an offer to sell or a solicitation of an offer to purchase securities of Artis REIT.



NOTICE RESPECTING NON-GAAP MEASURES

Distributable Income (“DI”), Property Net Operating Income (“Property NOI”) and Funds from Operations (“FFO”) are non-GAAP measures commonly used by Canadian income trusts as an indicator of financial performance. “GAAP” means the generally accepted accounting principles described by the Canadian Institute of Chartered Accountants which are applicable as at the date on which any calculation using GAAP is to be made.

Artis REIT calculates Distributable Income, or “DI”, to reflect distributable cash which is defined in the REIT’s Declaration of Trust as net income in accordance with GAAP, subject to certain adjustments as set out in the Declaration of Trust, including: (i) adding back amortization (excluding leasing costs) and accretion to the carrying value of debt and (ii) excluding gains or losses on the disposition of any asset, and (iii) adding or deducting other adjustments as determined by the Trustees at their discretion. Given that one of the REIT’s objectives is to provide stable cash flows to investors, management believes that DI is an indicative measure for evaluating the REIT’s operating performance in achieving its objectives.

Artis REIT calculates Property NOI as revenues, prepared in accordance with GAAP, less property operating expenses such as taxes, utilities, repairs and maintenance. Property NOI does not include charges for interest and amortization. Management considers Property NOI to be a valuable measure for evaluating the operating performance of the REIT’s properties.

Artis REIT calculates FFO, substantially in accordance with the guidelines set out by the Real Property Association of Canada (“RealPAC”). Management considers FFO to be a valuable measure for evaluating the REIT’s operating performance in achieving its objectives.



UNIQUE FOUR PART STRATEGY

- 1. Geographic focus: Western Canada only**
- 2. Product focus: Commercial Real Estate only**
 - industrial
 - office
 - retail
- 3. External Growth: via accretive acquisitions in our target markets**
- 4. Internal Growth: via active asset management and new developments**





PROPERTY DISTRIBUTION

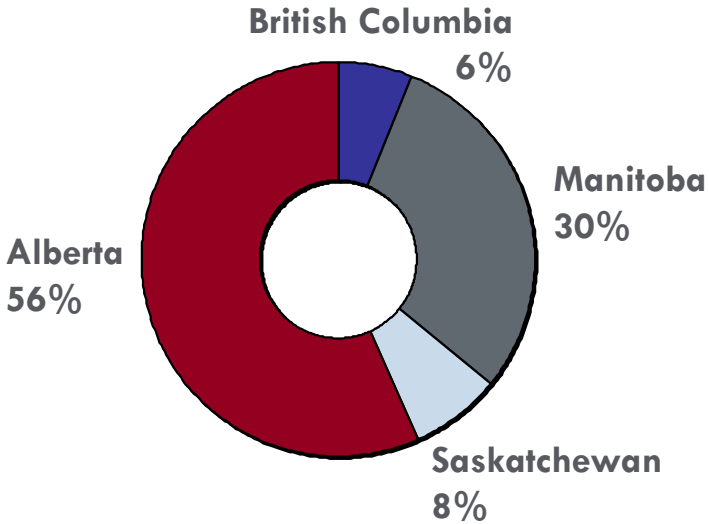


Western Canada: Country's Healthiest Economy

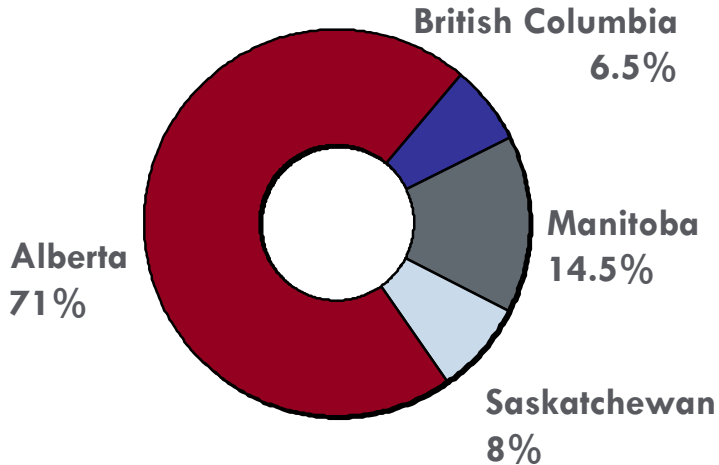


PORTFOLIO SUMMARY

Property GLA by Province



Property NOI by Province

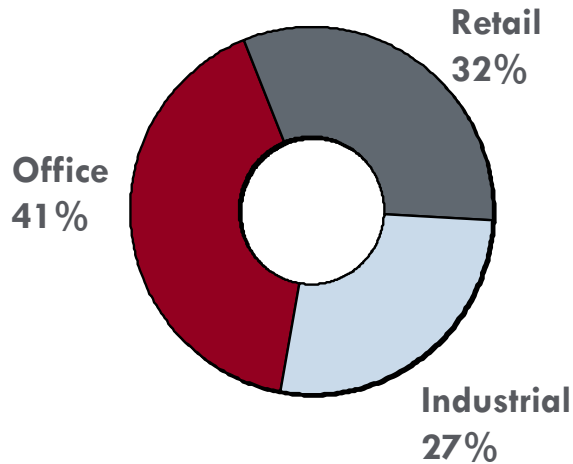


Portfolio Assets as at September 30, 2008

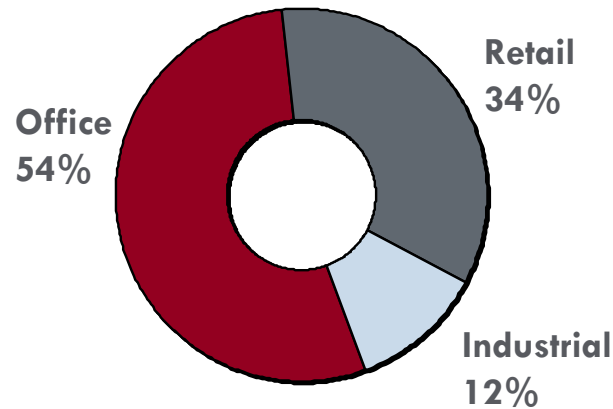


PORTFOLIO SUMMARY

Property GLA by Asset Class



Property NOI by Asset Class



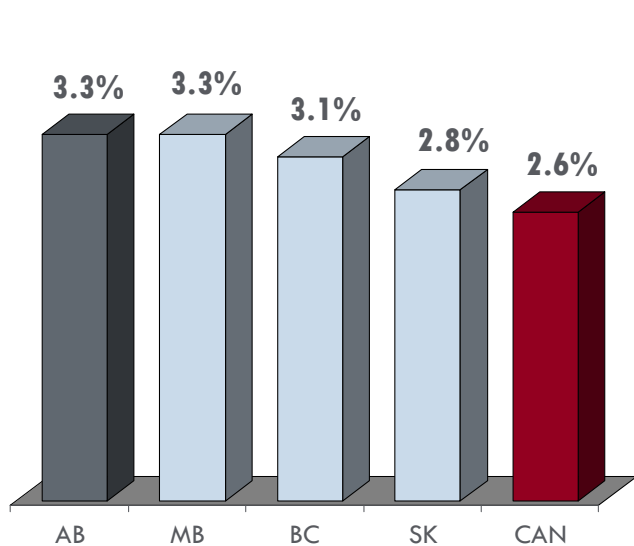
Calgary Downtown Office (% of total portfolio) = 9.3%
 Calgary Suburban Office (% of total portfolio) = 19.1%
 Calgary Beltline Office (% of total portfolio) = 12.2%
 Total Calgary Office (% of total portfolio) = 40.6%

Portfolio Assets as at September 30, 2008

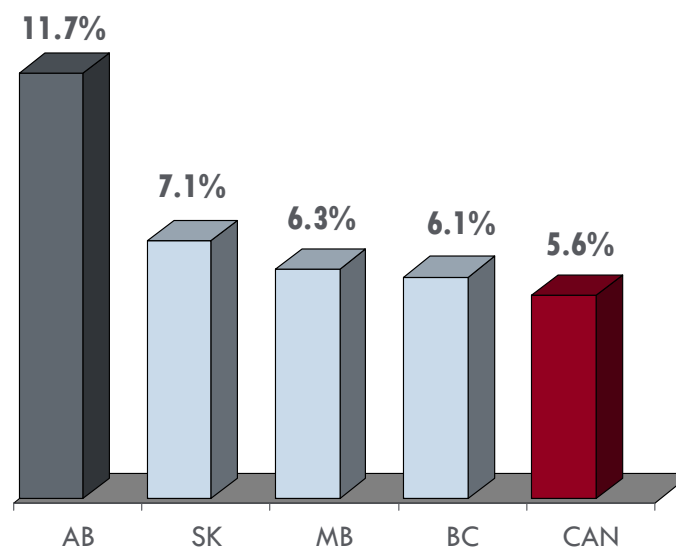


ROBUST WESTERN ECONOMY

Real GDP Growth Rate
2007



Average Retail Sales Growth
Year Over Year, 2003-2007



Source Statistics Canada



ROBUST WESTERN ECONOMY

Real GDP Growth – Statistics Canada, RBC Economics Research (Oct, 2008)

	Cda	BC	Alta	Sask	Man	Ont	Que	NB	NS	PEI	Nfld
2008f	0.9	1.2	2.2	3.9	3.1	0.0	0.7	2.0	2.0	1.9	0.2
2009f	1.5	2.1	3.0	3.5	2.3	0.4	1.2	2.5	2.0	1.4	1.3

In 2008 Saskatchewan is expected to lead the provinces with an overall rise in its GDP of 3.9%, while Manitoba will have growth of 3.1%.

Saskatchewan – High prices for most of its key exports, including grains, oil, potash and uranium.

Manitoba - Robust labor contributing to largest migration inflow on record in the province since the early 1960s

Source for above: Statistics Canada, RBC Economics Research (Oct, 2008)

Alberta – Largest oil reserves worldwide
- Only debt-free province
- Lowest business costs

B.C. – Strong diverse and flexible economy.
Prime beneficiary of Asia-Pacific Trade.



PORTFOLIO OVERVIEW

10 Largest Tenants by Gross Revenue



Approximately 22.1% of Gross Revenue excluding government tenants

Portfolio Assets as at September 30, 2008



PORTFOLIO OVERVIEW

Government Tenants



Government of Canada

Approximately 3.3% of Gross Revenue from Federal Government Tenants



Approximately 4.6% of Gross Revenue from Provincial Government Tenants

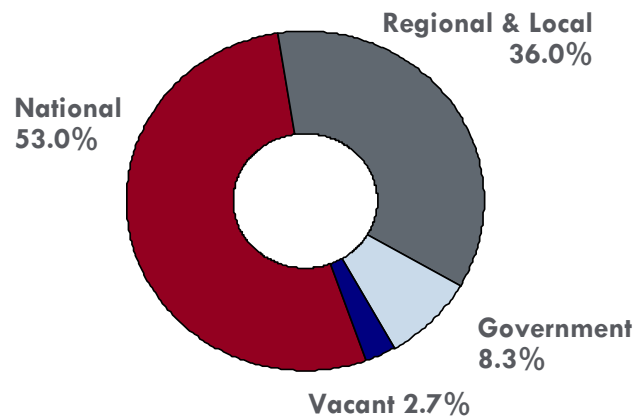
Approximately 1.3% of Gross Revenue from Civil/Municipal Government Tenants

Portfolio Assets as at September 30, 2008



PORTFOLIO OVERVIEW

Diversification by Tenant Size (GLA)



Weighted Average Term to Maturity

All Leases	5.1 Years
Top 10 Tenants	10.2 Years
Government Tenants	4.3 Years

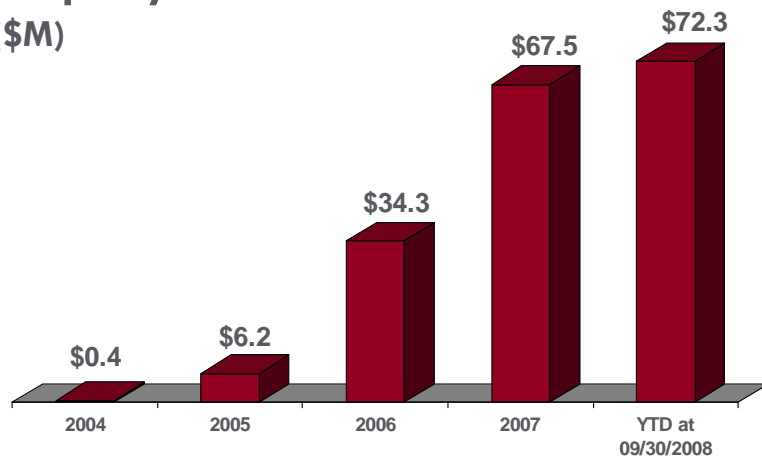


Portfolio Assets as at September 30, 2008

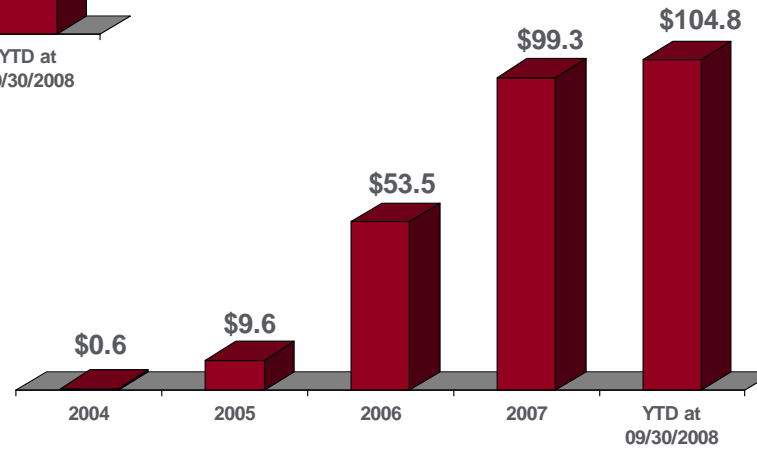


QUARTERLY GROWTH

Property NOI
(\$M)

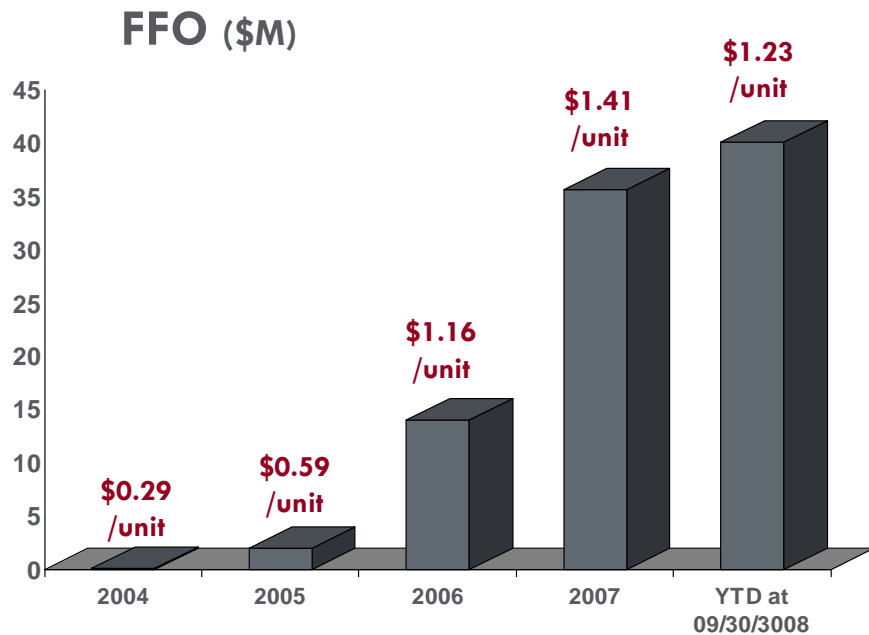


Revenues (\$M)





QUARTERLY GROWTH



Q3-08 FFO/unit = \$0.42 - 200% growth over 36 month period

386% increase in FFO/unit from Y/E 2004 - Y/E 2007



FINANCIAL RESULTS

(\$000's, except unit and
per unit amounts)

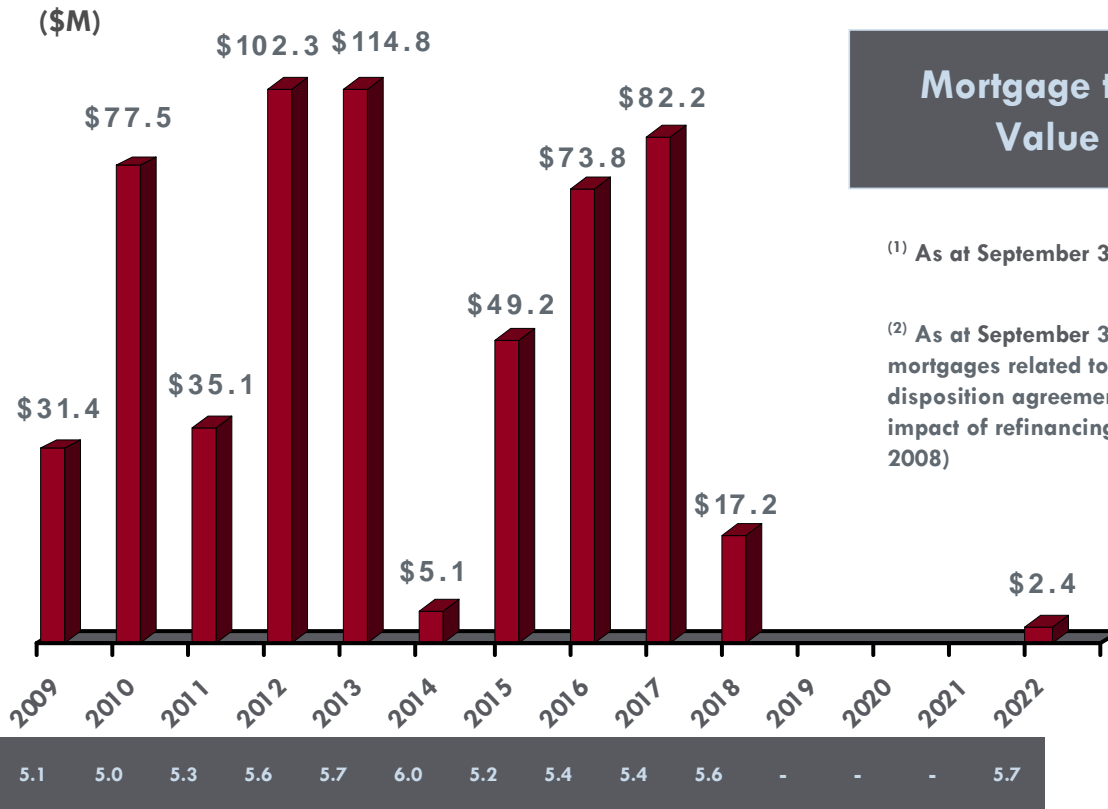
Nine month period ended
September 30

	2007	2008
DI	\$24,958	\$40,740
DI per unit	\$1.07	\$1.25
DI year over year increase		16.8%
DI payout ratio	73.8%	64.0%
FFO	\$23,395	\$40,150
FFO per unit	\$1.00	\$1.23
FFO year over year increase		23.0%
FFO payout ratio	79.0%	65.0%



PORTFOLIO OVERVIEW

Schedule of Mortgages Maturing ⁽²⁾



Mortgage to Gross Book Value ⁽¹⁾ 51.3%

⁽¹⁾ As at September 30, 2008

⁽²⁾ As at September 30, 2008 (excluding mortgages related to unconditional disposition agreements and including impact of refinancing done in Q4 of 2008)



INTERNAL GROWTH

Year over Year Occupancy ⁽¹⁾

	Portfolio Occupancy	Same Property Occupancy ⁽²⁾
Q3-07	97.1%	97.1%
Q3-08	97.3%	97.0%

Increasing Rental Income as Leases Turn Over ⁽¹⁾

	Leasable Sq. Ft. (000's)	In-Place Rent	Leased Sq. Ft. (000's)	Market Rent	% Change	Change in \$/sf
Q1-08	183	\$11.26	167	\$13.61	21%	\$2.35
Q2-08	142	\$11.72	165	\$12.64	8%	\$0.92
Q3-08	436	\$10.79	395	\$18.80	74%	\$8.01
Remaining 2008	263	\$15.90		\$20.00	26%	\$4.10
2009	694	\$11.11		\$14.26	28%	\$3.15
2010	1000	\$11.12		\$14.47	30%	\$3.35
All Years	6,489	\$13.10		\$16.39	25%	\$3.29

95% of 2008 lease expiries complete
 17% of 2009 lease expiries complete
 14% of 2010 lease expiries complete

(1) As reported at September 30, 2008.

(2) "Same Property Occupancy" is calculated for the 54 properties owned at September 30, 2007, excluding one property sold in 2007.





INTERNAL GROWTH

Absorption and Leasing Performance ⁽¹⁾

	GLA Q3 - 07	Net Rent Q3 - 07	GLA Q4 - 07	Net Rent Q4 - 07	GLA Q1-08	Net Rent Q1-08	GLA Q2- 08	Net Rent Q2-08	GLA Q3-08	Net Rent Q3-08
Total New & Renewals	68,763	\$19.08	123,178	\$14.49	166,790	\$13.61	165,448	\$12.64	395,511	\$18.80
Total Expiring	64,457	\$12.70	121,306	\$9.67	183,441	\$11.26	142,079	\$11.72	435,932	\$10.79
Positive Absorption	4,306		1,872		(16,651)		23,369		(40,421)	
Rental Rate Uplift		\$6.38		\$4.82		\$2.35		\$0.92		\$8.01
Rental Rate Uplift %		50.2%		49.8%		20.87%		7.8%		74%

(1) As reported at September 30, 2008.



SENIOR MANAGEMENT TEAM



Armin Martens, P.Eng., M.B.A.
President, Chief Executive Officer and Trustee

Mr. Martens has been actively involved in the construction, development and management of commercial real estate since the 1980's. In addition to his position as President and CEO of Artis REIT, he is currently President and CEO of Marwest Development Corporation, a position he has held since 1994. Mr. Martens is a professional engineer (APEGM, 1979) and has an M.B.A. from the International Institute for Management Development in Lausanne, Switzerland. Mr. Martens is a current director of Fortress Paper Ltd. (TSX: FTP) and a past director of the Bank of Canada, Canada's central bank.



Jim Green, C.A.
Chief Financial Officer

Mr. Green joined the Marwest Group of Companies in 1981 and has since served in various capacities. He is presently Vice President and Chief Financial Officer of the companies in the Marwest Group, a position he has held since 1994. He has served as Chief Financial Officer for Artis REIT since its inception in 2004.



Cornelius Martens, P.Eng.
Executive Vice-President and Trustee

Mr. Martens graduated from the University of Manitoba with a Bachelor of Science degree in Civil Engineering in 1965 and became a member of the Association of Professional Engineers & Geologists of Manitoba in 1967. Mr. Martens is the President of the Marwest Group of Companies. The Marwest Group is engaged in the development, construction and management of income-producing properties, including office buildings, shopping centres, residential and mixed-use properties both in Canada and the United States. Mr. Martens is a past director of Consolidated Properties Ltd. (TSX: COP).



Kirsty Stevens, CMA
Senior Vice-President – Administration and Investor Relations

Prior to joining Artis REIT in 2005, Ms. Stevens worked as the Controller of Marwest Management Canada Ltd., a western Canadian commercial and residential property management company. Ms. Stevens is a Certified Management Accountant (Manitoba) with over fifteen years of experience in accounting and administration. Prior to joining Marwest, Ms. Stevens was the Controller for a western Canadian heavy equipment sales and service dealership.



INVESTMENT HIGHLIGHTS

- **Artis REIT has an exclusively Western Canadian Focus**
- **High Quality Commercial Properties – all Asset Classes (Retail, Industrial, Office)**
- **Proven Management Team**
- **Consistent & Reliable Cash Flow**
- **Strong Financial Position**
 - Anticipated debt level of approximately 51.3%
 - Interest Coverage Ratio = 2.4
 - Anticipated (analyst consensus) 2008 FFO ratio at approximately 65.5%
 - Excellent mortgage profile with only 5% of mortgages expiring in 2009
- **Excellent Growth Potential**
 - 2008 gap from in-place to market rent of approximately 24.4%
 - 95% of 2008 lease program complete
 - 26% below market for all years of expiry

