

Interim Condensed Consolidated Financial Statements of

**ARTIS REAL ESTATE
INVESTMENT TRUST**

Three months ended March 31, 2018 and 2017
(Unaudited)

(In Canadian dollars)

Interim Condensed Consolidated Balance Sheets

(Unaudited)

(In thousands of Canadian dollars)

	Note	March 31, 2018	December 31, 2017
ASSETS			
Non-current assets:			
Investment properties	4	\$ 4,975,827	\$ 4,720,362
Investment properties under development	4	70,131	79,701
Investments in joint ventures	5	157,142	200,383
Property and equipment		6,981	7,005
Notes receivable		14,227	12,982
		5,224,308	5,020,433
Current assets:			
Investment properties held for sale	4	100,030	110,188
Deposits on investment properties		5,190	5,081
Prepaid expenses and other assets		22,746	17,134
Notes receivable		3,321	2,322
Accounts receivable and other receivables		19,815	16,816
Cash held in trust		10,839	8,090
Cash		41,145	35,832
		203,086	195,463
		\$ 5,427,394	\$ 5,215,896
LIABILITIES AND UNITHOLDERS' EQUITY			
Non-current liabilities:			
Mortgages and loans payable	6	\$ 1,283,399	\$ 1,190,525
Senior unsecured debentures	7	199,249	199,854
Credit facilities	8	298,977	298,922
Other long-term liabilities		10,052	6,404
		1,791,677	1,695,705
Current liabilities:			
Mortgages and loans payable	6	357,522	370,508
Senior unsecured debentures	7	199,882	—
Security deposits and prepaid rent		33,126	30,521
Accounts payable and other liabilities		78,366	75,570
Credit facilities	8	254,800	438,383
		923,696	914,982
		2,715,373	2,610,687
Unitholders' equity		2,712,021	2,605,209
Commitments, contingencies and guarantees	18		
Subsequent events	22		
		\$ 5,427,394	\$ 5,215,896

See accompanying notes to interim condensed consolidated financial statements.

Interim Condensed Consolidated Statements of Operations

(Unaudited)

(In thousands of Canadian dollars, except unit and per unit amounts)

	Note	Three months ended March 31,	
		2018	2017
Revenue	11	\$ 125,769	\$ 133,557
Expenses:			
Property operating		30,800	31,831
Realty taxes		20,004	21,448
		50,804	53,279
Net operating income		74,965	80,278
Other income (expenses):			
Corporate expenses	12	(6,301)	(3,782)
Interest expense	13	(23,614)	(25,082)
Interest income		585	279
Net income from investments in joint ventures	5	5,021	6,114
Fair value (loss) gain on investment properties	4	(5,932)	13,471
Foreign currency translation (loss) gain		(2,167)	4,867
Transaction costs	14	(5,676)	—
Fair value gains on derivative instruments and other transactions	15	13,954	479
Income before income taxes		50,835	76,624
Income tax (expense) recovery	16	(113)	392
Net income		50,722	77,016
Other comprehensive income (loss) that may be reclassified to net income in subsequent periods:			
Unrealized foreign currency translation gain (loss)		31,228	(9,018)
Unrealized foreign currency translation gain (loss) on investments in joint ventures		3,282	(1,072)
Other comprehensive loss that will not be reclassified to net income in subsequent periods:			
Unrealized loss from remeasurements of net pension obligation		—	(46)
		34,510	(10,136)
Total comprehensive income		\$ 85,232	\$ 66,880
Basic income per unit attributable to common unitholders	9 (d)	\$ 0.30	\$ 0.48
Diluted income per unit attributable to common unitholders	9 (d)	0.29	0.48
Weighted-average number of common units outstanding:			
Basic	9 (d)	151,494,437	150,545,114
Diluted	9 (d)	152,040,768	150,895,289

See accompanying notes to interim condensed consolidated financial statements.

Interim Condensed Consolidated Statements of Changes in Unitholders' Equity

(Unaudited)

(In thousands of Canadian dollars)

	Common units capital contributions (note 9 (a)(ii))	Retained earnings	Accumulated other comprehensive income (loss)	Contributed surplus	Total common equity	Total preferred equity	Total
Unitholders' equity, December 31, 2016	\$ 1,958,344	\$ 123,785	\$ 203,458	\$ 16,156	\$ 2,301,743	\$ 325,623	\$ 2,627,366
Changes for the period:							
Issuance of units, net of issue costs	3,029	—	—	—	3,029	—	3,029
Net income	—	77,016	—	—	77,016	—	77,016
Other comprehensive loss	—	—	(10,136)	—	(10,136)	—	(10,136)
Distributions	—	(48,766)	—	—	(48,766)	—	(48,766)
Unitholders' equity, March 31, 2017	1,961,373	152,035	193,322	16,156	2,322,886	325,623	2,648,509
Changes for the period:							
Issuance of units, net of issue costs	286	—	—	—	286	—	286
Net income	—	157,419	—	—	157,419	—	157,419
Other comprehensive loss	—	—	(62,358)	—	(62,358)	—	(62,358)
Distributions	—	(138,647)	—	—	(138,647)	—	(138,647)
Unitholders' equity, December 31, 2017	1,961,659	170,807	130,964	16,156	2,279,586	325,623	2,605,209
Changes for the period:							
Issuance of units, net of issue costs	43,806	—	—	—	43,806	121,351	165,157
Redemption of preferred units (note 9 (b))	—	—	—	(26,952)	(26,952)	(69,753)	(96,705)
Reclassification of contributed surplus	—	(10,796)	—	10,796	—	—	—
Net income	—	50,722	—	—	50,722	—	50,722
Other comprehensive income	—	—	34,510	—	34,510	—	34,510
Distributions	—	(46,872)	—	—	(46,872)	—	(46,872)
Unitholders' equity, March 31, 2018	\$ 2,005,465	\$ 163,861	\$ 165,474	\$ —	\$ 2,334,800	\$ 377,221	\$ 2,712,021

See accompanying notes to interim condensed consolidated financial statements.

Interim Condensed Consolidated Statements of Cash Flows

(Unaudited)

(In thousands of Canadian dollars)

	Note	2018	Three months ended March 31, 2017
Cash provided by (used in):			
Operating activities:			
Net income		\$ 50,722	\$ 77,016
Distributions from joint ventures		785	966
Adjustments for non-cash items:			
Fair value loss (gain) on investment properties	4	5,932	(13,471)
Depreciation of property and equipment		263	241
Net income from investments in joint ventures	5	(5,021)	(6,114)
Tenant inducements amortized to revenue		4,798	4,212
Amortization of above- and below-market mortgages, net		(180)	(323)
Accretion on liability component of debentures		(53)	(175)
Straight-line rent adjustments	4	(1,577)	(1,467)
Unrealized foreign currency translation loss (gain)		1,678	(3,039)
Fair value gains on derivative instruments and other transactions	15	(13,954)	(479)
Unit-based compensation		404	506
Amortization of financing costs included in interest expense		842	851
Other long-term employee benefits		3,632	411
Changes in non-cash operating items		4,203	(13,784)
		52,474	45,351
Investing activities:			
Acquisitions of investment properties, net of related debt	3	(11,265)	—
Proceeds from dispositions of investment properties, net of costs and related debt	3	14,080	142,627
Additions to investment properties	4	(6,976)	(7,348)
Additions to investment properties under development	4	(5,518)	(10,380)
Additions to joint ventures	5	(328)	(2,216)
Additions to tenant inducements		(11,892)	(9,428)
Additions to leasing commissions	4	(2,174)	(3,468)
Additions to property and equipment		(236)	(779)
Notes receivable (issuance) principal repayments		(2,106)	496
Change in deposits on investment properties		25	—
Change in cash held in trust		(2,481)	(810)
		(28,871)	108,694
Financing activities:			
Issuance of common units, net of issue costs		—	2,972
Issuance of senior unsecured debentures, net of financing costs	7	199,191	—
Issuance of preferred units, net of issue costs	9 (b)	121,351	—
Redemption of preferred units	9 (b)	(96,705)	—
Redemption of convertible debentures		—	(116,549)
Advance of revolving credit facilities		79,324	178,000
Repayment of revolving credit facilities		(267,885)	(88,000)
Distributions paid on common units		(40,663)	(44,114)
Distributions paid on preferred units		(4,678)	(4,630)
Mortgages and loans principal repayments		(10,904)	(15,186)
Repayment of mortgages and loans payable		(21,542)	(37,909)
Advance of mortgages and loans payable, net of financing costs		22,111	(189)
		(20,400)	(125,605)
Foreign exchange gain (loss) on cash held in foreign currency		2,110	(1,682)
Increase in cash		5,313	26,758
Cash, beginning of period		35,832	50,729
Cash, end of period		\$ 41,145	\$ 77,487
Supplemental cash flow information:			
Interest paid		\$ 25,948	\$ 31,223
Interest received		587	280

See accompanying notes to interim condensed consolidated financial statements.

Notes to Interim Condensed Consolidated Financial Statements

Three months ended March 31, 2018 and 2017 (unaudited)

(In thousands of Canadian dollars, except unit and per unit amounts)

Note 1. Organization

Artis Real Estate Investment Trust (the "REIT") is an unincorporated closed-end real estate investment trust created under, and governed by, the laws of the Province of Manitoba. The REIT was created pursuant to the Declaration of Trust dated November 8, 2004, as most recently amended and restated on July 20, 2016 (the "Declaration of Trust"). The purpose of the REIT is to directly, or indirectly, own, manage, lease and (where appropriate) develop primarily office, retail and industrial properties in Canada and the United States (the "U.S."). The registered office of the REIT is 600 - 220 Portage Avenue, Winnipeg, Manitoba, R3C 0A5.

The Declaration of Trust provides that the REIT may make cash distributions to unitholders of the REIT. The amount distributed annually (currently \$1.08 per common unit, \$1.4155 per Series A preferred unit, \$1.1875 per Series E preferred unit, \$1.25 per Series G preferred unit and \$1.50 per Series I preferred unit) is set by the Board of Trustees.

Note 2. Significant accounting policies

(a) Basis of presentation and measurement:

These interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34 - *Interim Financial Reporting*. Accordingly, certain information and note disclosures normally included in annual financial statements prepared in accordance with International Financial Reporting Standards ("IFRS") have been omitted or condensed.

These interim condensed consolidated financial statements have been prepared using the same accounting policies and methods as those used in the consolidated financial statements for the year ended December 31, 2017, except for those standards adopted as described in note 2 (c). The consolidated financial statements have been prepared on a going concern basis and have been presented in Canadian dollars rounded to the nearest thousand unless otherwise indicated.

These interim condensed consolidated financial statements should be read in conjunction with the REIT's consolidated financial statements for the year ended December 31, 2017.

(b) Use of estimates and judgments:

The preparation of the interim condensed consolidated financial statements requires management to make estimates, assumptions and judgments that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. The critical accounting estimates and judgments have been set out in note 2 to the REIT's consolidated financial statements for the year ended December 31, 2017. There have been no changes to the critical accounting estimates and judgments during the three months ended March 31, 2018.

(c) New or revised accounting standards adopted during the period:

The IASB issued IFRS 15 – *Revenue from Contracts with Customers* ("IFRS 15") in May 2014. IFRS 15 provides a single, principles based five-step model to be applied to the recognition of revenue from contracts with customers. IFRS 15 replaces IAS 11 – *Construction Contracts*, IAS 18 – *Revenue*, IFRIC 13 – *Customer Loyalty Programmes*, IFRIC 15 – *Agreements for the Construction of Real Estate* and SIC 31 – *Revenue - Barter Transactions Involving Advertising Services*. IFRS 15 is effective for annual periods beginning on or after January 1, 2018. IFRS 15 excludes contracts that are within the scope of IAS 17 - *Leases*, IFRS 4 - *Insurance Contracts* and IFRS 9 - *Financial Instruments*.

The REIT has completed its evaluation of the impact of IFRS 15 on its consolidated financial statements. The REIT's most material revenue category of base rental revenue is outside the scope of this standard. The only significant revenue category falling under IFRS 15 relates to property operating and realty tax cost recoveries. The REIT's practices of revenue recognition are unchanged upon adoption of this standard, therefore, the adoption of IFRS 15 did not result in a material impact to the consolidated financial statements. The REIT has elected to apply the standard on a modified retrospective basis. Under this approach, the 2017 comparative period was not restated. There was no cumulative transitional adjustment to the opening retained earnings balance required. The impact was limited to additional note disclosure on the disaggregation of its revenue categories, specifically as it relates to property operating and realty tax cost recoveries.

A revised version of IFRS 9 – *Financial Instruments* ("IFRS 9") was issued by the IASB in July 2014, replacing IAS 39 – *Financial Instruments: Recognition and Measurement* ("IAS 39"). IFRS 9 establishes principles for the recognition, classification and measurement of financial assets and liabilities. IFRS 9 sets out a single approach to determine whether a financial asset is measured at amortized cost or fair value, replacing the multiple classification options in IAS 39. This approach is based on how an entity manages its financial instruments and the contractual cash flow characteristics of its financial assets. IFRS 9 retains most of the IAS 39 requirements for financial liabilities. The most significant change is when an entity elects to measure a financial liability at fair value, any gains or losses for the financial liability due to changes in an entity's credit risk must be recognized in other comprehensive income.

The following table summarizes the classification impacts of the adoption of IFRS 9. This adoption did not result in any changes to the measurement of the REIT's consolidated financial statements.

Financial instrument	Previous classification under IAS 39	New classification under IFRS 9
Financial assets:		
Notes receivable	Loans and receivables	Amortized cost
Derivative instruments	Fair value through profit or loss	Fair value through profit or loss
Accounts receivable and other receivables	Loans and receivables	Amortized cost
Cash held in trust	Loans and receivables	Amortized cost
Cash	Loans and receivables	Amortized cost
Financial liabilities:		
Mortgages and loans payable	Other liabilities	Amortized cost
Senior unsecured debentures	Other liabilities	Amortized cost
Credit facilities	Other liabilities	Amortized cost
Preferred shares/units liabilities	Other liabilities	Amortized cost
Derivative instruments	Fair value through profit or loss	Fair value through profit or loss
Accounts payable and other liabilities	Other liabilities	Amortized cost

IFRS 9 uses an expected credit loss ("ECL") model on financial assets measured at amortized cost and financial liabilities that are financial guarantee contracts or commitments to provide a loan at a below-market interest rate. The measurement options for the ECL are lifetime expected credit losses and 12-month expected credit losses. The ECL model is based on an unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes, the time value of money and reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions. As the REIT will follow the simplified approach of always measuring the loss allowance for trade receivables, contract assets and lease receivables at the lifetime ECL, IFRS 9 did not have a material impact on the REIT's note receivables and accounts receivables and other receivables balances.

The REIT does not have any instruments that are designated in a hedge relationship; therefore, the new general hedge accounting model included in IFRS 9 has not impacted the consolidated financial statements.

The REIT adopted IFRS 9 on the required effective date of January 1, 2018 and applied the standard on a retrospective basis using the available transitional provisions. Under this approach, the 2017 comparative period was not restated. There was no cumulative transitional adjustment to the opening retained earnings balance required.

In June 2016, the IASB amended IFRS 2 – *Share-based Payment*. The amendment clarifies the classification and measurement of share-based payment transactions, and is effective for annual periods beginning on or after January 1, 2018. This amendment did not result in a material impact to the consolidated financial statements.

In December 2016, the IASB issued IFRIC 22 - *Foreign Currency Transactions and Advance Consideration* ("IFRIC 22"). IFRIC 22 clarifies the date of transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income when an entity has received or paid advance consideration in a foreign currency. IFRIC 22 is effective for annual periods beginning on or after January 1, 2018. This interpretation did not result in a material impact to the consolidated financial statements.

In December 2016, the IASB amended IAS 40 - *Investment Property* ("IAS 40"). The amendments clarify that an asset be transferred to, or from, investment property only when there is a change in use, and are effective for annual periods beginning on or after January 1, 2018. These amendments did not result in a material impact to the consolidated financial statements.

In December 2016, the IASB issued *Annual Improvements to IFRS Standards 2014-2016 Cycle* effective for annual periods beginning on or after January 1, 2018. These amendments did not result in a material impact to the consolidated financial statements.

(d) Future changes in accounting standards:

The IASB issued IFRS 16 – *Leases* ("IFRS 16") in January 2016 which replaces IAS 17 – *Leases* and IFRIC 4 – *Determining whether an Arrangement contains a Lease*. The most significant change introduced by IFRS 16 is a single lessee accounting model, bringing leases on-balance sheet for lessees. The changes do not materially impact the lessor accounting model. IFRS 16 is effective for annual periods beginning on or after January 1, 2019. The REIT is currently evaluating the impact of this new standard.

Note 3. Acquisitions and dispositions of investment properties

Acquisitions:

On March 7, 2018, the REIT acquired an additional 50% interest in each of 1700 Broadway and Hudson's Bay Centre, office properties located in the Greater Denver Area, Colorado. Prior to the acquisition date, the REIT owned 50% of these investment properties and the properties were classified as joint ventures and accounted for using the equity method. As a result of these acquisitions, the REIT now owns 100% of the properties and accounts for them on a consolidated basis. The REIT accounted for these acquisitions as step acquisitions and remeasured its existing 50% interests to fair value at the acquisition date. The REIT recorded a net fair value gain of \$1,697 on this remeasurement, which was included in net income from joint ventures.

The REIT acquired the remaining 50% interests for total consideration of \$50,148. This consideration primarily consisted of the issuance of common units at a price of \$14.85 per unit for gross consideration of \$47,300. The REIT recorded a bargain purchase gain related to the issuance of the units of \$3,504. As part of acquiring the previously unowned 50% of the net assets of these properties, the REIT also recorded additional bargain purchase gains of \$1,880 for a total gain of \$5,384.

On March 26, 2018, the REIT also acquired industrial development lands in Houston (Bayport), Texas for \$11,120.

The REIT did not acquire any properties during the three months ended March 31, 2017.

These acquisitions have been accounted for using the acquisition method, with the results of operations included in the REIT's accounts from the date of acquisition. The net assets acquired, excluding the acquisitions of joint ventures, were as follows:

	Three months ended	
	2018	March 31, 2017
Investment properties	\$ 99,656	\$ —
Long-term debt, including acquired above- and below-market mortgages, net of financing costs	(38,388)	—
	61,268	—
Consideration was comprised of the following:		
Common units (note 9 (a)(ii))	43,651	
Cash consideration	11,265	
Bargain purchase gains	5,384	—
Foreign currency translation gain	968	—
Total consideration	\$ 61,268	\$ —
Transaction costs expensed (note 14)	\$ 651	\$ —

Dispositions:

The REIT disposed of the following properties during the three months ended March 31, 2018:

Property	Property count	Location	Disposition date	Asset class
Humana Building	1	Greater Phoenix Area, AZ	January 23, 2018	Office
1810 Dublin Avenue	1	Winnipeg, MB	March 22, 2018	Industrial

The proceeds from the sale of the above properties, net of costs and related debt, were \$14,080. The assets and liabilities associated with the properties were derecognized.

The REIT disposed of the following properties during the three months ended March 31, 2017:

Property	Property count	Location	Disposition date	Asset class
Airdrie Flex Industrial	1	Airdrie, AB	February 6, 2017	Industrial
Southview Centre	1	Medicine Hat, AB	March 10, 2017	Retail
Westbank Hub Shopping Centre and Westbank Hub Centre North ⁽¹⁾	2	Westbank, BC	March 15, 2017	Retail
Ford Tower and Alpine Building	2	Calgary, AB	March 30, 2017	Office

(1) The REIT disposed of its 75% interest in these properties.

The proceeds from the sale of the above properties, net of costs and related debt, were \$142,627. The assets and liabilities associated with the properties were derecognized.

Note 4. Investment properties, investment properties under development and investment properties held for sale

	Three months ended March 31, 2018		
	Investment properties	Investment properties under development	Investment properties held for sale
Balance, beginning of period	\$ 4,720,362	\$ 79,701	\$ 110,188
Additions:			
Acquisitions (note 3)	88,536	11,120	—
Reclassification from investments in joint ventures ⁽¹⁾	88,536	—	—
Capital expenditures	6,976	5,518	—
Capitalized interest	—	195	—
Leasing commissions	2,160	—	14
Dispositions	(1,948)	—	(23,059)
Reclassification of investment properties under development	33,690	(33,690)	—
Reclassification of investment properties held for sale	(8,958)	—	8,958
Foreign currency translation gain	51,262	1,048	2,640
Straight-line rent adjustments	1,563	—	14
Tenant inducement additions, net of amortization	5,646	—	1,448
Fair value (loss) gain	(11,998)	6,239	(173)
Balance, end of period	\$ 4,975,827	\$ 70,131	\$ 100,030

(1) On March 7, 2018, the REIT increased its ownership interest in 1700 Broadway and Hudson's Bay Centre to 100%. See note 3 for further information.

Year ended
December 31, 2017

	Investment properties	Investment properties under development	Investment properties held for sale
Balance, beginning of year	\$ 4,991,825	\$ 65,199	\$ 119,178
Additions:			
Acquisitions	102,820	414	—
Reclassification from investments in joint ventures	47,441	3,800	—
Capital expenditures	42,019	36,972	562
Capitalized interest	—	283	—
Leasing commissions	12,623	44	245
Dispositions	(168,602)	—	(264,529)
Reclassification of investment properties under development	21,752	(21,752)	—
Reclassification of investment properties held for sale	(257,214)	—	257,214
Foreign currency translation loss	(119,309)	(3,658)	(1,672)
Straight-line rent adjustments	6,398	2	(17)
Tenant inducement additions, net of amortization	32,921	150	448
Fair value gain (loss)	7,688	(1,753)	(1,241)
Balance, end of year	\$ 4,720,362	\$ 79,701	\$ 110,188

During the three months ended March 31, 2018, the REIT reclassified one office property from investment properties under development to investment properties.

The REIT had one office property and seven retail properties classified as investment properties held for sale that were listed with an external broker or under unconditional sale agreements at March 31, 2018. These properties had an aggregate mortgage payable balance of \$67,651 at March 31, 2018. This balance is not accounted for as held for sale but is included in current liabilities as the REIT intends to repay the mortgages upon disposition of the related investment properties.

At March 31, 2018, investment properties with a fair value of \$3,456,063 (December 31, 2017, \$3,261,174) were pledged as security under mortgage agreements.

The REIT obtains external valuations for a selection of properties representing various geographical regions and asset classes across its portfolio. For the three months ended March 31, 2018, properties with an appraised value of \$379,525 (2017, \$250,480) were appraised by qualified external valuation professionals. The REIT uses similar assumptions and valuation techniques in its internal valuations as used by the external valuation professionals. Internal valuations are performed by the REIT's valuations team who report directly to the Chief Financial Officer. The valuations processes and results are reviewed by management on a quarterly basis.

The REIT determined the fair value of investment properties based upon either the discounted cash flow method or the overall capitalization method. There were no changes to the REIT's internal valuation methodology during the three months ended March 31, 2018 and the year ended December 31, 2017.

Under the fair value hierarchy, the fair value of the REIT's investment properties is considered a Level 3, as described in note 21.

The REIT has used the following rates and investment horizons in estimating the fair value of investment properties:

	March 31, 2018			December 31, 2017		
	Maximum	Minimum	Weighted-average	Maximum	Minimum	Weighted-average
Western Canada:						
Discount rate	9.50%	6.25%	7.59%	9.50%	6.25%	7.61%
Terminal capitalization rate	9.00%	4.25%	6.68%	9.00%	4.25%	6.72%
Capitalization rate	8.75%	4.25%	6.55%	8.50%	4.25%	6.54%
Investment horizon (years)	11.0	10.0	10.2	11.0	10.0	10.2
Central Canada:						
Discount rate	9.00%	6.25%	7.66%	9.00%	6.25%	7.66%
Terminal capitalization rate	8.50%	5.50%	6.41%	8.50%	5.50%	6.42%
Capitalization rate	8.25%	5.50%	6.27%	8.25%	5.50%	6.28%
Investment horizon (years)	12.0	10.0	10.4	12.0	10.0	10.4
Eastern Canada:						
Discount rate	7.75%	5.75%	7.06%	7.75%	6.25%	7.11%
Terminal capitalization rate	6.75%	4.25%	5.76%	6.75%	4.75%	6.01%
Capitalization rate	7.00%	4.25%	5.81%	7.00%	4.75%	6.03%
Investment horizon (years)	12.0	10.0	10.4	12.0	10.0	10.4
U.S.:						
Discount rate	9.00%	6.50%	8.01%	9.00%	6.75%	8.06%
Terminal capitalization rate	8.75%	5.75%	6.92%	8.75%	5.75%	7.00%
Capitalization rate	8.50%	5.50%	6.71%	8.50%	5.50%	6.81%
Investment horizon (years)	20.0	10.0	10.8	20.0	10.0	11.0
Overall:						
Discount rate	9.50%	5.75%	7.67%	9.50%	6.25%	7.69%
Terminal capitalization rate	9.00%	4.25%	6.56%	9.00%	4.25%	6.63%
Capitalization rate	8.75%	4.25%	6.43%	8.50%	4.25%	6.48%
Investment horizon (years)	20.0	10.0	10.5	20.0	10.0	10.5

The above information represents the REIT's entire portfolio of investment properties, excluding properties held in the REIT's investments in joint ventures.

Note 5. Joint arrangements

The REIT had interests in the following joint arrangements:

Property	Principal purpose	Type of arrangement	Ownership interest	
			March 31, 2018	December 31, 2017
Park 8Ninety I	Investment property	Joint venture	95%	95%
Corridor Park	Investment property	Joint venture	90%	90%
Park Lucero II	Investment property	Joint venture	90%	90%
Millwright Building	Investment property	Joint venture	80%	80%
Graham Portfolio	Investment property	Joint venture	75%	75%
1700 Broadway ⁽¹⁾	Investment property	Joint venture	—%	50%
Centrepont	Investment property	Joint venture	50%	50%
Hudson's Bay Centre ⁽¹⁾	Investment property	Joint venture	—%	50%
The Point at Inverness	Investment property	Joint venture	50%	50%
Centre 70 Building	Investment property	Joint operation	85%	85%
Cliveden Building	Investment property	Joint operation	50%	50%
Kincaid Building	Investment property	Joint operation	50%	50%

(1) On March 7, 2018, the REIT increased its ownership interest in these properties to 100%. See note 3 for further information.

The REIT has assessed the above investment properties as joint arrangements as decisions about the relevant activities require unanimous consent of the parties sharing control. The REIT has determined the type of arrangement based upon the ownership structure of each individual investment property.

The REIT contributed \$328 during the three months ended March 31, 2018 to the Park Lucero II and Hudson's Bay Centre joint venture arrangements.

The REIT is contingently liable for the obligations of certain joint arrangements. As at March 31, 2018, the co-owners' share of mortgage liabilities was \$56,598 (December 31, 2017, \$96,494). Management believes that the assets available from its joint arrangements are sufficient for the purpose of satisfying such obligations.

At March 31, 2018, one of the REIT's joint ventures had an office property classified as held for sale.

Summarized financial information of the REIT's share in its joint venture arrangements is as follows:

	March 31, 2018	December 31, 2017
Non-current assets:		
Investment properties	\$ 252,173	\$ 332,359
Current assets:		
Investment property held for sale	26,195	26,187
Prepaid expenses and other assets	160	282
Accounts receivable and other receivables	612	655
Cash	3,679	7,012
	<u>282,819</u>	<u>366,495</u>
Non-current liabilities:		
Mortgages and loans payable	74,731	112,148
Current liabilities:		
Mortgages and loans payable	46,185	46,484
Security deposits and prepaid rent	2,215	2,190
Accounts payable and other liabilities	2,546	5,290
	<u>125,677</u>	<u>166,112</u>
Investments in joint ventures	<u>\$ 157,142</u>	<u>\$ 200,383</u>

	Three months ended	
	2018	March 31, 2017
Revenue	\$ 6,476	\$ 5,981
Expenses:		
Property operating	1,948	1,813
Realty taxes	1,191	1,044
	<u>3,139</u>	<u>2,857</u>
Net operating income	3,337	3,124
Other income (expenses):		
Interest expense	(1,540)	(1,301)
Interest income	2	1
Fair value gain on investment properties	1,525	4,290
Fair value gain on business combinations ⁽¹⁾	1,697	—
Net income from investments in joint ventures	<u>\$ 5,021</u>	<u>\$ 6,114</u>

(1) This gain relates to the step acquisitions of 1700 Broadway and Hudson's Bay Centre. See note 3 for further information.

Note 6. Mortgages and loans payable

	March 31, 2018	December 31, 2017
Mortgages and loans payable	\$ 1,646,209	\$ 1,562,699
Net above- and below-market mortgage adjustments	1,197	4,991
Financing costs	(6,485)	(6,657)
	<u>1,640,921</u>	<u>1,561,033</u>
Current portion	357,522	370,508
Non-current portion	<u>\$ 1,283,399</u>	<u>\$ 1,190,525</u>

The majority of the REIT's investment properties have been pledged as security under mortgages and other security agreements. 47.1% of the REIT's mortgages and loans payable bear interest at fixed rates (December 31, 2017, 46.1%), and a further 30.2% of the REIT's mortgages and loans payable bear interest at variable rates with interest rate swaps in place (December 31, 2017, 29.2%). The weighted-average effective rate on all mortgages and loans payable was 4.01% and the weighted-average nominal rate was 3.85% at March 31, 2018 (December 31, 2017, 3.96% and 3.80%, respectively). Maturity dates range from April 1, 2018 to February 14, 2032.

The REIT's mortgage providers have various financial covenants. The REIT monitors these covenants, which are primarily debt service coverage ratios, and was in compliance with these requirements at March 31, 2018.

Note 7. Senior unsecured debentures

On February 7, 2018, under the August 8, 2016 short form base shelf prospectus, the REIT issued Series B floating rate senior unsecured debentures for gross proceeds of \$200,000. Interest is payable quarterly on February 7, May 7, August 7 and November 7 in each year. These debentures are not redeemable by Artis prior to maturity and rank equally with all other indebtedness of the REIT.

Interest expense on the senior unsecured debentures is determined by applying the effective interest rate to the outstanding liability balance. The difference between actual cash interest payments and interest expense is an accretion to the liability.

Particulars of the REIT's outstanding senior unsecured debentures are as follows:

Senior unsecured debenture issue	Issue date	Maturity date	Interest rate
Series A	March 27, 2014, September 10, 2014	March 27, 2019	3.753%
Series B	February 7, 2018	February 7, 2020	Three month CDOR plus 1.07%

	Face value	Unamortized accretion	Unamortized financing costs	Carrying value	Current portion	Non-current portion
Series A	\$ 200,000	\$ 214	\$ (332)	\$ 199,882	\$ 199,882	\$ —
Series B	200,000	—	(751)	199,249	—	199,249
March 31, 2018	\$ 400,000	\$ 214	\$ (1,083)	\$ 399,131	\$ 199,882	\$ 199,249
December 31, 2017	200,000	267	(413)	199,854	—	199,854

During the three months ended March 31, 2018, accretion to the liability of \$53 and financing cost amortization of \$139 were recorded (2017, \$51 and \$79, respectively).

In accordance with the Series A and Series B senior unsecured debentures supplemental indentures, the REIT must maintain various financial covenants. As at March 31, 2018, the REIT was in compliance with these requirements.

Note 8. Credit facilities

The REIT has unsecured revolving term credit facilities in the aggregate amount of \$500,000, which can be utilized for general corporate and working capital purposes, short-term financing of investment property acquisitions and the issuance of letters of credit. The REIT can draw on the facilities in Canadian or US dollars.

In 2017, the REIT entered into two five-year unsecured non-revolving term credit facilities in the aggregate amount of \$300,000, which can be utilized for general corporate and working capital purposes, property acquisitions and development financing.

The REIT's unsecured operating credit facilities are summarized as follows:

	March 31, 2018			December 31, 2017		
	Borrowing capacity	Amounts drawn	Available to be drawn	Amounts drawn	Available to be drawn	Applicable interest rates ⁽¹⁾
Revolving facilities maturing December 15, 2018	\$ 300,000	\$ 170,459	\$ 129,541	\$ 267,748	\$ 32,252	BA rate plus 1.70% or prime plus 0.70% or LIBOR plus 1.70% or U.S. base rate plus 0.70%
Revolving facility maturing April 29, 2021	200,000	84,341	115,659	170,635	29,365	BA rate plus 1.70% or prime plus 0.70% or LIBOR plus 1.70% or U.S. base rate plus 0.70%
Non-revolving facility maturing July 6, 2022	150,000	150,000	—	150,000	—	3.57%
Non-revolving facility maturing July 18, 2022	150,000	150,000	—	150,000	—	3.50%
Financing costs		(1,023)		(1,078)		
Total credit facilities	800,000	553,777	245,200	737,305	61,617	
Current portion		254,800		438,383		
Non-current portion		\$ 298,977		\$ 298,922		

(1) The REIT has entered into interest rate swaps on both of its non-revolving credit facilities.

For purposes of the credit facilities, the REIT must maintain various financial covenants. As at March 31, 2018, the REIT was in compliance with these requirements.

Note 9. Unitholders' equity

(a) Common units:

(i) Authorized:

In accordance with the Declaration of Trust, the REIT may issue an unlimited number of common units, with each unit representing an equal undivided interest in any distributions from the REIT, and in the net assets in the event of termination or wind-up of the REIT. All units are of the same class with equal rights and restrictions.

(ii) Issued and outstanding:

	Number of units	Amount
Balance at December 31, 2016	150,333,077	\$ 1,958,344
Restricted units redeemed	22,959	307
Conversion of Series G convertible debentures	1,318	36
Distribution Reinvestment and Unit Purchase Plan	242,312	2,972
Balance at December 31, 2017	150,599,666	1,961,659
Restricted units redeemed	6,772	96
Deferred units redeemed	4,189	59
Private placement, net of issue costs of \$145 ⁽¹⁾	3,185,152	43,651
Balance at March 31, 2018	153,795,779	\$ 2,005,465

(1) The REIT issued units related to the step-acquisitions of 1700 Broadway and Hudson's Bay Centre. See note 3 for further information.

The REIT has a Distribution Reinvestment and Unit Purchase Plan ("DRIP") which allows unitholders the option to elect to receive all or a portion of their regular monthly distributions in additional REIT units. On January 13, 2017, the REIT announced the suspension of its DRIP until further notice.

(b) Preferred units:

In accordance with the Declaration of Trust, the REIT may issue an unlimited number of preferred units.

Particulars of the REIT's outstanding preferred units are as follows:

Preferred unit series	Issue date	Number of units outstanding	Face value	Annual distribution rate	Distribution rate reset date
Series A	August 2 and 10, 2012	3,450,000	\$ 86,250	5.662%	September 30, 2022
Series E	March 21, 2013	4,000,000	100,000	4.750%	September 30, 2018
Series G	July 29, 2013	3,200,000	80,000	5.000%	July 31, 2019
Series I	January 31, 2018	5,000,000	125,000	6.000%	April 30, 2023

On January 31, 2018, under the August 8, 2016 short form base shelf prospectus, the REIT issued 5,000,000 Cumulative Minimum Rate Reset Preferred Trust Units, Series I (the "Series I Units") for aggregate gross proceeds of \$125,000. The Series I Units pay a cumulative distribution yield of 6.00% per annum, payable quarterly, as and when declared by the Board of Trustees of the REIT, for the initial five-year period ending April 30, 2023. The distribution rate will be reset on April 30, 2023 and every five years thereafter at a rate equal to the greater of (i) the sum of the then five-year Government of Canada bond yield and 3.93% and (ii) 6.00%.

The REIT may redeem the Series I Units on April 30, 2023 and on April 30 every five years thereafter. The holders of Series I Units have the right to reclassify their Series I Units to Preferred Units, Series J (the "Series J Units"), subject to certain conditions, on April 30, 2023 and on April 30 every five years thereafter. The Series J Units pay floating rate cumulative preferential distributions on a quarterly basis, at the discretion of the Board of Trustees. The holders of Series J Units have the right to reclassify their Series J Units to Series I Units on April 30, 2028 and on April 30 every five years thereafter.

On March 31, 2018, the REIT redeemed all 3,000,000 outstanding Series C Units with an aggregate face value of US\$75,000. The REIT recognized a foreign currency translation loss of \$26,952 on this redemption through contributed surplus.

The REIT may redeem the Series A, Series E, Series G or Series I Units on the respective distribution rate reset date and every five years thereafter. The holders of the Series A, Series E, Series G and Series I Units have the right to reclassify their Units into Series B, Series F, Series H and Series J Units, respectively, on the distribution rate reset date and every five years thereafter.

The Series A Units, Series E Units, Series G Units and Series I Units rank equally with each other and with the outstanding Series B Units, Series F Units, Series H Units and Series J Units into which they may be reclassified, and rank in priority to the trust units.

(c) Short form base shelf prospectus:

On August 8, 2016, the REIT issued a short form base shelf prospectus. The REIT may from time to time during the 25-month period that this short form base shelf prospectus is valid, offer and issue the following securities up to a maximum of \$2,000,000 of initial offering price: (i) trust units of the REIT; (ii) preferred trust units, which may be issuable in series; (iii) debt securities, which may consist of debentures, notes or other types of debt and may be issuable in series; (iv) unit purchase warrants; and (v) subscription receipts to purchase trust securities. As at March 31, 2018, the REIT had issued senior unsecured debentures under one offering in the amount of \$200,000 and preferred units under one offering in the amount of \$125,000 under this short form base shelf prospectus.

(d) Weighted-average common units:

	Three months ended March 31,	
	2018	2017
Net income	\$ 50,722	\$ 77,016
Adjustment for distributions to preferred unitholders (note 10)	(5,921)	(4,630)
Net income attributable to common unitholders	44,801	72,386
Adjustment for restricted units	(56)	91
Adjustment for deferred units	(31)	—
Diluted net income attributable to common unitholders	\$ 44,714	\$ 72,477

The weighted-average number of common units outstanding was as follows:

Basic common units	151,494,437	150,545,114
Effect of dilutive securities:		
Restricted units	459,106	350,175
Deferred units	87,225	—
Diluted common units	152,040,768	150,895,289
Net income per unit attributable to common unitholders:		
Basic	\$ 0.30	\$ 0.48
Diluted	0.29	0.48

The computation of diluted net income per unit attributable to common unitholders includes unit options, restricted units and deferred units when these instruments are dilutive. For the three months ended March 31, 2018, there were no anti-dilutive units. For the three months ended March 31, 2017, unit options and deferred units were anti-dilutive, for an aggregate total of 1,461,274 units.

Note 10. Distributions to unitholders

Total distributions declared to unitholders were as follows:

	Three months ended March 31, 2018		Three months ended March 31, 2017	
	Total distributions	Distributions per unit	Total distributions	Distributions per unit
Common unitholders	\$ 40,951	\$ 0.27	\$ 40,656	\$ 0.27
Preferred unitholders - Series A	1,221	0.35	1,132	0.33
Preferred unitholders - Series C	1,269	0.42	1,310	0.44
Preferred unitholders - Series E	1,188	0.30	1,188	0.30
Preferred unitholders - Series G	1,000	0.31	1,000	0.31
Preferred unitholders - Series I	1,243	0.25	—	—

Note 11. Revenue

The REIT's revenue is made up of the following significant categories:

	Three months ended March 31,	
	2018	2017
Basic rent, parking and other revenue	\$ 84,855	\$ 91,343
Operating cost and realty tax recoveries	42,012	44,045
Tenant inducements amortized to revenue	(4,798)	(4,212)
Straight-line rent adjustments	1,577	1,467
Lease termination income	2,123	914
	<u>\$ 125,769</u>	<u>\$ 133,557</u>

Refer to note 17 for a disaggregation of revenue by reportable geographical region.

Note 12. Corporate expenses

For the three months ended March 31, 2018, corporate expenses included a non-recurring pension liability adjustment of \$3,392 (2017, \$nil) to reflect the amounts that will be due upon expiry of key management personnel contracts.

Note 13. Interest expense

	Three months ended March 31,	
	2018	2017
Interest on mortgages and loans payable	\$ 15,087	\$ 19,566
Interest on senior unsecured debentures	2,681	1,865
Interest on convertible debentures	—	1,075
Interest on credit facilities	5,237	2,223
Net amortization of above- and below-market mortgages fair value adjustments	(180)	(323)
Amortization of financing costs	842	851
Accretion on liability component of debentures	(53)	(175)
	<u>\$ 23,614</u>	<u>\$ 25,082</u>

Note 14. Transaction costs

The REIT incurred transaction costs in relation to the following:

	Three months ended March 31,	
	2018	2017
Acquisitions of investment properties	\$ 651	\$ —
Termination of property management agreements	5,025	—
	<u>\$ 5,676</u>	<u>\$ —</u>

During the three months ended March 31, 2018, the REIT internalized the property management of several of its investment properties and terminated the third party property management contracts.

Note 15. Fair value gains on derivative instruments and other transactions

The REIT recorded gains (losses) on the following:

	Three months ended	
	2018	March 31, 2017
Business combinations ⁽¹⁾	\$ 5,384	\$ —
Interest rate swaps	4,477	1,080
Foreign currency contracts	3,813	(1,646)
Convertible debentures	—	1,045
Other derivatives	280	—
	<hr/>	<hr/>
	\$ 13,954	\$ 479

(1) The REIT realized bargain purchase gains related to the step-acquisitions of 1700 Broadway and Hudson's Bay Centre. See note 3 for further information.

Note 16. Income taxes

(a) Canadian taxes:

The REIT currently qualifies as a mutual fund trust and a real estate investment trust ("REIT") for Canadian income tax purposes. Under current tax legislation, income distributed annually by the REIT to unitholders is a deduction in the calculation of its taxable income. As the REIT intends to distribute all of its taxable income to its unitholders, the REIT does not record a provision for current Canadian income taxes.

(b) U.S. taxes:

The REIT's U.S. properties are owned by subsidiaries that are REITs for U.S. income tax purposes. These subsidiaries intend to distribute all of their U.S. taxable income to Canada and are entitled to deduct such distributions for U.S. income tax purposes. As a result, the REIT does not record a provision for current federal U.S. income taxes on the taxable income earned by these subsidiaries. These U.S. subsidiaries are subject to certain state taxes and a 30% to 35% withholding tax on distributions to Canada. Any withholding taxes paid are recorded with the related distributions.

The REIT is subject to federal and state taxation in the U.S. on the taxable income earned by its U.S. management subsidiary.

Note 17. Segmented information

The REIT owns and operates various properties located in Canada and the U.S. These properties are managed by and reported internally on the basis of geographical regions. Western Canada includes British Columbia and Alberta; Central Canada includes Saskatchewan and Manitoba; and Eastern Canada includes Ontario. Segmented information includes the REIT's joint ventures as presented using the proportionate share method. REIT expenses, including interest relating to debentures and credit facilities, have not been allocated to the segments.

Three months ended March 31, 2018

	Western Canada	Central Canada	Eastern Canada	U.S.	REIT	Joint ventures adjustment	Total
Revenue	\$ 34,456	\$ 27,159	\$ 15,973	\$ 54,598	\$ 59	\$ (6,476)	\$ 125,769
Expenses:							
Property operating	8,264	6,866	4,005	13,613	—	(1,948)	30,800
Realty taxes	4,957	4,721	2,631	8,886	—	(1,191)	20,004
	13,221	11,587	6,636	22,499	—	(3,139)	50,804
Net operating income	21,235	15,572	9,337	32,099	59	(3,337)	74,965
Other income (expenses):							
Corporate expenses	—	—	—	—	(6,301)	—	(6,301)
Interest expense	(3,482)	(2,258)	(2,077)	(9,145)	(8,192)	1,540	(23,614)
Interest income	210	27	84	44	222	(2)	585
Net income from investments in joint ventures	—	—	—	—	—	5,021	5,021
Fair value (loss) gain on investment properties	(32,832)	(6,141)	21,215	13,214	137	(1,525)	(5,932)
Foreign currency translation loss	—	—	—	—	(2,167)	—	(2,167)
Transaction costs	—	—	—	(651)	(5,025)	—	(5,676)
Gain on financial instruments	—	—	—	3,578	12,073	(1,697)	13,954
(Loss) income before income taxes	(14,869)	7,200	28,559	39,139	(9,194)	—	50,835
Income tax expense	—	—	—	(113)	—	—	(113)
Net (loss) income	\$ (14,869)	\$ 7,200	\$ 28,559	\$ 39,026	\$ (9,194)	\$ —	\$ 50,722
Acquisitions of investment properties	\$ —	\$ —	\$ —	\$ 99,656	\$ —	\$ —	\$ 99,656
Additions to investment properties and investment properties under development	1,537	4,235	1,199	5,960	—	(437)	12,494
Additions to tenant inducements	3,410	3,242	702	5,084	—	(546)	11,892
Additions to leasing commissions	533	306	538	1,262	—	(465)	2,174

March 31, 2018

	Western Canada	Central Canada	Eastern Canada	U.S.	REIT	Joint ventures adjustment	Total
Total assets	\$ 1,356,342	\$ 1,153,532	\$ 696,691	\$ 2,313,501	\$ 33,005	\$ (125,677)	\$ 5,427,394
Total liabilities	390,736	227,523	214,342	1,014,218	994,231	(125,677)	2,715,373

Three months ended March 31, 2017

	Western Canada	Central Canada	Eastern Canada	U.S.	REIT	Joint ventures adjustment	Total
Revenue	\$ 43,698	\$ 26,846	\$ 15,204	\$ 53,717	\$ 73	\$ (5,981)	\$ 133,557
Expenses:							
Property operating	9,572	6,850	3,823	13,399	—	(1,813)	31,831
Realty taxes	6,740	4,043	2,640	9,069	—	(1,044)	21,448
	16,312	10,893	6,463	22,468	—	(2,857)	53,279
Net operating income	27,386	15,953	8,741	31,249	73	(3,124)	80,278
Other income (expenses):							
Corporate expenses	—	—	—	—	(3,782)	—	(3,782)
Interest expense	(6,624)	(3,468)	(2,496)	(8,574)	(5,221)	1,301	(25,082)
Interest income	226	15	5	3	31	(1)	279
Net income from investments in joint ventures	—	—	—	—	—	6,114	6,114
Fair value (loss) gain on investment properties	(1,714)	1,101	8,891	9,483	—	(4,290)	13,471
Foreign currency translation gain	—	—	—	—	4,867	—	4,867
Gain on financial instruments	—	—	—	—	479	—	479
Income (loss) before income taxes	19,274	13,601	15,141	32,161	(3,553)	—	76,624
Income tax recovery	—	—	—	392	—	—	392
Net income (loss)	\$ 19,274	\$ 13,601	\$ 15,141	\$ 32,553	\$ (3,553)	\$ —	\$ 77,016
Acquisitions of investment properties	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Additions to investment properties and investment properties under development	1,709	6,935	1,174	26,997	—	(19,087)	17,728
Additions to tenant inducements	4,442	1,778	644	4,405	—	(1,841)	9,428
Additions to leasing commissions	1,809	258	405	1,436	—	(440)	3,468

December 31, 2017

	Western Canada	Central Canada	Eastern Canada	U.S.	REIT	Joint ventures adjustment	Total
Total assets	\$ 1,383,098	\$ 1,152,199	\$ 672,959	\$ 2,143,984	\$ 29,768	\$ (166,112)	\$ 5,215,896
Total liabilities	415,255	227,382	217,011	940,840	976,311	(166,112)	2,610,687

Note 18. Commitments, contingencies and guarantees

(a) Letters of credit:

As of March 31, 2018, the REIT had issued letters of credit in the amount of \$4,904 (December 31, 2017, \$4,904).

(b) Contingencies:

The REIT performs an assessment of legal and tax proceedings and claims which have occurred or could occur as a result of ongoing operations of the trust. Based on the information available, the outcomes of these contingent liabilities are uncertain and do not satisfy the requirements to be recognized in the consolidated financial statements as liabilities.

(c) Guarantees:

AX L.P. has guaranteed certain debt assumed by purchasers in connection with the dispositions of three properties at March 31, 2018 (December 31, 2017, four properties). These guarantees will remain until the debt is modified, refinanced or extinguished. Credit risk arises in the event that the purchasers default on repayment of their debt since it is guaranteed by the REIT. This credit risk is mitigated as the REIT has recourse under these guarantees in the event of default by the purchasers, in which case the REIT would have a claim against the underlying properties. The estimated amount of debt subject to the guarantees at March 31, 2018 was \$59,713 (December 31, 2017, \$61,927), with an estimated weighted-average remaining term of 4.9 years (December 31, 2017, 5.0 years). No liabilities in excess of the fair values of the guarantees have been recognized in the consolidated financial statements as the estimated fair values of the borrowers' interests in the underlying properties are greater than the mortgages payable for which the REIT provided the guarantees.

Note 19. Capital management

The REIT's objectives when managing capital are to safeguard the ability to continue as a going concern and to generate sufficient returns to provide unitholders with stable cash distributions. The REIT defines capital as mortgages and loans payable, senior unsecured debentures, credit facilities and unitholders' equity.

The REIT's Declaration of Trust permits the REIT to incur indebtedness, provided that after giving effect to incurring or assuming any indebtedness (as defined in the Declaration of Trust), the amount of such indebtedness of the REIT is not more than 70% of the gross book value of the REIT's total assets. Gross book value as defined in the Declaration of Trust includes the consolidated book value of the assets of the REIT, plus the amount of accumulated depreciation and amortization recorded in the books and records of the REIT, plus the amount of any deferred tax liability arising out of any indirect acquisitions, calculated in accordance with generally accepted accounting principles. As at March 31, 2018, the ratio of such indebtedness to gross book value was 47.8% (December 31, 2017, 47.9%), which complies with the requirement in the Declaration of Trust and is consistent with the REIT's objectives.

The total managed capital for the REIT is summarized below:

	Note	March 31, 2018	December 31, 2017
Mortgages and loans payable	6	\$ 1,640,921	\$ 1,561,033
Senior unsecured debentures	7	399,131	199,854
Credit facilities	8	553,777	737,305
Total debt		2,593,829	2,498,192
Unitholders' equity		2,712,021	2,605,209
		\$ 5,305,850	\$ 5,103,401

Note 20. Risk management

In the normal course of business, the REIT is exposed to a number of risks that can affect its operating performance. The most significant of these risks, and the actions taken to manage them, are as follows:

(a) Interest rate risk:

The REIT is exposed to interest rate risk on its borrowings. The Declaration of Trust restricts the REIT's indebtedness to 70% of the gross book value of the REIT's total assets. The REIT also monitors the amount of variable rate debt. The REIT has the majority of its mortgages payable and debentures in fixed rate terms. In addition, management considers the weighted-average term to maturity of long-term debt relative to the remaining average lease terms. At March 31, 2018, the REIT was a party to \$1,425,994 of variable rate debt, including credit facilities (December 31, 2017, \$1,580,397). At March 31, 2018, the REIT had entered into interest rate swaps to hedge the interest rate risk associated with \$797,683 of variable rate debt, including swaps on credit facilities (December 31, 2017, \$756,956).

(b) Foreign currency risk:

The REIT owns properties located in the U.S., and therefore, the REIT is subject to foreign currency fluctuations that may impact its financial position and results. In order to mitigate this risk, the REIT's debt on U.S. properties is held in US dollars to act as a natural hedge.

A \$0.10 weakening in the US dollar against the average Canadian dollar exchange rate of 1.2722 for the three months ended March 31, 2018, and the period end exchange rate of 1.2894 at March 31, 2018, would have decreased net income by approximately \$1,214 for the three months ended March 31, 2018. A \$0.10 weakening in the US dollar against the Canadian dollar would have decreased other comprehensive income by approximately \$99,128 for the three months ended March 31, 2018. Conversely, a \$0.10 strengthening in the US dollar against the Canadian dollar would have had an equal but opposite effect. This analysis assumes that all variables, in particular interest rates, remain constant.

Note 21. Fair value measurements

The REIT uses a three-level hierarchy that reflects the significance of the inputs used in making fair value measurements of its financial instruments and its investment properties. Level 1 of the fair value hierarchy uses quoted market prices in active markets for identical assets or liabilities to determine the fair value of assets and liabilities. Level 2 includes valuations using inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly. Level 3 valuations are based on inputs for the asset or liability that are not based on observable market data.

There were no transfers of assets or liabilities between hierarchy levels during the three months ended March 31, 2018.

	Fair value hierarchy	March 31, 2018		December 31, 2017	
		Carrying value	Fair value	Carrying value	Fair value
Assets:					
Investment properties	Level 3	\$ 4,975,827	\$ 4,975,827	\$ 4,720,362	\$ 4,720,362
Investment properties under development	Level 3	70,131	70,131	79,701	79,701
Notes receivable	Level 2	17,548	18,333	15,304	16,152
Investment properties held for sale	Level 3	100,030	100,030	110,188	110,188
Derivative instruments	Level 2	14,512	14,512	8,425	8,425
		5,178,048	5,178,833	4,933,980	4,934,828
Liabilities:					
Mortgages and loans payable	Level 2	1,640,921	1,648,784	1,561,033	1,574,614
Senior unsecured debentures	Level 2	399,131	401,657	199,854	201,438
Credit facilities	Level 2	553,777	554,800	737,305	738,383
Derivative instruments	Level 2	3,760	3,760	6,185	6,185
		2,597,589	2,609,001	2,504,377	2,520,620
		\$ 2,580,459	\$ 2,569,832	\$ 2,429,603	\$ 2,414,208

The fair value of the REIT's accounts receivable and other receivables, cash held in trust, cash and accounts payable and other liabilities approximate their carrying amounts due to the relatively short periods to maturity of these financial instruments.

The fair values of notes receivable, derivative instruments, mortgages and loans payable, senior unsecured debentures and credit facilities have been determined by discounting the cash flows of these financial instruments using period end market rates for instruments of similar terms and credit risks.

Derivative instruments primarily consist of interest rate and foreign currency swaps. The REIT entered into interest rate swaps on a number of mortgages and its non-revolving credit facilities. The swaps are not designated in a hedge relationship.

Note 22. Subsequent events

The following events occurred subsequent to March 31, 2018:

- The REIT acquired an 80% ownership interest in a 30 acre industrial development site located in Denver, Colorado for US \$2,777.
- The REIT repaid a maturing mortgage on a retail property in the amount of \$5,974.
- The REIT drew an aggregate amount of \$30,500 on its revolving term credit facilities.
- The REIT has an unconditional sale agreement for the disposition of an office property located in Calgary, Alberta. The sale price of this property is \$9,000, which is in line with its IFRS value. The REIT anticipates that the disposition will close in June 2018.
- The REIT declared a monthly cash distribution of \$0.09 per unit for the month of April 2018.
- The REIT declared a quarterly cash distribution of \$0.3125 per Series G Unit for the quarter ending April 30, 2018.
- The REIT declared a quarterly cash distribution of \$0.3750 per Series I Unit for the quarter ending April 30, 2018.

Note 23. Approval of financial statements

These interim condensed consolidated financial statements were approved by the Board of Trustees and authorized for issue on May 10, 2018.