

# PARTNERS REIT

*RETAIL-FOCUSED, GROWTH-DRIVEN.*

## **SUPPLEMENTAL INFORMATION PACKAGE** FOR THE THREE AND SIX MONTHS ENDED JUNE 30, 2014



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## **Financial and Operating Performance**

### **NOI**

- > All property NOI for the three months ended June 30th, 2014 increased over the same period in 2013 by \$0.9 million (9%).
- > Same property NOI, which removes the effect of the REIT's acquisitions, decreased by 1.9% for the three months ended June 30, 2014.

### **FFO**

- > FFO for the three months ended June 30, 2014 decreased by 30% over the same period in 2013.

### **AFFO**

- > AFFO for the three months ended June 30, 2014 decreased by 26% over the same period in 2013.

### **Occupancy**

- > Occupancy at June 30, 2014 of 96.8% increased compared to occupancy at December 31, 2013, of 96.4% and 96.0% at June 30, 2013.
- > Of the leases that expired during the year ended December 31, 2014, 279,977 square feet have been renewed or replaced with new leases with a further 102,885 square feet currently in the process of being renewed or committed to lease. The balance of 20,212 square feet, comprising eight tenancies, will require new prospects.

### **Acquisitions**

- > During the second quarter of 2014 the REIT acquired 3 Ontario properties
- > The portfolio now consists of 42 properties totaling 3.2 million square feet of GLA.

### **Assets**

- > The REIT's total assets as at June 30, 2014 increased \$90.5 million over the balance at December 31, 2013. This increase was due to the acquisition of three Ontario properties, increases in working capital and partially offset by fair value losses recognized on the REIT's property portfolio.

### **Capital**

- > In the second quarter of 2014 the REIT received and accepted a financing commitment of \$15 million of financing as a second mortgage loan on certain properties in Manitoba and Quebec.
- > Overall, the REIT's weighted average effective interest rate on mortgages was 4.83% at June 30 2014 an increase from 4.34% at December 31, 2013 and from 4.48% at December 31, 2012, with a weighted average term to maturity of approximately three years.
- > Over 90% of the REIT's debt is at fixed rates, and of that amount, \$127.8 million matures over the next two years.
- > At June 30, 2014 the REIT has a debt-to-gross book value ratio of 66.7% (December 31, 2013 – 66.7%).
- > Interest coverage and debt service coverage ratios decreased in the second quarter to 1.94 times and 1.29 times, respectively.

	As at and for the three months ended		As at and for the six months ended	
	Jun 30, 2014	Jun 30, 2013	Jun 30, 2014	Jun 30, 2013
Revenues from income producing properties	\$ 16,432,960	\$ 14,078,122	\$ 31,600,856	\$ 27,259,686
Net income (loss)	(4,499,171)	2,402,571	(5,811,357)	10,500,236
Net income (loss) per unit - basic	(0.17)	0.09	(0.22)	0.41
NOI <sup>(1)</sup>	10,128,848	9,267,739	19,688,342	17,422,751
NOI - same property <sup>(1)</sup>	8,255,954	8,418,087	15,681,421	16,041,849
FFO <sup>(1)</sup>	2,571,438	3,659,044	6,084,334	7,245,369
FFO per unit <sup>(1)</sup>	0.08	0.14	0.21	0.28
AFFO <sup>(1)</sup>	2,754,102	3,718,747	6,403,117	7,501,089
AFFO per unit <sup>(1)</sup>	0.09	0.14	0.22	0.29
Distributions <sup>(2)</sup>	3,441,958	4,140,261	6,705,171	8,263,281
Distributions per unit <sup>(2)</sup>	0.13	0.16	0.25	0.32
Distribution payout ratio <sup>(3)</sup>	134% / 125%	113% / 111%	110% / 105%	114% / 110%
Cash distributions <sup>(4)</sup>	3,052,841	3,858,402	6,035,307	7,747,299
Cash distributions per unit <sup>(4)</sup>	0.11	0.15	0.23	0.30
Cash distribution payout ratio <sup>(5)</sup>	119% / 111%	105% / 104%	99% / 94%	107% / 103%

As at	Jun 30, 2014	Dec 31, 2013	Jun 30, 2013
Total assets	\$ 686,132,048	\$ 595,628,037	\$ 589,261,829
Total debt <sup>(6)</sup>	466,478,102	398,612,885	377,996,817
Total equity	180,519,609	184,878,657	198,001,004
Weighted average units outstanding - basic	26,562,998	25,731,319	25,564,016
Debt-to-gross book value including debentures <sup>(6)</sup>	66.7%	66.7%	65.9%
Debt-to-gross book value excluding debentures <sup>(6)</sup>	54.5%	52.4%	51.1%
Interest coverage ratio <sup>(7)</sup>	1.94	2.10	2.65
Debt service coverage ratio <sup>(7)</sup>	1.29	1.43	1.67
Weighted average interest rate <sup>(8)</sup>	4.83%	4.34%	4.31%
Portfolio occupancy <sup>(9)</sup>	96.8%	96.4%	96.0%

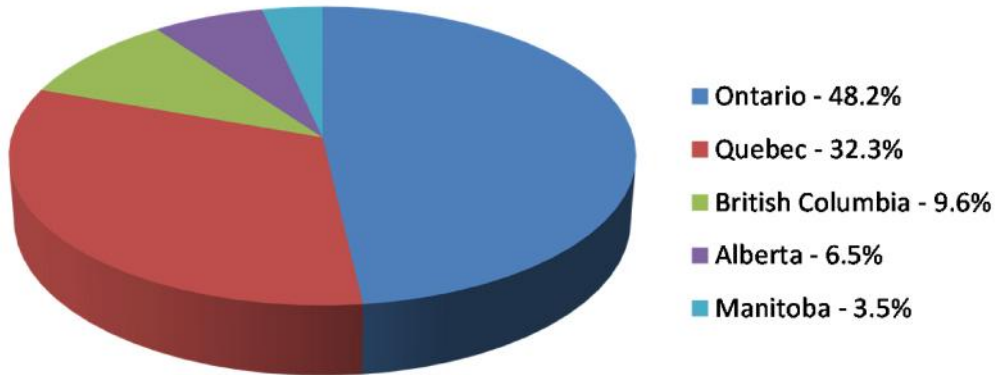
- (1) NOI, FFO and AFFO are non-IFRS financial measures widely used in the real estate industry. See "Part II – Performance Measurement" for further details and advisories.
- (2) Represents distributions to unitholders on an accrual basis. Distributions are payable as at the end of the period in which they are declared by the Board of Trustees, and are paid on or around the 15th day of the following month. Distributions per unit exclude the 5% bonus units given to participants in the Distribution Reinvestment and Optional Unit Purchase Plan.
- (3) Total distributions as a percentage of FFO/AFFO.
- (4) Represents distributions on a cash basis, and as such, excludes the non-cash distributions of units issued under the Distribution Reinvestment and Optional Unit Purchase Plan.
- (5) Cash distributions as a percentage of FFO/AFFO.
- (6) See calculation under "Debt-to-Gross Book Value" in "Part IV – Results of Operations".
- (7) Calculated on a rolling four-quarter basis. See definition under "Mortgages and Other Financing" in "Part IV – Results of Operations".
- (8) Represents the weighted average effective interest rate for secured debt excluding debentures and credit facilities.
- (9) Occupancy excludes three Ontario properties from the Holyrood Acquisition.
- (10) Certain comparative figures have been reclassified to conform with the current year's presentation.

# FUNDS FROM OPERATIONS & ADJUSTED FUNDS FROM OPERATIONS

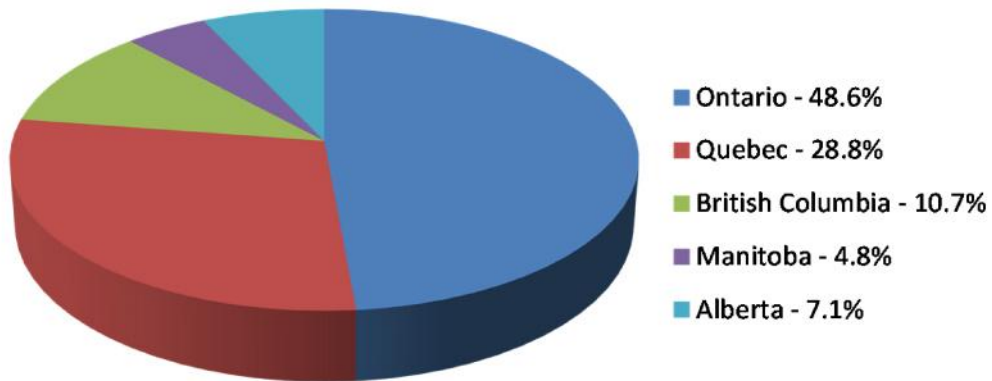
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	For the three months ended		
	June 30, 2014	June 30, 2013	Change
Net income for the period	\$ (4,499,171)	\$ 2,402,571	\$ (6,901,742)
Amortization of TIs and LCs	190,758	112,865	77,893
Unit option compensation expense	-	10,000	(10,000)
Other transaction costs	2,542,934	1,787,634	755,300
Interest on exchangeable LP units	619,640	36,924	582,716
Fair value losses (gains)	3,717,277	(690,950)	4,408,227
<b>FFO</b>	<b>\$ 2,571,438</b>	<b>\$ 3,659,044</b>	<b>\$ (1,087,606)</b>
FFO per unit	\$ 0.08	\$ 0.14	\$ (0.06)
<i>AFFO deductions:</i>			
Amortization of deferred financing costs	548,412	610,377	(61,965)
Straight-line rent	(259,233)	(504,138)	244,905
Costs to maintain current operations	(489,734)	(46,536)	(443,198)
Head Lease Obligation	383,219	-	383,219
<b>AFFO</b>	<b>\$ 2,754,102</b>	<b>\$ 3,718,747</b>	<b>\$ (964,645)</b>
AFFO per unit	\$ 0.09	\$ 0.14	\$ (0.05)
Total weighted average units	30,847,469	26,036,821	4,810,648

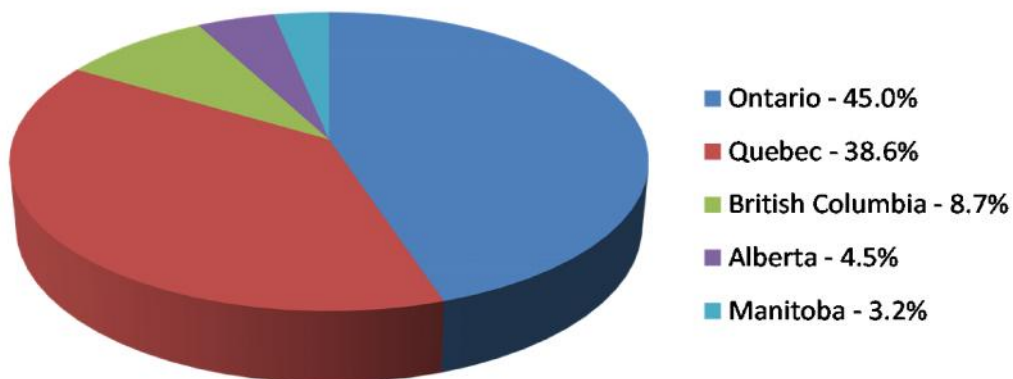
### Gross Revenue by Province



### NOI by Province



### Gross Leasable Area by Province



## Top 10 Tenants by Leased Area

Rank	Tenant	Number of Locations	GLA (sq. ft.)	Percentage of Leased Portfolio
1	Shoppers Drug Mart	16	254,700	9.7%
2	Canadian Tire	5	199,296	7.6%
3	Walmart	2	172,649	6.6%
4	Metro/Super C	3	130,892	5.0%
5	Québec Government	11	130,213	5.0%
6	Sears	1	96,909	3.7%
7	Rona	3	86,802	3.3%
8	Loblaws	2	82,707	3.2%
9	Brault & Martineau	1	77,318	2.9%
10	Michaels	3	69,003	2.6%
	Other	407	1,323,258	50.4%
	<b>Total</b>	<b>454</b>	<b>2,623,747</b>	<b>100.0%</b>

## Top 10 Tenants by Gross Rental Revenue

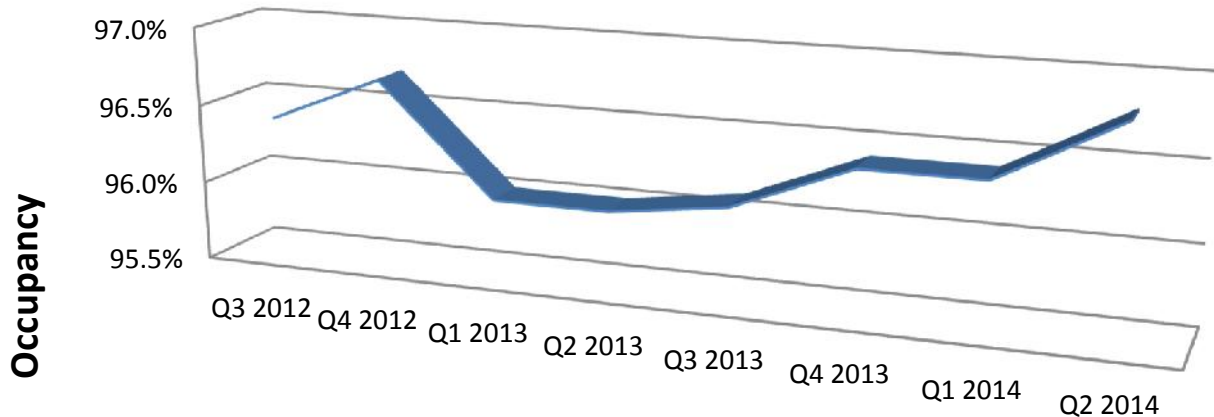
Rank	Tenant	Number of Locations	Annualized Rental Revenue	Average Remaining Lease Term (years)
1	Shoppers Drug Mart	16	14.6%	6.6
2	Canadian Tire	5	6.2%	5.9
3	Quebec Government	11	4.9%	4.6
4	Metro - Super C	3	4.8%	8.5
5	Walmart	2	2.8%	8.3
6	Michaels	3	2.6%	5.0
7	Sobey's	2	2.6%	12.8
8	Mark's Work Wearhouse	3	2.3%	3.5
9	Dollarama	6	2.1%	6.1
10	Staples	2	1.9%	5.6
	Other	401	55.2%	6.5
		<b>454</b>	<b>100.0%</b>	<b>6.7</b>

# LEASE EXPIRATION SCHEDULE & HISTORICAL OCCUPANCY ANALYSIS

The weighted average term to maturity of existing leases is approximately six and a half years. The table below shows the number of lease expiries by year, the GLA and annualized base rent related to those expiries, and the average rent per square foot:

Year of Expiry	Number of Stores	GLA (sq. ft.)	GLA (%)	Annualized Base Rent (%)	Average Rent psf (\$)
2014	56	93,641	3.5%	3.50%	14.85
2015	53	284,502	10.5%	8.29%	11.58
2016	56	342,829	12.6%	11.24%	13.03
2017	44	214,730	7.9%	9.76%	18.07
2018	37	183,666	6.8%	8.38%	18.14
Thereafter	152	1,504,379	55.5%	58.81%	15.54
Vacant	56	87,718	3.2%	-	-
<b>Total</b>	<b>454</b>	<b>2,711,465</b>	<b>100.0%</b>	<b>100.0%</b>	<b>\$ 15.15</b>

The historical occupancy rate for the most recent eight quarters is as follows:



	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014
■ Occupancy	96.4%	96.7%	96.0%	96.0%	96.1%	96.4%	96.4%	96.8%



<b>Age</b>	<b>GLA (sq. ft.)</b>	<b>GLA (%)</b>
2007 - 2014	1,243,993	45.9%
2001 - 2006	681,773	25.1%
1995 - 2000	328,653	12.1%
Before 1995	457,046	16.9%
<b>Total</b>	<b>2,711,465</b>	<b>100.0%</b>

The age of each property was based on the latest date that the property was either built, redeveloped or renovated. The average age of the REIT's property portfolio is 12 years.

Outlined below is the net operating income for properties which were owned for the same periods in both 2013 and 2014.

Three months ended	June 30th, 2014	June 30th, 2013	Change
Revenues from income producing properties	\$ 13,115,883	\$ 12,914,832	\$ 201,051
Property operating expenses	(1,951,079)	(1,623,053)	(328,026)
Realty taxes	(2,852,326)	(2,743,758)	(108,568)
Property management fees	(244,411)	(242,800)	(1,611)
	\$ 8,068,067	\$ 8,305,221	\$ (237,154)
Amortization of tenant costs	187,887	112,866	75,021
Net operating income	\$ 8,255,954	\$ 8,418,087	\$ (162,133)
Less: Straight-line rent	(259,233)	(504,138)	244,905
Net operating income net of SLR	\$ 7,996,721	\$ 7,913,949	\$ 82,772

# SAME PROPERTY OCCUPANCY

The data below outlines occupancy rates for properties which were owned for the same 3-month periods in both 2013 and 2014.

Three Months Ended	June 30, 2014			June 30, 2013		
	Total GLA	Occupancy %	WA Occupancy %	Total GLA	Occupancy %	WA Occupancy %
Mariner	100,257	100.0%	3.7%	100,257	96.8%	3.6%
Marcel	120,171	97.1%	4.3%	120,238	94.3%	4.2%
Repentigny	49,371	78.4%	1.4%	69,823	88.4%	2.3%
St-Remi	61,704	91.9%	2.1%	61,704	91.9%	2.1%
Sorel	31,776	63.1%	0.7%	31,776	63.1%	0.7%
Timmins	43,774	100.0%	1.6%	43,774	100.0%	1.6%
Centre Village	96,257	97.4%	3.5%	96,633	99.8%	3.6%
Elgar Place	10,120	100.0%	0.4%	10,321	100.0%	0.4%
Washington Park	32,594	91.1%	1.1%	32,652	92.9%	1.1%
Grand Bend	41,605	86.8%	1.3%	41,605	86.8%	1.3%
Quinte Crossroads	85,200	100.0%	3.1%	88,319	100.0%	3.3%
Thunder Centre	168,087	98.5%	6.1%	168,017	96.3%	6.0%
St Clair	40,088	94.8%	1.4%	40,088	89.6%	1.3%
Manning Crossing	64,528	94.4%	2.3%	64,528	83.3%	2.0%
King George	66,983	90.8%	2.2%	66,983	83.4%	2.1%
Crossing Bridge	45,913	100.0%	1.7%	45,913	93.0%	1.6%
Terrebonne	20,833	100.0%	0.8%	20,810	100.0%	0.8%
137 Ave	15,922	100.0%	0.6%	15,922	100.0%	0.6%
Centuria	32,625	100.0%	1.2%	32,128	100.0%	1.2%
Cornwall	252,511	98.8%	9.2%	252,507	98.2%	9.1%
Chateauguay	115,295	98.4%	4.2%	115,295	100.0%	4.2%
Evergreen	72,151	96.6%	2.6%	87,382	89.3%	2.9%
Mega Centre	308,489	98.0%	9.8%	313,558	100.0%	10.2%
Place Desormeaux	249,493	95.3%	8.8%	249,510	97.9%	9.0%
Place Val Est	110,577	93.7%	3.8%	110,577	92.6%	3.8%
Wellington	86,241	100.0%	3.2%	86,629	95.8%	3.1%
Rona - Exeter	42,780	100.0%	1.6%	42,780	100.0%	1.6%
Rona - Seaforth	19,622	100.0%	0.7%	19,622	100.0%	0.7%
Rona - Zurich	24,400	100.0%	0.9%	24,400	100.0%	0.9%
Shoppers Drug Mart - Brandon	16,986	100.0%	0.6%	16,986	100.0%	0.6%
Shoppers Drug Mart - Gatineau	17,028	100.0%	0.6%	17,028	100.0%	0.6%
Shoppers Drug Mart - Pembina	15,780	100.0%	0.6%	15,780	100.0%	0.6%
Shoppers Drug Mart - Selkirk	16,685	100.0%	0.6%	16,685	100.0%	0.6%
Shoppers Drug Mart - Sherbrook	16,839	100.0%	0.6%	16,839	100.0%	0.6%
Shoppers Drug Mart - Steinbach	21,005	100.0%	0.8%	21,005	100.0%	0.8%
Canadian Tire - Brockville	70,380	100.0%	2.6%	70,380	100.0%	2.6%
Canadian Tire - Strathroy	67,834	100.0%	2.5%	67,834	100.0%	2.5%
Canadian Tire - Wasaga	54,081	100.0%	2.0%	54,081	100.0%	2.0%
	<b>2,705,985</b>		<b>95.2%</b>	<b>2,750,369</b>		<b>96.0%</b>

## Mortgages Payable

Future principal repayments on the REIT's mortgages payable are as follows for 2013 to 2018 and thereafter:

Year	Principal installment payments	Principal maturing	Total	W.A. contractual rate on debt maturing
2014	4,789,790	24,870,435	29,660,225	4.49%
2015	8,508,112	101,490,007	109,998,119	6.62%
2016	7,139,252	28,376,013	35,515,265	4.33%
2017	5,152,734	81,111,316	86,264,050	4.95%
2018	2,407,464	35,029,628	37,437,092	4.09%
Thereafter	6,397,377	42,659,849	49,057,226	4.10%
<b>Total</b>	<b>\$ 34,394,729</b>	<b>\$ 313,537,248</b>	<b>\$ 347,931,977</b>	<b>4.83%</b>

The REIT's current weighted average term to maturity on mortgages payable is approximately 3 years. The weighted average contractual interest rate of the mortgages payable is 4.83%.

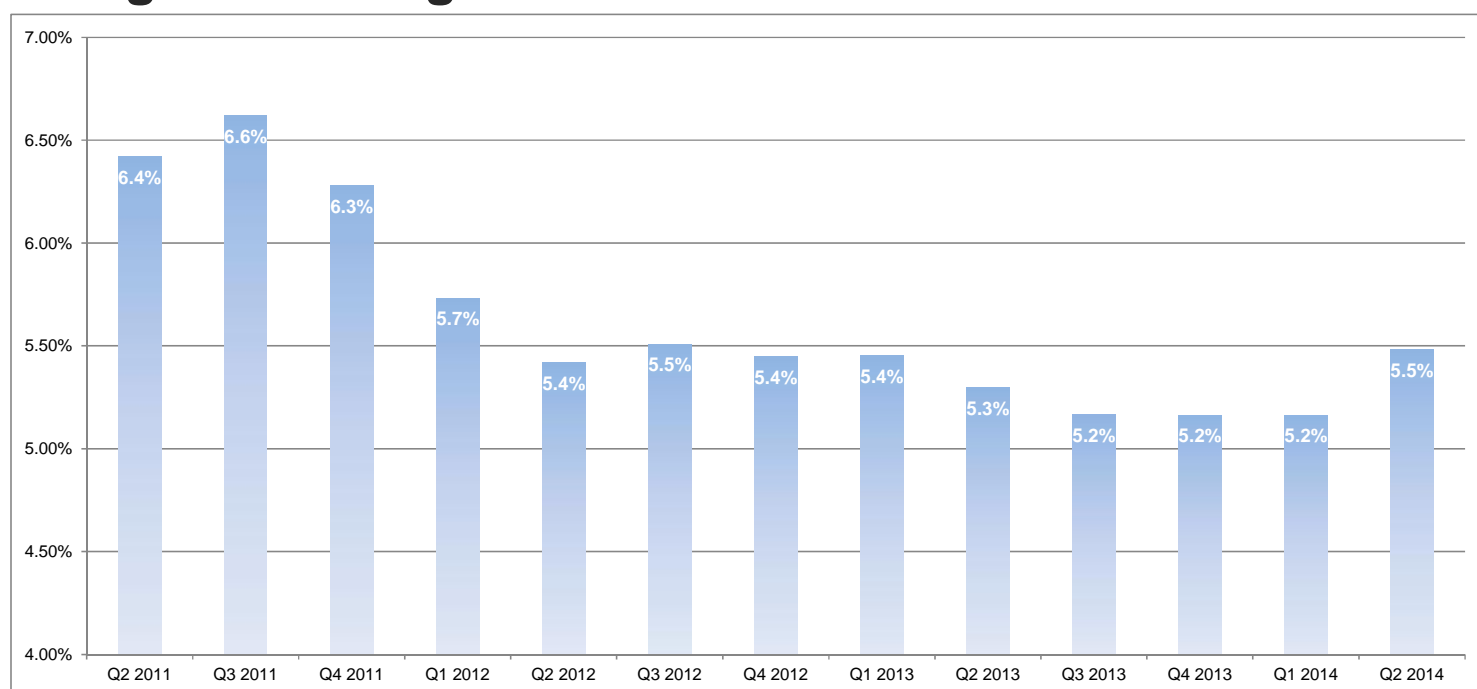
## Debentures Payable

In March 2011, the REIT issued convertible debentures of \$28.8 million that mature on March 31, 2016. The annual interest rate of these debentures is 8.0%.

In September 2012, the REIT issued convertible debentures of \$34.5 million that mature on September 30, 2017. The annual interest rate of these debentures is 6.0%.

In March 2013, the REIT issued convertible debentures of \$23.0 million that mature on March 31, 2018. The annual interest rate of these debentures is 5.5%.

## Weighted Average Cost of Debt



WACD - Considers the weighted average effective rate of mortgages, credit facilities and debentures.

Interest coverage and debt service coverage ratios are as follows:

	Rolling four quarters ended	
	June 30th, 2014	June 30th, 2013
Interest coverage ratio <sup>(1)</sup>	1.96	2.59
Debt service coverage ratio <sup>(2)</sup>	1.29	1.64

(1) Interest coverage ratio is calculated on a rolling four-quarter basis as EBITDA divided by interest expense (before amortization of financing fees included in interest expense), where EBITDA is net income before fair value gains or losses, interest expense, incentive unit option compensation expense, depreciation and amortization, other transaction costs, and bad debt expense. EBITDA is a non-IFRS financial measure of operating performance.

(2) Debt service coverage ratio is calculated on a rolling four-quarter basis as EBITDA divided by debt service, where debt service is principal repayments plus interest expense (before amortization of financing fees included in interest expense).

The interest coverage and debt service coverage ratios for the four rolling quarters ended June 30th, 2014 decreased in comparison to the same prior year period due to new mortgages, a convertible debenture offering and draws on the REIT's credit facility. The impact of these were partially offset by net income contributions from newly acquired properties

Property	Property Location	Gross Leasable Area (sq. ft.) <sup>(1)</sup>	Occupancy (%) <sup>(2) (3)</sup>	% of Portfolio's Annualized Base Rental Revenue <sup>(3)</sup>	Weighted Average Rent by Property	Anchor Tenants and Major Tenants
<b>British Columbia</b>						
Mariner Square	Campbell River, BC	100,257	100.0%	4.4%	\$ 17.26	Save-On Foods, London Drugs
Evergreen Shopping Centre	Sooke, BC	72,151	96.6%	2.7%	15.49	Shoppers Drug Mart
Centuria Urban Village	Kelowna, BC	32,625	100.0%	1.8%	22.51	Nesters Market
Washington Park Shopping Centre	Courtenay, BC	32,594	91.1%	1.8%	24.71	TD Canada Trust, Tim Hortons
<b>Subtotal British Columbia</b>		<b>237,627</b>	<b>97.7%</b>	<b>10.7%</b>	<b>\$ 18.46</b>	
<b>Alberta</b>						
Cobblestone Shopping Centre	Grand Prairie, Alberta	42,980	100.0%	2.8%	\$ 26.31	Shoppers Drug Mart, Starbucks, TD Canada Trust
Manning Crossing	Edmonton, AB	64,528	94.4%	3.6%	23.78	RBC, Tim Hortons, Smitty's Family Restaurant
137th Ave	Edmonton, AB	15,922	100.0%	0.7%	17.84	Shoppers Drug Mart
<b>Subtotal Alberta</b>		<b>123,430</b>	<b>97.1%</b>	<b>7.2%</b>	<b>\$ 23.89</b>	
<b>Manitoba</b>						
Shoppers Drug Mart Property	Steinbach, MB	21,005	100.0%	1.1%	\$ 21.01	Shoppers Drug Mart
Shoppers Drug Mart Property	Brandon, MB	16,986	100.0%	0.9%	21.75	Shoppers Drug Mart
Shoppers Drug Mart Property	Winnipeg (Sherbrook), MB	16,839	100.0%	1.1%	26.50	Shoppers Drug Mart
Shoppers Drug Mart Property	Selkirk, MB	16,685	100.0%	0.8%	19.00	Shoppers Drug Mart
Shoppers Drug Mart Property	Winnipeg (Pembina), MB	15,780	100.0%	1.1%	27.40	Shoppers Drug Mart
<b>Subtotal Manitoba</b>		<b>87,295</b>	<b>100.0%</b>	<b>5.1%</b>	<b>\$ 22.98</b>	
<b>Ontario</b>						
Timmins Power Centre	Timmins, ON	43,774	100.0%	1.9%	\$ 17.29	Mark's Work Warehouse
Grand Bend Towne Centre	Grand Bend, ON	41,605	86.8%	1.5%	16.62	Shoppers Drug Mart, Sobeys
Quinte Crossroads	Belleville, ON	85,200	100.0%	3.9%	18.04	The Brick, Best Buy, Mark's Work Warehouse
Thunder Centre	Thunder Bay, ON	168,087	98.5%	6.9%	16.65	Hudson's Bay Company, Michaels, Old Navy
St. Clair Beach Towne Centre	Tecumseh, ON	40,088	94.8%	1.9%	19.65	Shoppers Drug Mart
King George Square	Brantford, ON	66,983	90.8%	2.7%	17.66	Shoppers Drug Mart
Crossing Bridge Square	Stittsville, ON	45,913	100.0%	2.1%	18.00	Farm Boy
Cornwall Square	Cornwall, ON	251,092	98.8%	7.9%	12.65	Sears, Loblaws (No Frills), Shoppers Drug Mart
Place Val Est	Sudbury, ON	110,577	93.7%	3.1%	11.77	Metro, Rossy
Wellington Southdale	London, ON	86,241	100.0%	4.3%	20.05	Empire Theatres
Rona Property	Exeter, ON	42,780	100.0%	0.4%	3.54	Rona
Rona Property	Seaforth, ON	19,622	100.0%	0.1%	2.47	Rona
Rona Property	Zurich, ON	24,400	100.0%	0.1%	1.49	Rona
Canadian Tire Property	Brockville, ON	70,380	100.0%	2.1%	12.10	Canadian Tire
Canadian Tire Property	Strathroy, ON	67,834	100.0%	2.1%	12.10	Canadian Tire
Canadian Tire Property	Wasaga Beach, ON	54,081	100.0%	1.6%	12.10	Canadian Tire
<b>Subtotal Ontario</b>		<b>1,218,657</b>	<b>97.8%</b>	<b>42.6%</b>	<b>\$ 14.24</b>	
<b>Québec</b>						
Marcel-Laurin	Saint Laurent, QC	120,171	95.6%	5.2%	\$ 17.62	Metro, Dollar Max, Brunet Pharmacy
Repentigny	Repentigny, QC	49,371	78.4%	1.6%	16.15	Dollarama, Familiprix, Banque Nationale
Sorel Shopping Centre	Montréal, QC	61,704	63.1%	2.5%	17.34	SAQ, Tim Hortons
Saint Remi Shopping Centre	Montréal, QC	31,776	91.9%	1.2%	23.13	IGA, Uniprix, SAQ
Centre Village	Montréal, QC	96,257	95.1%	3.5%	15.06	Provigo's (Loblaws), SAQ
Place Elgar	Montréal, QC	10,120	100.0%	0.4%	15.56	Couche-Tard
Plaza des Seigneurs	Terrebonne, QC	20,833	100.0%	1.1%	21.03	SAQ, Banque Nationale, Uniprix
Châteauguay	Châteauguay, QC	115,295	98.4%	3.6%	12.61	Staples, Shoppers Drug Mart
Méga Centre	Montréal, QC	272,408	98.0%	7.1%	10.63	Walmart, Brault & Martineau, Staples
Place Desormeaux	Longueuil, QC	249,493	94.8%	7.1%	11.94	Walmart, Super C
Shoppers Drug Mart Property	Gatineau, QC	17,028	100.0%	1.0%	24.00	Shoppers Drug Mart
<b>Subtotal Québec</b>		<b>1,044,456</b>	<b>93.6%</b>	<b>34.4%</b>	<b>\$ 13.88</b>	
<b>Total Property Portfolio</b>		<b>2,711,465</b>	<b>96.8%</b>	<b>100.0%</b>	<b>\$ 15.15</b>	

(1) Includes office space in mixed-use retail properties.

(2) Excluding storage space and properties from the "Holyrood Transaction"

(3) Includes square footage of all material executed leases, regardless of occupancy date, and excludes square footage of all documented material lease terminations update through November 14, 2013.

(4) Represents the weighted average rent for the portfolio.

## Average Unit Trading Price

		2014		2013		2012		2011*		2010*		2009*
1st Quarter	\$	5.65	\$	7.87	\$	7.33	\$	6.98	\$	5.90	\$	3.41
2nd Quarter		4.71		7.47		7.42		7.24		5.72		3.62
3rd Quarter				6.57		8.00		6.70		5.16		4.48
4th Quarter				5.95		8.03		7.06		6.88		5.02

## Closing Trading Price

<u>at end of period/year</u>	\$	4.99	\$	5.35	\$	7.75	\$	7.24	\$	6.88	\$	5.48
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\* average unit trading price is converted to reflect the 1 for 4 consolidation of units that took place in February 2012.

## Average Daily Volume of Units Traded

	2014	2013	2012	2011*	2010*	2009*
1st Quarter	29,252	57,512	46,039	11,363	2,120	1,217
2nd Quarter	142,959	65,281	58,590	11,499	2,331	3,145
3rd Quarter		45,554	50,956	12,536	11,260	2,419
4th Quarter		84,406	54,869	10,412	10,331	2,013
<b>Annual</b>	<b>86,106</b>	<b>63,188</b>	<b>52,620</b>	<b>11,457</b>	<b>6,511</b>	<b>2,203</b>

\* units are converted to reflect the 1 for 4 consolidation of units that took place in February 2012.

## Market Capitalization Summary

	Total Units Outstanding*	Price per Unit*	Market Capitalization*
June 30, 2014	27,454,875	\$ 4.99	136,999,826
March 31, 2014	26,172,214	5.68	148,658,176
December 31, 2013	25,988,800	5.35	139,040,080
December 31, 2012	22,310,533	7.75	172,906,631
December 31, 2011	7,765,603	7.24	56,222,966
December 31, 2010	7,727,603	6.88	53,165,909
December 31, 2009	4,616,383	5.48	25,297,779

\* units and unit price are converted to reflect the 1 for 4 consolidation of units that took place in February 2012.

## Earnings Announcements

Partners REIT financial results were announced on August 14, 2014

## Distributions

- Current level as of June 30th, 2014: monthly distributions of \$0.04167 per unit (\$0.50 per unit annualized). Trustees of the REIT have the discretion to revise at any time.
- Record date: last business day of each month
- Payment date: fifteenth day of each month

### Distribution History

Month	2010 (\$/unit)	2011 (\$/unit)	2012 (\$/unit)	2013 (\$/unit)	2014 (\$/unit)
January	\$0.05333	\$0.05333	\$0.05333	\$0.05333	\$0.04167
February	\$0.05333	\$0.05333	\$0.05333	\$0.05333	\$0.04167
March	\$0.05333	\$0.05333	\$0.05333	\$0.05333	\$0.04167
April	\$0.05333	\$0.05333	\$0.05333	\$0.05333	\$0.04167
May	\$0.05333	\$0.05333	\$0.05333	\$0.05333	\$0.04167
June	\$0.05333	\$0.05333	\$0.05333	\$0.05333	\$0.04167
July	\$0.05333	\$0.05333	\$0.05333	\$0.05333	
August	\$0.05333	\$0.05333	\$0.05333	\$0.05333	
September	\$0.05333	\$0.05333	\$0.05333	\$0.05333	
October	\$0.05333	\$0.05333	\$0.05333	\$0.05333	
November	\$0.05333	\$0.05333	\$0.05333	\$0.04167	
December	\$0.05333	\$0.05333	\$0.05333	\$0.04167	
<b>TOTAL:</b>	<b>\$0.64000</b>	<b>\$0.64000</b>	<b>\$0.64000</b>	<b>\$0.61664</b>	<b>\$0.25002</b>

The REIT may issue up to 750,000 units under the Dividend Reinvestment Plan (“DRIP”). The REIT may increase the number of units available to be issued under the DRIP at any time subject to the approval of the stock exchange upon which the units trade.

As at June 30, 2014, holders of approximately 8.3% of the issued and outstanding units have enrolled in the DRIP.



The supplemental information package contains statements that, to the extent that they are not historical fact, may constitute “forward-looking statements” within the meaning of applicable securities legislation. Although Partners Real Estate Investment Trust (the “REIT”) believes that the anticipated future results, performance or achievements expressed or implied by the forward-looking statements are based upon reasonable assumptions and expectations, the reader should not place undue reliance on any such forward-looking statements because they involve assumptions, significant risks, uncertainties and other factors which may cause actual future results, performance or achievements of the REIT to differ materially from those expressed or implied in any forward-looking statements. Accordingly, the REIT cannot give any assurance that its expectations will in fact occur and cautions that actual results may differ materially from those in the forward-looking statements. Factors that could cause actual results to differ materially from those set forth in the forward-looking statements and information include, but are not limited to, government regulation and environmental matters; illiquidity; uninsured losses; investment concentration; competition; acquisition strategy; occupancy rates; reliance on key personnel; integration of additional properties; debt financing; interest rates; litigation; restrictive covenants; joint venture investments; potential undisclosed liabilities associated with acquisitions; reliance on external sources of capital and other risks and factors described from time to time in the documents filed by the REIT with the securities regulators in Canada, including the Annual Information Form. The REIT undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law.

## Stock Exchange Listing:

The Toronto Stock Exchange (TSX)

## Trading Symbols:

Trust Units	PAR.UN
8.0% Convertible Debentures	PAR.DB
6.0% Convertible Debentures	PAR.DB.A
5.5% Convertible Debentures	PAR.DB.B

## Corporate Office:

**Partners Real Estate Investment Trust**  
249 Saunders Rd. Unit 3  
Barrie, Ontario  
L4N 9A3

## Executive Management:

Jane Domenico	Acting Chief Executive Officer and Chief Operating Officer
Derrick West	Chief Financial Officer

## Transfer Agent & Registrar:

**Computershare Trust Company of Canada**  
9th Floor, 100 University Avenue  
Toronto, Ontario  
M5J 2Y1

## Research Coverage Contacts:

Brad Sturges, CFA	CIBC	<a href="mailto:brad.sturges@cibc.ca">brad.sturges@cibc.ca</a>
Brendon Abrams, CA	MPartners	<a href="mailto:ba@mpartners.ca">ba@mpartners.ca</a>
Matt Kornack	National Bank Financial	<a href="mailto:matt.kornack@nbc.ca">matt.kornack@nbc.ca</a>
Nelson Mah, CA	Laurentian Bank Securities	<a href="mailto:mahn@lb-securities.ca">mahn@lb-securities.ca</a>