

INVESTOR PRESENTATION

March 2016

ADVANCING
OUR STRATEGY



“Safe Harbour” Disclosure and Confidentiality Statement

Forward-looking Information

This presentation contains forward looking statements that reflect the current expectations of management of Crombie about Crombie's future results, performance, achievements, prospects and opportunities. Wherever possible, words such as “continue”, “may”, “will”, “estimate”, “anticipate”, “believe”, “expect”, “intend” and similar expressions have been used to identify these forward looking statements, and include statements regarding: acquisition of properties that provide accretive growth; major developments may be impacted by real estate cycles, availability of financing opportunities and labour and other risk factors as described in the year ended December 31, 2015 Management Discussion and Analysis. These statements reflect current beliefs and are based on information currently available to management of Crombie. Forward looking statements necessarily involve known and unknown risks and uncertainties.

A number of factors, including the risks discussed in the 2015 annual Management Discussion and Analysis under “Risk Management”, could cause actual results, performance, achievements, prospects or opportunities to differ materially from the results discussed or implied in the forward-looking statements. These factors should be considered carefully and a reader should not place undue reliance on the forward looking statements. There can be no assurance that the expectations of management of Crombie will prove to be correct.

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Non-IFRS Measures

Certain terms used in this presentation, such as AFFO and NOI, are not measures defined under International Financial Reporting Standards (“IFRS”) and do not have standardized meanings prescribed by IFRS. AFFO and NOI should not be construed as an alternative to net earnings or cash flow from operating activities as determined by IFRS. AFFO and NOI, as presented, may not be comparable to similar measures presented by other issuers. Crombie believes that NOI and AFFO are useful in the assessment of its operating performance and that these measures are also useful for valuation purposes and are relevant and meaningful measures of its ability to earn and distribute cash to unitholders. Examples of reconciliations of AFFO to the most directly comparable measure calculated in accordance with IFRS are provided in the Management Discussion and Analysis of Crombie for the years ending December 31, 2015 and December 31, 2014.

Investment Highlights



FOCUS

- Grocery and drug store anchored retail
- Reliable and defensive asset class



OCCUPANCY

- Currently 93.6%
- Consistent NOI, FFO & AFFO growth



DIVERSIFIED

- Portfolio of 261 properties across Canada
- Increasing Urban / Top 36 market focus



DEFENSIVE

- Average lease term 11.2 years
- No more than 6.5% of leased area maturing in a single year over the next 5 years



STRATEGIC

- Relationship with Sobeys/Empire
- Right of First Offer on all Sobeys property dispositions



UNENCUMBERED ASSETS

- Valued at approximately \$812 million at December 31, 2015
- Investment grade rating



DEBT

- Debt to fair value 52.5%
- Interest coverage 2.72x



GROWTH

- \$900M in assets at IPO - \$4B today
- Driven by Empire/Sobeys relationship providing close to \$2B in acquisition pipeline activity including Safeway assets

Crombie Strategy – Guiding Principles

ACCRETIVE GROWTH

- Focus on acquiring high quality grocery or drugstore anchored retail in Canada's top 36 markets
- Optimize strategic relationships with Sobeys, institutions, developers, local property owners, etc.

PORTFOLIO OPTIMIZATION

- Strong asset management (leasing, operations, development, acquisitions/dispositions)
- Improve operational effectiveness to grow NOI, FFO, AFFO and EBITDA

GREAT PEOPLE

- Strong talent management focus
- Right person, right place, right time philosophy

STRONG BALANCE SHEET

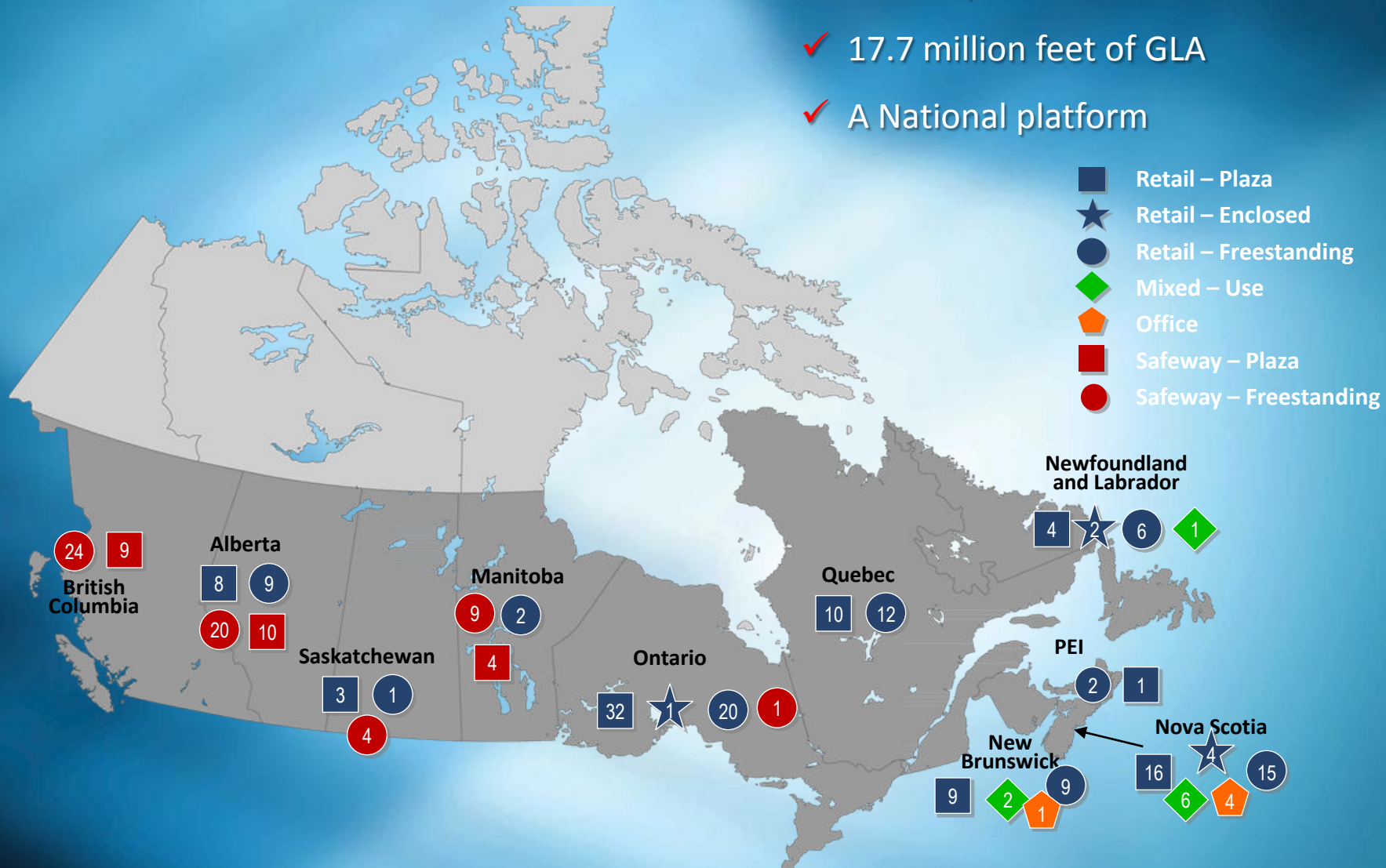
- Greater liquidity and financial flexibility – Debt to gross book value 52.5% on fair value basis
- Leverage strong bank relationships and investment grade credit rating

Aligned Strategic Crombie/Empire/Sobeys Relationship

- Crombie and Empire/Sobeys have enjoyed a closely aligned strategic relationship since Crombie's IPO in 2006
- Crombie has a Right of First Offer (ROFO) on all property dispositions by Sobeys
- Developer (Crombie) and retailer (Sobeys) interests aligned to add value via major mixed-use developments
- Empire has participated in each Crombie public offering of Units and holds a 40.2% fully diluted ownership position
- Crombie has grown since IPO primarily through its strategic, sustainable competitive advantage with the Sobeys property development pipeline. Currently sourcing approximately \$100M annually
- Crombie provides property management services to Empire/Sobeys for portions of their owned real estate
- Strong operational synergies shared by both Empire/Sobeys and Crombie

Crombie's National Portfolio

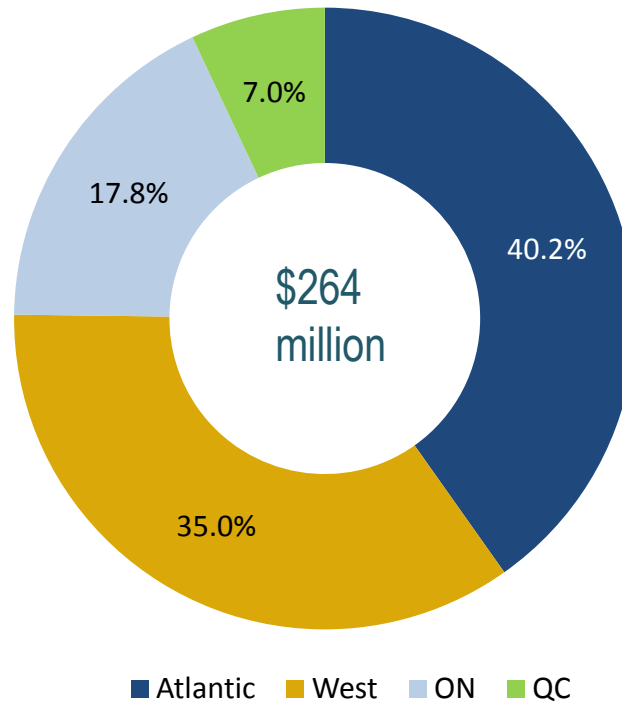
- ✓ 261 Properties at March 2016
- ✓ 17.7 million feet of GLA
- ✓ A National platform



Geographically Diverse Portfolio

Geographic Diversification by % of Annual Minimum Rent

As at Q4 2015



❖ More National; More Urban (since IPO)



High Quality Portfolio & Stable Cash Flow

High quality portfolio

- Approximately 63% of annual minimum rent derived from investment grade tenants
- A large portion of recent acquisitions are investment grade tenants
 - Approximately 75% of 2012 acquisitions, 100% of 2013 Safeway Acquisition and greater than 90% of 2014 and 2015 acquisitions included investment grade tenants
- Approximately 80% of annual minimum rent is derived from national and regional tenants

Same asset NOI growth

- Same asset cash NOI grew by 1.8% for 2015 , 1.4% for 2014, 1.9% for 2013 and 2.5% for 2012. Safeway acquisition provides 1.5% average annual growth
- Focus is on driving occupancy, base rent escalation, improved recoveries and greater asset management capital activity

Strong Anchor Tenant: Sobeys

- Second largest grocery anchor in Canada (approximately \$24B in sales)
- Investment grade rated by S&P and DBRS
- Historically solid same store sales growth; Growing national footprint (1500+ stores)
- A strategic development pipeline advantage

Defensive Portfolio

- Approximately 89% of properties are grocery or drugstore anchored
- “Everyday Needs” retailing less risky than fashion and internet exposed retailing
- Strong credit-worthy tenants coupled with long average lease term of 11.2 years and average mortgage maturities of 6.6 years



Strong Tenant Relationships

LARGEST TENANTS

December 31, 2015

Tenant	% of Annual Minimum Rent	Average Remaining Lease Term (years)	Total Area Leased (Sq Ft)	DBRS Credit Rating
Sobeys Stores	49.9%	14.5	8,675,292	BBB (low)
Shoppers Drug Mart	5.8%	11.6	612,202	BBB
Cineplex	1.5%	9.6	270,520	
Province of Nova Scotia	1.3%	3.0	286,941	A(H)
CIBC	1.2%	14.7	188,099	AA
GoodLife Fitness	1.1%	11.3	220,778	
Lawtons/Sobeys Pharmacy	1.1%	11.4	173,759	BBB (low)
Dollarama	1.1%	6.5	237,258	BBB
Bank of Nova Scotia	1.0%	3.4	149,201	
Best Buy Canada Ltd.	0.9%	5.6	140,012	AA
Other	35.1%		5,572,351	
Total	100%	11.2	16,526,413	

➤ High quality tenants driving a high quality portfolio

Potential Major Developments

			
PROPERTY	Avalon Mall St. John's, NL	1641 Davie Street Vancouver, BC	Scotia Square Halifax, NS
SITE SIZE	50.91 acres	1.09 acres	14.47 acres
EXISTING TENANTS	Retail	Safeway/Other tenants	Office/Retail
POTENTIAL COMMERCIAL EXPANSION	Yes	Yes	Yes
POTENTIAL RESIDENTIAL EXPANSION	No	Yes	Yes
STATUS	Pre-planning	Development Planning	In Development

•Major developments are defined as projects where incurred costs are projected to be greater than \$50 million and where development may include a combination of commercial and/or residential uses

•Risk factors that cause uncertainty related to potential major developments include: locations identified, timing, cost, development size and nature, impact on net asset value, cash flow growth, unitholder value or other financial measures, all of which may be impacted by real estate market cycles, the availability of financing opportunities and labour, actual development costs and general economic conditions and which assumes obtaining required municipal zoning and development approvals and successful agreements with development partners and existing tenants.

Potential Major Developments

Existing Property	City, Province	Site Size	Existing Tenants	Potential Commercial Expansion	Potential Residential Expansion	Status
1641 Davie Street	Vancouver, BC	1.09 acres	Safeway/Other tenants	Yes	Yes	Development Planning
2733 West Broadway	Vancouver, BC	1.95 acres	Safeway	Yes	Yes	To be determined "TBD"
3410 Kingsway	Vancouver, BC	3.74 acres	Safeway/Other tenants	Yes	Yes	TBD
990 West 25 Avenue (King Edward)	Vancouver, BC	1.80 acres	Safeway	Yes	Yes	TBD
1170 East 27 Street	North Vancouver, BC	2.82 acres	Safeway	Yes	Yes	TBD
1780 East Broadway	Vancouver, BC	2.58 acres	Safeway	Yes	Yes	TBD
813 11 Avenue SW	Calgary, AB	2.59 acres	Safeway	Yes	Yes	TBD
524 Elbow Drive SW	Calgary, AB	1.60 acres	Safeway	Yes	Yes	Pre-planning
410 10 Street NW	Calgary, AB	1.73 acres	Safeway	Yes	Yes	TBD
10930 82 Avenue	Edmonton, AB	2.44 acres	Safeway/Other tenants	Yes	Yes	TBD
1033 Austin Avenue	Coquitlam, BC	2.09 acres	Safeway	Yes	Yes	TBD
Brampton Mall	Brampton, ON	8.74 acres	Retail	Yes	Yes	TBD
Scotia Square	Halifax, NS	14.47 acres	Office/Retail	Yes	Yes	In Development
Avalon Mall	St. John's, NL	50.91 acres	Retail	Yes	No	Pre-planning

Attractive Investment Thesis

Crombie as a key part of a core Equity and Debt investment portfolio

- 1. Diversified, low risk and defensive portfolio**
- 2. Investment grade rating**
- 3. High quality portfolio and cash flow**
- 4. Proven growth track record while maintaining strong credit metrics**
- 5. Strong capital structure, moderate leverage and ample liquidity**

Full Range of Real Estate Activities

ACQUISITIONS

Purchase accretive properties in top 36 markets.

STRONG OPERATIONS

Owning, operating and leasing a strong and improving portfolio. Great team; strong focus.

DISPOSITIONS

Disposition of properties not core to Crombie's strategy; capital recycling.

DEVELOP / REDEVELOP

Develop and redevelop to meet everyday needs of tenants and customers.



Capital Structure

December 31, 2015	
Total Assets (FV)	\$4,160 M
Fixed rate mortgages	\$1,521 M
Senior unsecured notes	400 M
Convertible debentures	134 M
Revolving credit facility	130 M
Debt to GBV (FV)	52.5%
Undrawn credit facility	\$170.0
Borrowing available on Unencumbered Assets (@ 60%)	\$487.2
Potential Borrowing Capacity	\$657.2

Weighted Average
Mortgage Interest
Rate
4.62%

Average
Mortgage Term to
Maturity
6.6 years

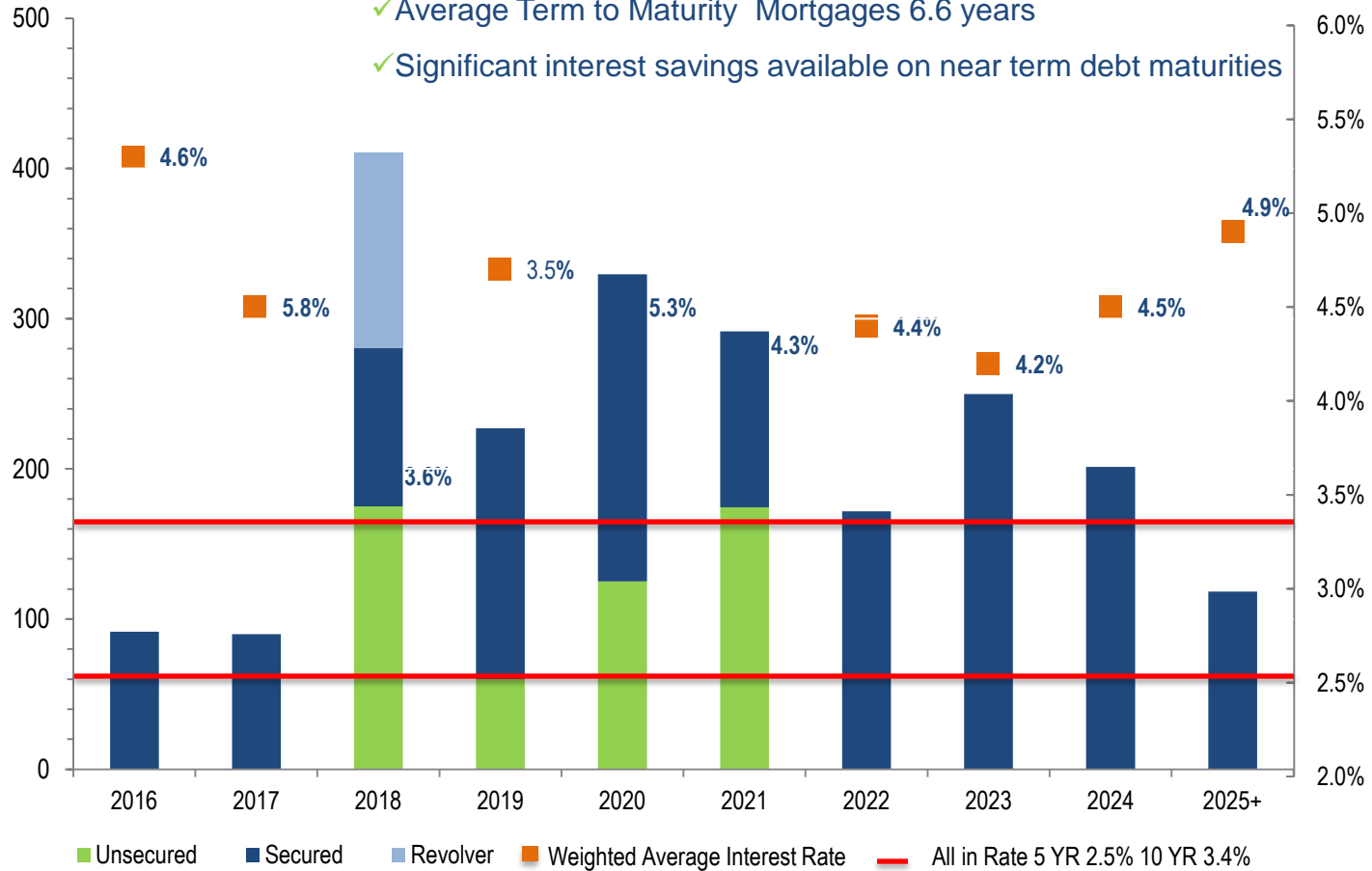
BBB(Low)
Credit Rating

DBRS

Unencumbered
Assets
\$812 million

Debt Maturity

- ✓ Total Debt \$2.2 billion
- ✓ Weighted Average Interest Rate Mortgages 4.62%
- ✓ Average Term to Maturity Mortgages 6.6 years
- ✓ Significant interest savings available on near term debt maturities



Highlights – 2015 YTD

Year Ended December 31, 2015	2015	2014
Committed occupancy	93.6%	94.0%
NOI Margin	69.4%	69.4%
Increase in property revenue	3.2%	20.6%
Property Cash NOI	4.2%	26.9%
Same Asset Property Cash NOI	1.8%	1.4%
FFO Per Unit	\$1.13	\$1.10
AFFO Per Unit	\$0.96	\$0.93

All figures disclosed above are found in Crombie's fourth quarter 2015 Management Discussion and Analysis