



Building a Better REIT

Investor Presentation

August 2018



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. These statements, including statements regarding the development potential of Crombie's development sites, the total estimated cost to develop these sites, impact on net asset value and expected development returns, 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, including real estate market cycles, general economic conditions, the availability of financing opportunities and labour, actual development costs, uncertainties in obtaining required municipal zoning and development approvals, concluding successful agreements with existing tenants, and where applicable, successful execution of development activities undertaken by related parties not under the direct control of Crombie.

A number of additional factors, including the risks discussed in the 2017 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.

Readers are cautioned that such forward-looking statements are subject to certain risks and uncertainties that could cause actual results to differ materially from these statements. Crombie can give no assurance that actual results will be consistent with these forward-looking statements.

Non-IFRS Measures

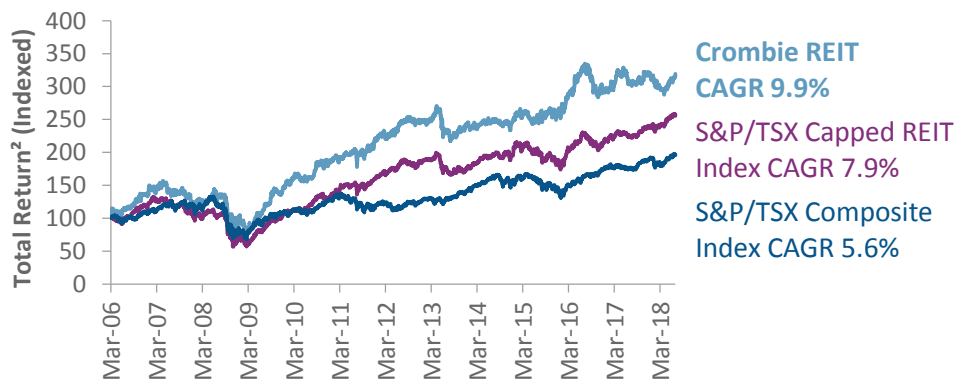
Certain terms used in this presentation, such as AFFO, FFO, NAV, SANOI and NOI, are not measures defined under International Financial Reporting Standards ("IFRS") and do not have standardized meanings prescribed by IFRS. AFFO, FFO, NAV, SANOI and NOI, should not be construed as an alternative to net earnings or cash flow from operating activities as determined by IFRS. AFFO, FFO, NAV, SANOI and NOI, as presented, may not be comparable to similar measures presented by other issuers. Crombie believes that AFFO, FFO, NAV, SANOI and NOI, 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 and FFO 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, 2016 and December 31, 2017.

Crombie REIT

Who are we?

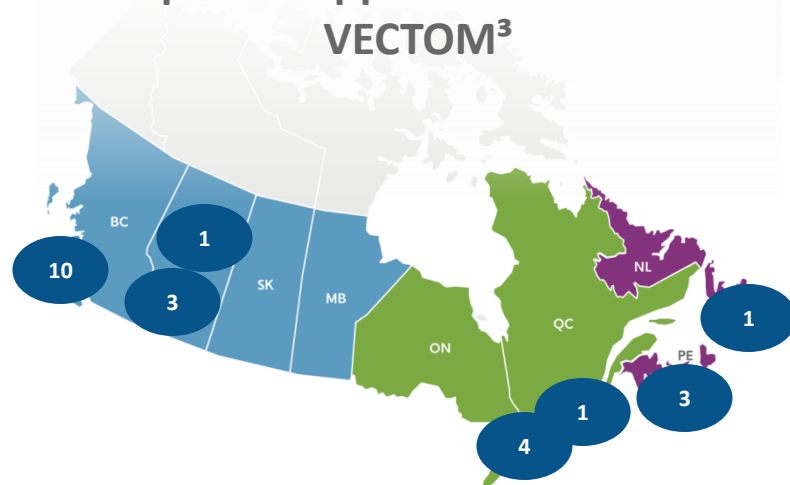
- Established in 2006, and one of Canada's leading national retail landlords
- Focused on NAV and FFO/AFFO growth by owning, operating and developing high quality grocery and drug store anchored shopping centres, freestanding stores and mixed use developments primarily in Canada's top urban and suburban markets
- Member of the S&P/TSX Composite Index, CRR.UN
- Rated BBB low Stable by DBRS¹

Crombie Outperforms the Sector & the Broader Canadian Market



¹As of March 15, 2018, ²Bloomberg, ³Vancouver, Edmonton, Calgary, Toronto, Ottawa, Montreal

National Portfolio with Extraordinary Development Opportunities Focused on VECTOM³



Quick Facts

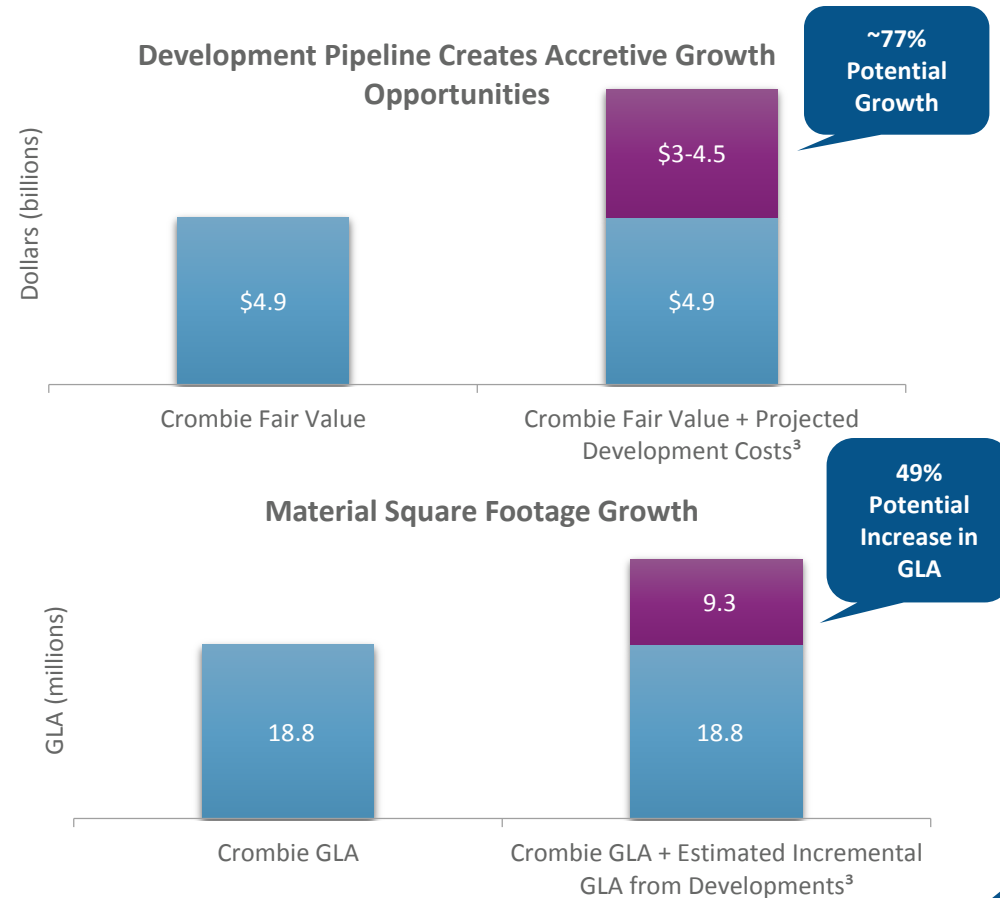
Number of Properties	290
Gross Leasable Area	18,778,000
Committed Occupancy	96.1%
Average Rent/sqft at Expiry	\$18.40
YTD Renewal Leasing Spreads	2.5%

Why Invest in Crombie?

Investment Thesis

Current
Discount
to NAV
(13%)²

- Stable, high-quality everyday-needs-anchored portfolio, resulting in strong, stable cash flow growth
- Materially accretive VECTOM focused development pipeline opportunities
 - First 5 Active Developments expected to create \$1-2/unit in NAV in 2-3 years**
- Units current yielding approximately 6.8%¹
- Development expertise with 5-30yrs experience per individual on 20 person team
- Current IFRS cap rate and current trading price do not reflect future growth opportunities



Crombie's Vision – Strategic Pillars

Supported and Enabled by Strong Risk Management



IMPROVING PORTFOLIO QUALITY

Through smart capital allocation, accelerate FFO/AFFO and NAV growth through active development and active asset management:

- Focused on high growth urban and suburban markets with development opportunities, while disposing of lower growth and/or non-core assets.
- Growing exposure to higher growth central and western regions.



BUILDING FINANCIAL STRENGTH

Maintain a strong balance sheet with ample financial flexibility, liquidity and access to capital. Committed to our investment grade rating.



CULTURE AND HIGH GRADING TALENT

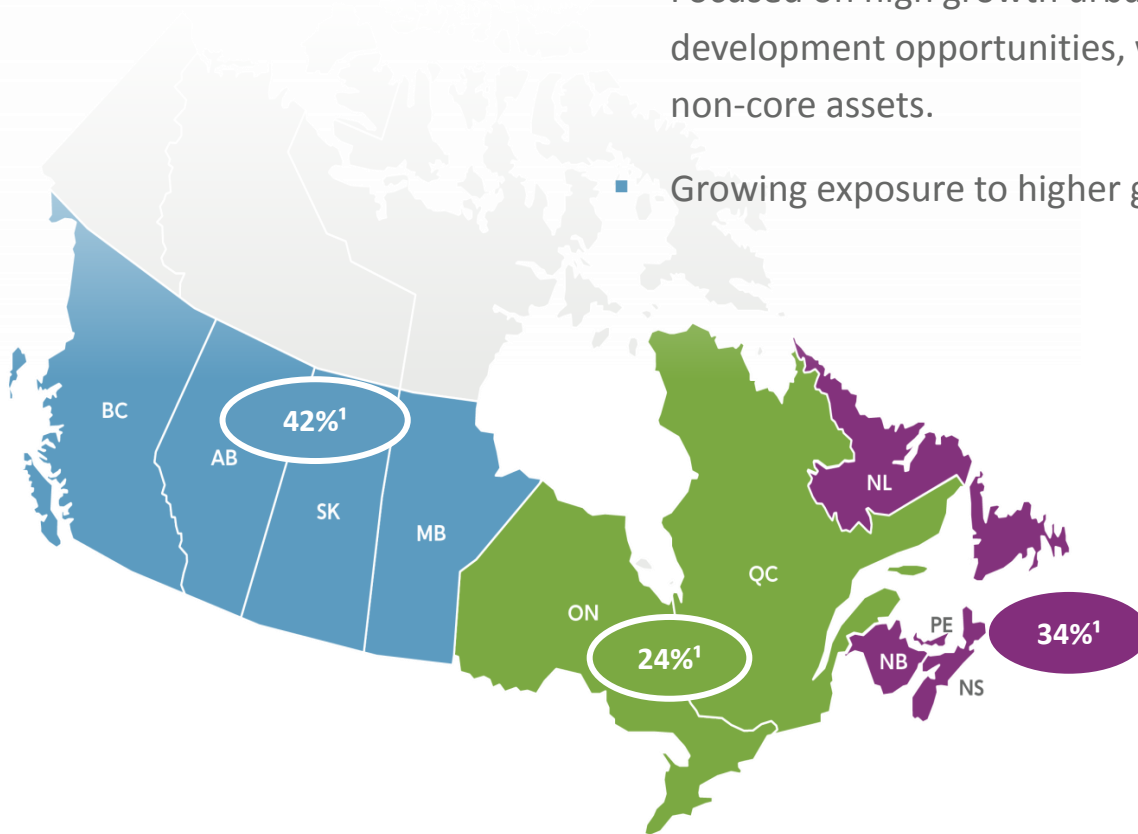
High grade our talent by hiring and developing the best and the brightest.

DRIVING UNITHOLDER VALUE

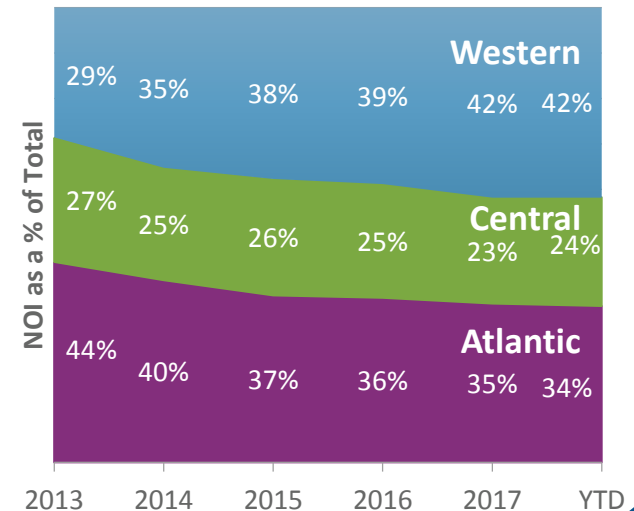
Nationwide Portfolio

Growing Exposure to Major Markets

- Focused on high growth urban and suburban markets with development opportunities, while disposing of lower growth and/or non-core assets.
- Growing exposure to higher growth central and western regions.

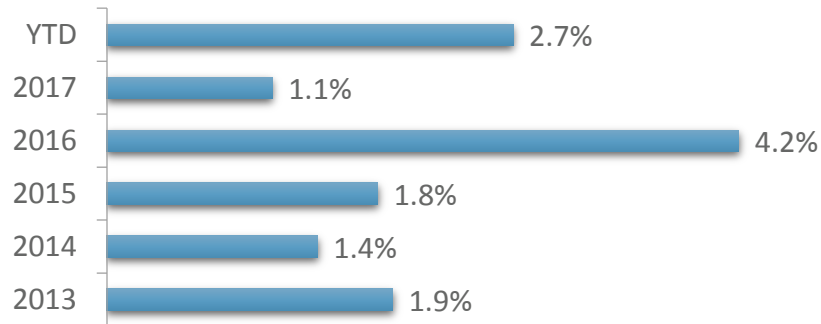


Growing Western Exposure



Leasing and Value Creation Built in Organic Growth

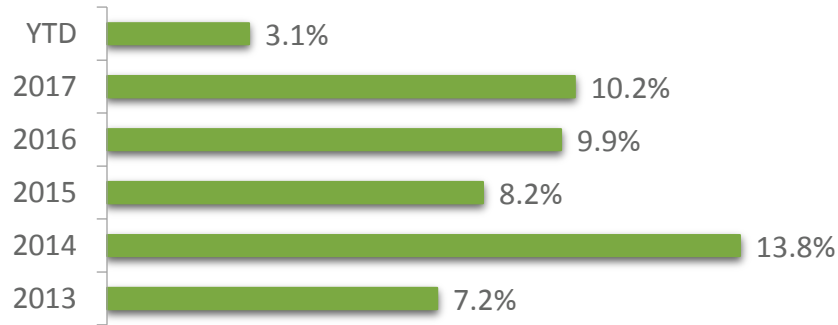
Same Asset NOI Growth



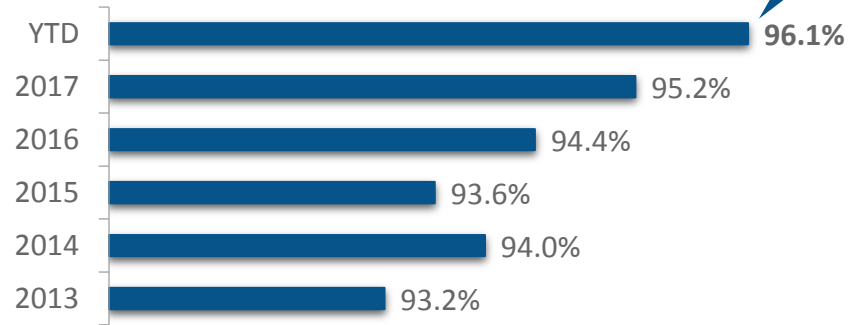
Current Year Renewal Rates



Current Year Renewal Leasing Spreads



Committed Occupancy

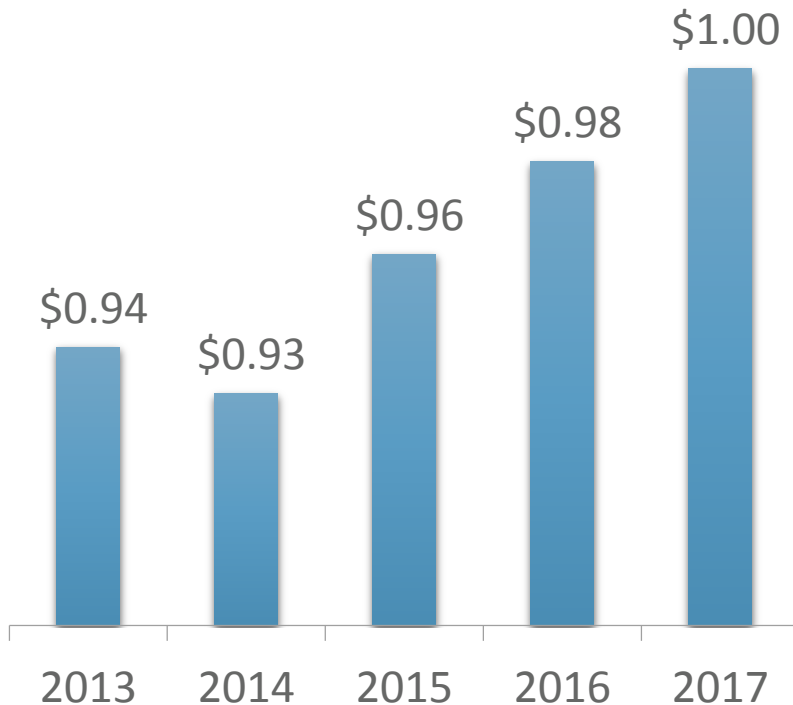


Highest
Occupancy
in Crombie's
History

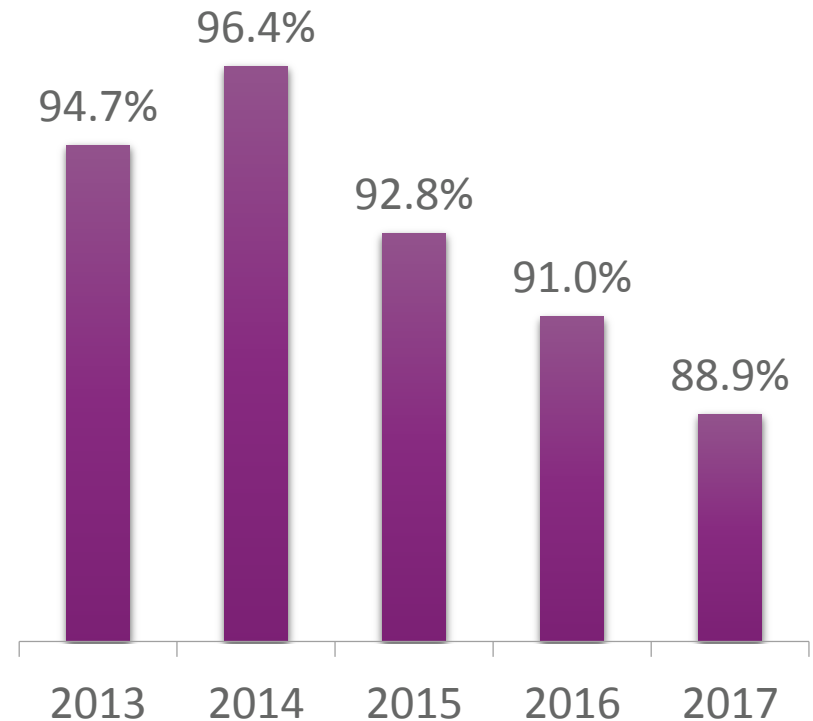
Consistent Historical AFFO Growth

Improving AFFO Payout Ratio

AFFO/Unit, diluted



AFFO Payout Ratio



Tenant Mix

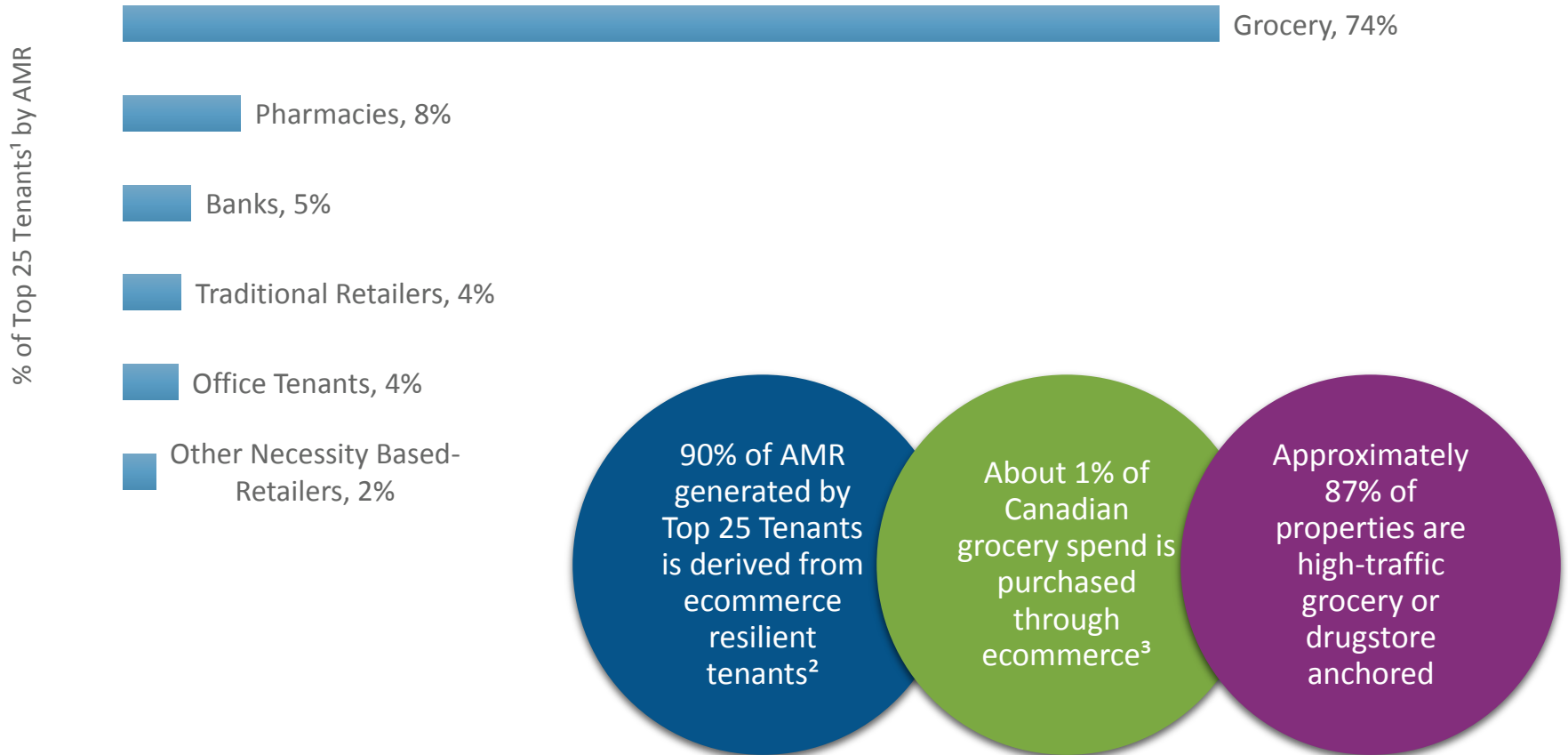
Strong Retailer Relations Driving Growth

Tenant	% of AMR	Avg Remaining Lease Term (yrs)	DBRS Rating
Sobeys	55.1%	14	BB (high)
Shoppers Drug Mart	4.9%	10	BBB
Dollarama	1.1%	6	BBB
Province of Nova Scotia	1.1%	1	A (high)
CIBC	1.1%	13	AA
GoodLife Fitness	1.1%	9	
Lawtons/ Sobeys Pharmacy	1.0%	9	BB (high)
Bank of Montreal	1.0%	9	AA
Bank of Nova Scotia	0.9%	3	AA
Cineplex	0.8%	10	



Ecommerce Resilient Portfolio

Positioned for Success as Retail Transforms



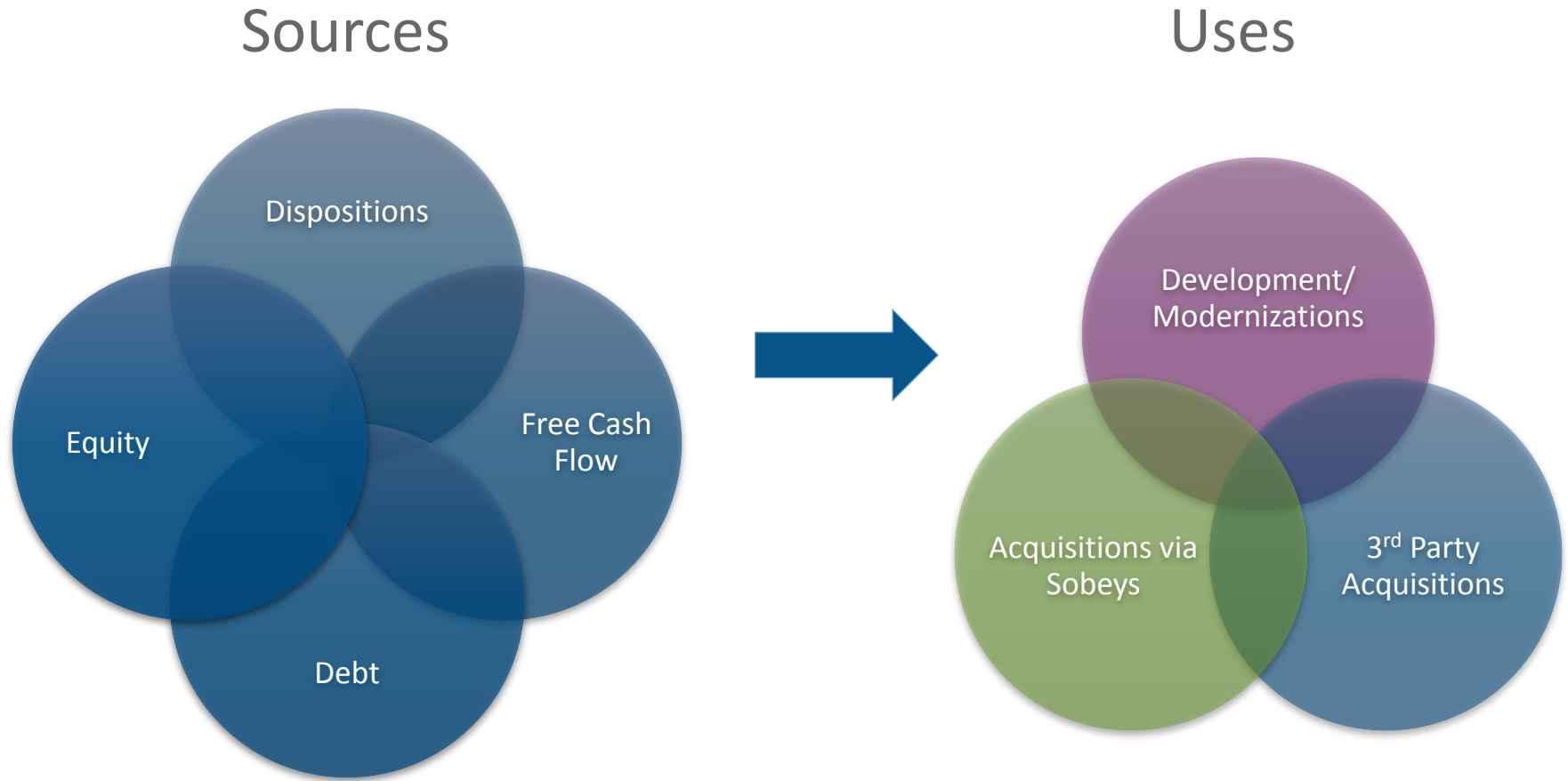
Improving Portfolio Quality

Davie Street,
Vancouver, British Columbia

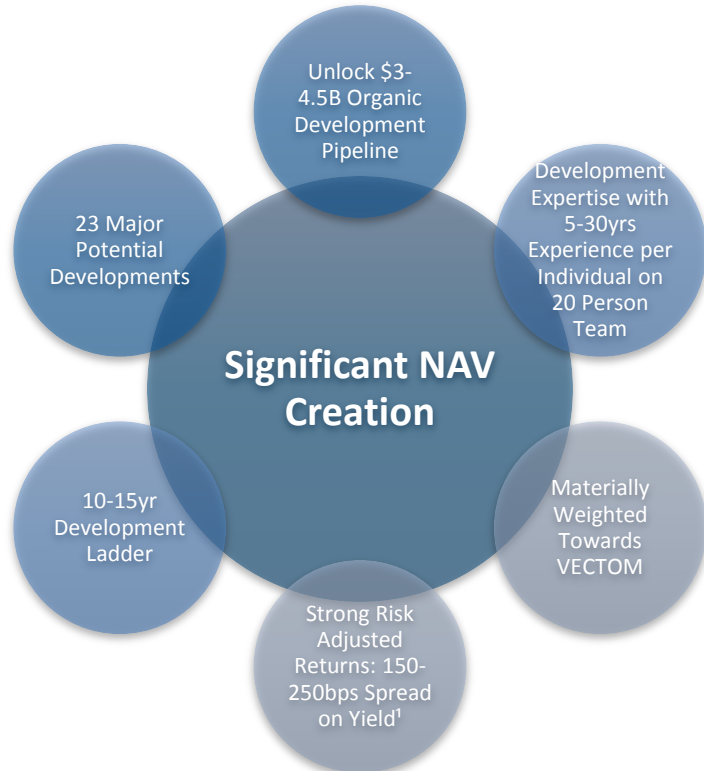


Smart Capital Allocation: Highest & Best Use

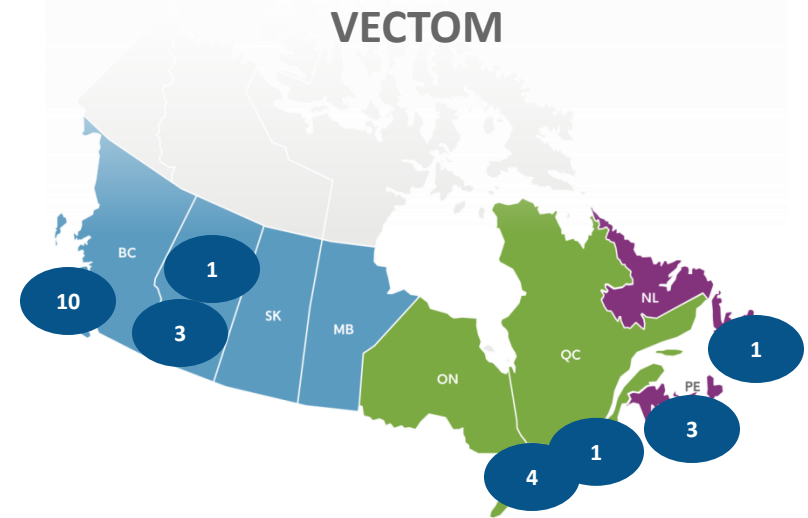
Prioritize Growth in NAV & AFFO/Unit



Building a Better REIT Into the Next Decade & Beyond

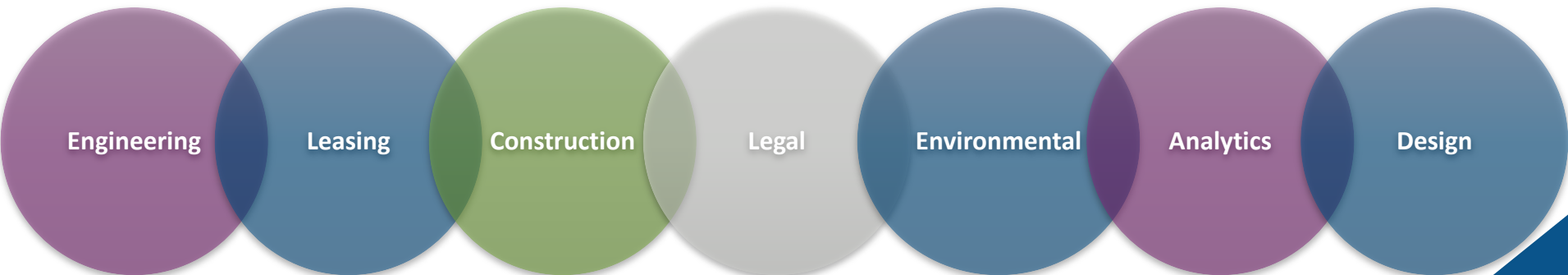
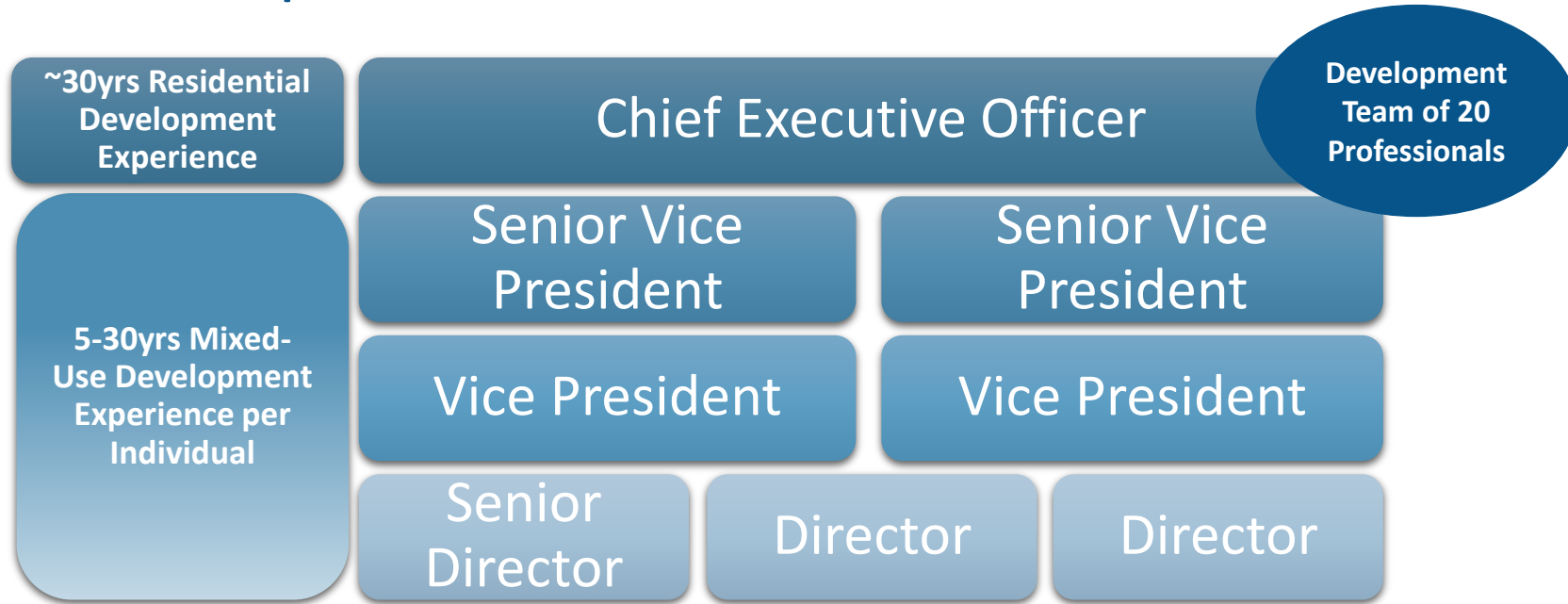


National Portfolio with Extraordinary Development Opportunities Focused on VECTOM



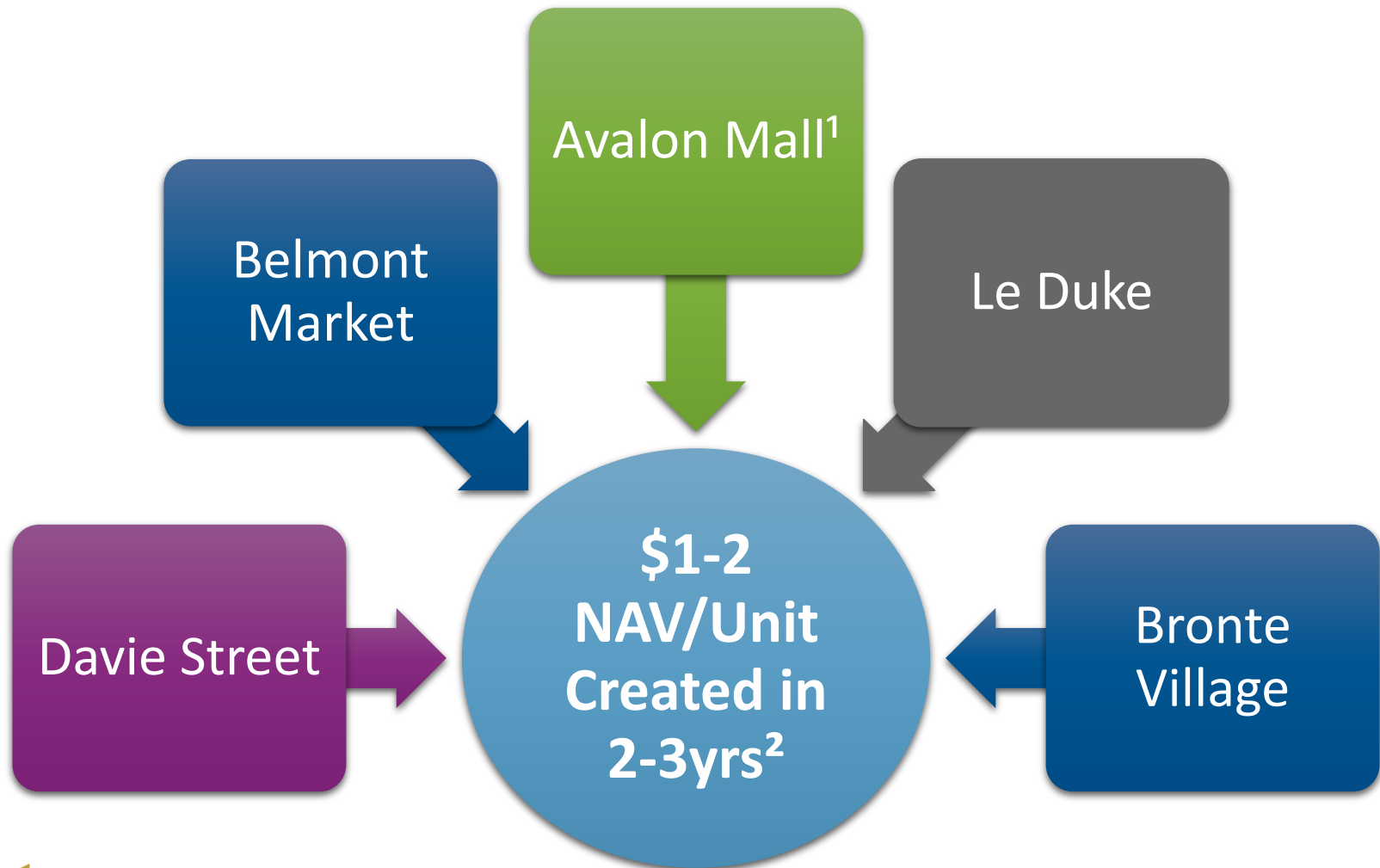
Development Team

In-House Expertise



Material NAV Creation

\$450M Investment in 1st 5 Major Developments



Active Major Development Pipeline

Value Creation in Action

\$510M¹ under Active Development

Estimated Yield on Cost 5.2-6.2%

First Delivery Expected Q4'18

#	Property	Phase	Location	Commercial GLA	Residential GLA	Estimated Completion Date	Estimated Annual NOI ¹	Estimated Total Cost ¹	Estimated Yield on Cost ¹
1	Davie Street		Vancouver, BC	53,000	253,000	Q2 2020	\$5.8-6.3	\$104.8	5.5-6.0%
2	Belmont Market	Phase I	Victoria, BC	160,000	-	Q4 2018	\$5.1-5.8	\$93.0	5.5-6.3%
3	Avalon Mall	Phase I	St. John's, NL	-	-	Q4 2019	-	\$54.5	-
		Phase II	St. John's, NL	165,000	-	Q2 2020	\$5.8-7.5	\$57.8	10.0-13.0%
4	Le Duke		Montreal, QC	27,000	251,000	Q3 2020	\$3.1-3.7	\$61.8	5.0-6.0%
5	Bronte Village		Oakville, ON	48,000	472,000	Q2 2021	\$6.9-8.3	\$138.6	5.0-6.0%
Total				453,000	976,000		\$26.7-31.7	\$510.5	5.2-6.2%

Davie Street, Vancouver, BC

Potential to Create Upwards of \$100M¹ in Value

Overview

The development will include a 44,000 sqft grocery store with 9,000 sqft of ancillary retail and 253,000 sqft, or up to 330 rental residential units. Installation of foundations is well underway and both tower cranes have been erected.

Expected Completion	Q2 2020
Expected Development Cost ¹	\$105M
Expected Yield on Cost	5.50-6.00%
Current Market Cap Rates ²	Residential 2.50-3.00% Retail 4.00-5.00%
Potential Value Creation	Upwards of \$100M



**SIGNIFICANT
NAV CREATION,
NOI AND CASH
FLOW GROWTH**



Belmont Market, Victoria, BC

Upgrading by Developing A+ Real Estate

Crombie is
100%
developer

Overview

This project is being 100% developed by Crombie, as a 160,000 sqft vibrant open-air centre. Leasing for phase I has been very strong with 96% preleased. Internal roadways, parking and sidewalks will be complete by the end of the summer. We recently sold approximately 6 acres of land to Ledcor Developments where they plan to build market condos and 437 units of low rise residential rental.

Expected Completion ¹	Q4 2018
Expected Development Cost	\$93M
Expected Yield on Cost	5.5-6.3%
Current Market Cap Rate ²	4.75-5.25%
Potential Value Creation	\$18M

Elevating
Portfolio
Quality



Avalon Mall, St. John's, NL

Dominant Enclosed Shopping Centre



Certificate of
Excellence



Overview

Avalon Mall's redevelopment plan, where Crombie is the developer, is progressing as planned with the interior of the existing mall under renovation, where we're building new CRU, a new mall expansion, and creating an additional pad site. We're in negotiations with numerous international and national first-to-market tenants.

	Phase I	Phase II
Expected Completion	Q4 2019	Q2 2020
Expected Development Cost	\$54.5M	\$57.8M
Expected Yield on Cost		10-13%
Current Market Cap Rate ¹		~6.0%
Potential Value Creation		\$50-60M



Le Duke, Montreal, QC

Placemaking along the Bonaventure Greenway

Overview

Le Duke is adjacent to the Bonaventure Greenway in Old Montreal, and is being built with our 50% JV partners as a 25 storey mixed use tower with 390 residential rental units above a 25,000 sqft urban format IGA. The structure will incorporate the existing two storey heritage building. Excavation is nearing completion.

Expected Completion	Q3 2020
Expected Development Cost ¹	\$61.8M
Expected Yield on Cost	5.0-6.0%
Current Market Cap Rate ²	Residential 4.00-4.75% Retail 4.50-5.00%



Expanded development pipeline to 5th VECTOM market



Residential Market
Vacancy Rates = 2.8%³

Bronte Village, Oakville, ON

Building Community in Major Urban Centres

Overview

Bronte Village presents a special luxury rental opportunity in a vibrant, unique and highly sought after community, surrounded by lakefront parks, running and walking trails, shopping, grocery stores, restaurants and cafes. This 50% JV development will include 480 units of refined rental living, a 30,000 sqft Sobeys. Demolition of the enclosed shopping center is now complete.

Expected Completion	Q2 2021
Expected Development Cost ¹	\$138.6M
Expected Yield on Cost	5.0-6.0%
Current Market Cap Rate ²	Residential 3.50-4.50% Retail 5.00-6.25%



Residential Market Vacancy
Rates = 1%³
Residential Rental Growth
Rates = 4%³



Potential Major Development Pipeline

Value Creation Opportunities for Years to Come

52% of Potential
Major Development
Pipeline located in
VECTOM

47 Acres in Toronto,
Vancouver,
Edmonton & Calgary

\$2.5-4B Pipeline

#	Property	Location	Site Size (acres)	Status
1	Broadway & Commercial	Vancouver, BC	2	Pre-planning
2	Lynn Valley	North Vancouver, BC	3	Pre-planning
3	Mission	Calgary, AB	2	Pre-planning
4	Royal Oak	Burnaby, BC	3	Pre-planning
5	Penhorn Lands	Dartmouth, NS	26	Pre-planning
6	East Hastings	Burnaby, BC	3	TBD
7	King George Blvd	Surrey, BC	5	TBD
8	West Broadway	Vancouver, BC	2	TBD
9	Kingsway	Vancouver, BC	4	TBD
10	King Edward	Vancouver, BC	2	TBD

#	Property	Location	Site Size (acres)	Status
11	813 11 Avenue SW	Calgary, AB	3	TBD
12	410 10 Street NW	Calgary, AB	2	TBD
13	10930 82 Avenue	Edmonton, AB	2	TBD
14	Brampton Mall	Brampton, ON	9	TBD
15	Centennial Parkway	Hamilton, ON	3	TBD
16	McCowan & Ellesmere	Toronto, ON	5	TBD
17	Triangle Lands	Halifax, NS	1	TBD
18	Scotia Square	Halifax, NS	14	TBD
Total			91	

McCowan & Ellesmere, Toronto, ON

Future Major Transit Hub

Overview

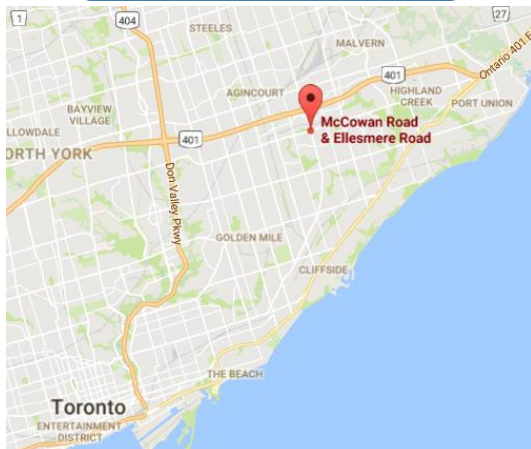
A future major mixed use, transit oriented development site in Toronto, Ontario, acquired from a 3rd party. Together, Sobeys and Crombie are uniquely positioned to unlock the development value embedded in this site.

Residential Market Vacancy Rates = 0.5%¹
Residential Rental Growth Rates = 4.7%¹

Subway Line Extension



Key Redevelopment Site for the City



TTC



Building Financial Strength

Belmont, Victoria, British Columbia



Strong Financial Condition

Investment Grade, with Improving Debt Metrics

8.5x Debt to EBITDA

2.90x Interest Service Coverage

1.88x Debt Service Coverage

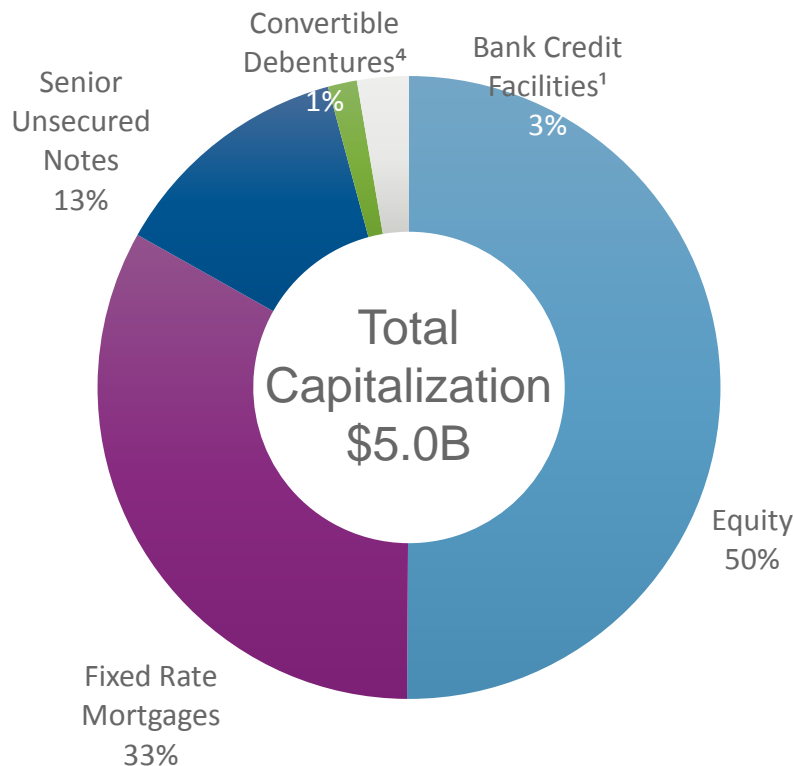
BBB Low Stable by DBRS

359M¹ Bank Credit Capacity

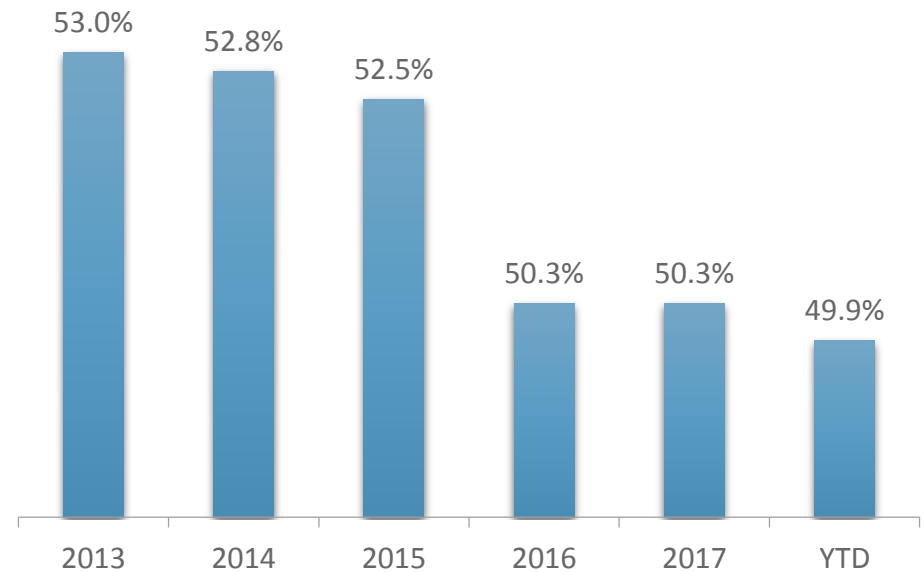
\$1.1B Unencumbered Assets

4.18% WAIR²

4.3yrs WATM³



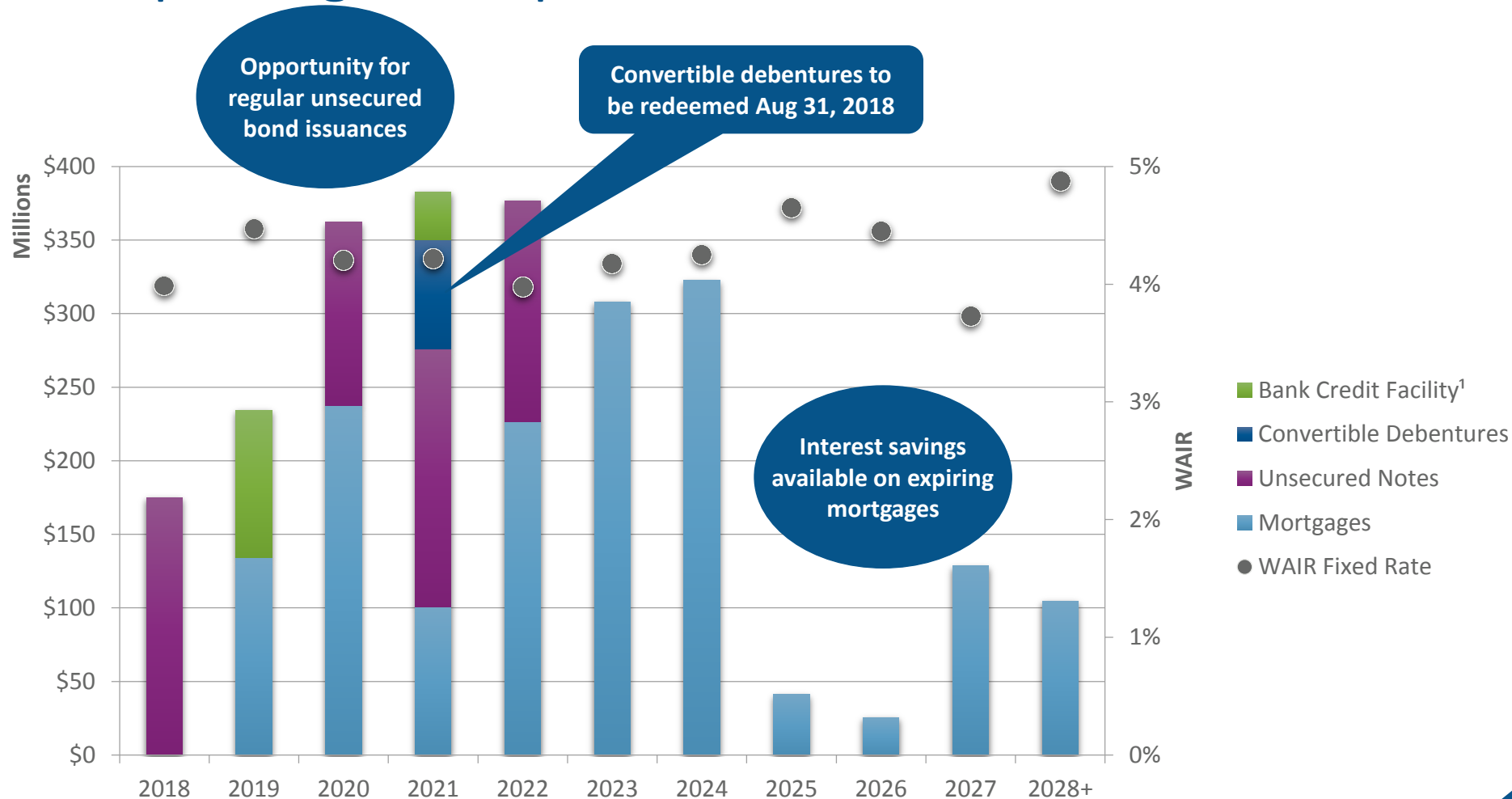
D/GBV - FV⁵



¹Revolver and bilateral credit facilities and letters of credit, ²Weighted Average Interest Rate: All fixed rate debt, ³Weighted Average Term to Maturity: All fixed rate debt, ⁴To be redeemed August 31, 2018, ⁵Debt to Gross Book Value (Fair Value)

Well-Laddered Debt Maturity Profile

Improving the Capital Stack with Unsecured Notes



Culture and High Grading Talent

Canmore, Alberta



Strong Leadership with Deep Bench Nationwide Talent



DON CLOW

President & CEO

Years of Experience:
Crombie REIT 8 | Industry 28+



GLENN HYNES

EVP, CFO & Secretary

Years of Experience:
Crombie REIT 7 | Industry 25+



CHERYL FRASER

CTO, VP Communications

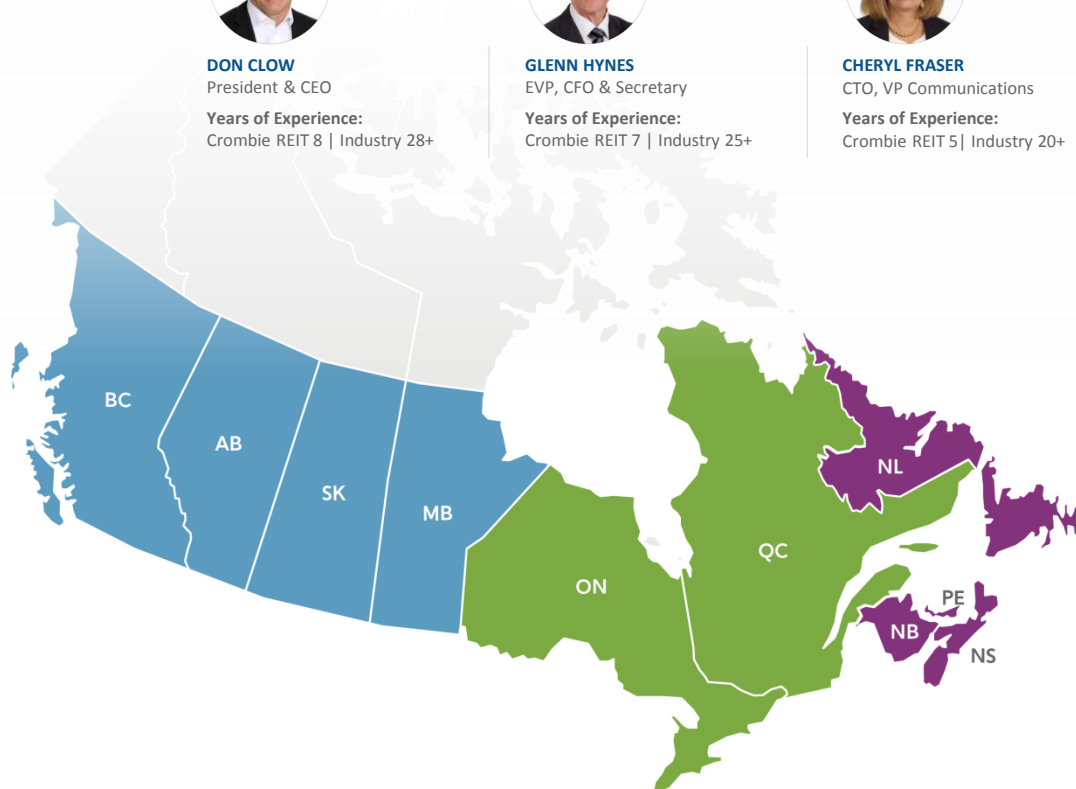
Years of Experience:
Crombie REIT 5 | Industry 20+



JOHN BARNOSKI

Senior Vice President, Corporate Development

Years of Experience:
Crombie REIT 2 | Industry 20+



WEST



TREVOR LEE

Senior Vice President,
Western Canada

Years of Experience:
Crombie REIT 3 | Industry 15+

CENTRAL EAST



SCOTT MACLEAN

Senior Vice President,
Eastern Canada

Years of Experience:
Crombie REIT 25 | Industry 35+

Culture & High Grading Talent

Continuing to Build the Crombie of Tomorrow



Crombie is like a community: where people treat each other with respect and where we're working together toward a common long term goal. Crombie values integrity, strong relationships and commitments to our business, colleagues, tenants and customers. We are creating long term sustainable communities.

Cheryl Fraser, Chief Talent Officer and VP Communications

25% of Executive Team are Women

80% of Recent Promotions were Women

>25 Managers Highly Skilled in RE Development

50%+ of Professional RE Employees have Leadership Development Plans; 54% are Women

<10% Annual Turnover Nationally

Environmental Sustainability Commitment

Social, Environmental & Economic

Crombie's core values include a commitment to adopt environmental sustainability principles in our business practices by integrating environmental considerations in our decision-making processes and striving to ensure we conduct our activities in accordance with these principles.

We believe that everyone has a responsibility to do his/her part to help protect and sustain our environment. We encourage our employees, customers and suppliers to make the "reduce, reuse, recycle" principle part of their lifestyle, at work and at home.



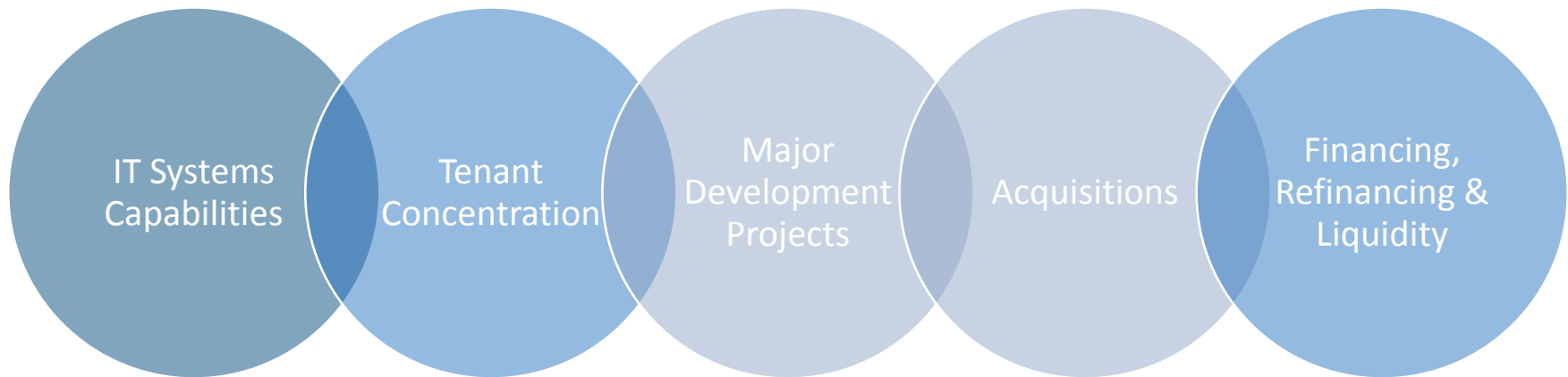
Risk Management

Bronte Village, Oakville, ON



Risk Management

Continuously Monitoring Potential Risks, and Executing Minimization & Mitigation Plans





Thank You

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