

Profile:

- Compelling opportunity to invest in European real estate
- Local, proven, aligned management
- Strong, experienced, aligned Trustees
- Highly-focused yield and growth strategy
- Robust pipeline of acquisition opportunities

Quick Facts*:

- \$136 million gross property value
- \$0.35 per Unit annual cash dist.
- 16.9 million Units outstanding
- Listed TSX-V (symbol: ERE.UN)

*As of 30 September 2018

Focus on European market:

- European Union is 2nd largest economic region globally
- Large, stable mature economies
- Positive momentum – forecast 2.3% GDP growth for 2019-2020
- Low inflation / improving employment
- Attractive financing environment

Focus on 'non-prime' core commercial properties:

- Attractive risk-adjusted pricing
- Robust yield spreads
- Long-term cash flow
- Value creation potential

ECREIT'S PRIMARY TARGET MARKETS

BELGIUM

NETHERLANDS

FRANCE

GERMANY

LUXEMBOURG

Investment Highlights:

- > ALIGNED MANAGEMENT WITH PROVEN EUROPEAN REAL ESTATE TRACK RECORD
- > TRUSTEES AND MANAGEMENT WITH DEEP CAPITAL MARKETS AND REAL ESTATE EXPERIENCE
- > INVESTING IN LARGE, STABLE AND MATURE EUROPEAN ECONOMIES



- > HIGH QUALITY, NON-PRIME CORE COMMERCIAL PROPERTIES OFFER ATTRACTIVE RETURNS
- > HIGH GROWTH FROM ROBUST ACQUISITION PIPELINE WITH SOLID FUNDAMENTALS
- > STRONG, SUSTAINABLE YIELD WITH POTENTIAL VALUE APPRECIATION

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