



Company Presentation

Q1 2018

An investment in the securities described in this document is subject to a number of risks that should be considered by a prospective purchaser. Prospective purchasers should carefully consider the risk factors described under “Risk Factors” and “Forward-Looking Statements” in the final short form prospectus dated July 18, 2017 (the “Final Prospectus”), of European Commercial Real Estate Investment Trust (“ECREIT” or the “REIT”) before purchasing the securities. Prospective purchasers should rely only on the information contained in the Final Prospectus. The REIT has not, and the underwriters have not, authorized anyone to provide prospective purchasers with additional or different information. The REIT is not, and the underwriters are not, offering to sell the securities in any jurisdictions where the offer or sale of such units is not permitted. For investors outside Canada, none of the REIT or any of the underwriters has done anything that would permit the offering or possession or distribution of this document and the Final Prospectus in any jurisdiction where action for that purpose is required, other than in Canada. Prospective purchasers are required to inform themselves about and to observe any restrictions relating to the offering and the possession or distribution of this document and the Final Prospectus. Prospective purchasers should not assume that the information contained in this document is accurate as of any date other than the date of the Final Prospectus, or where information is stated to be as of a date other than the date of the Final , such other applicable date. In this presentation, all amounts are in Canadian dollars, unless otherwise indicated.

Certain statements contained in this presentation constitute forward-looking information within the meaning of securities laws. Forward-looking information may relate to the REIT’s future outlook and anticipated events or results and may include statements regarding the financial position, business strategy, budgets, litigation, projected costs, capital expenditures, financial results, taxes, plans and objectives of or involving the REIT. Particularly, statements regarding future results, performance, achievements, prospects or opportunities for the REIT or the real estate industry are forward-looking statements. In some cases, forward-looking information can be identified by such terms such as “may”, “might”, “will”, “could”, “should”, “would”, “occur”, “expect”, “plan”, “anticipate”, “believe”, “intend”, “estimate”, “predict”, “potential”, “continue”, “likely”, “schedule”, or the negative thereof or other similar expressions concerning matters that are not historical facts. Some of the specific forward-looking statements in this presentation include, but are not limited to, statements that are described in further detail under “Forward-Looking Statements” in the Final Prospectus. The REIT has based these forward-looking statements on factors and assumptions about future events and financial trends that it believes may affect its financial condition, results of operations, business strategy and financial needs. Although the forward-looking statements contained in this presentation are based upon assumptions that management of the REIT believes are reasonable based on information currently available to management, there can be no assurance that actual results will be consistent with these forward-looking statements. Forward-looking statements necessarily involve known and unknown risks and uncertainties, many of which are beyond the REIT’s control, that may cause the REIT or the real estate industry’s actual results, performance, achievements, prospects and opportunities in future periods to differ materially from those expressed or implied by such forward-looking statements. These risks and uncertainties include, among other things, the factors discussed under “Risk Factors” in the Final Prospectus. The forward-looking statements made in this presentation relate only to events or information as of the date of the Final Prospectus. Except as required by law, the REIT undertakes no obligation to update or revise publicly any forward-looking statements, whether as a result of new information, future events or otherwise, after the date on which the statements are made or to reflect the occurrence of unanticipated events.

The ability of the REIT to make distributions and the actual amount of distributions on the securities will depend on a number of factors. A prospective purchaser should therefore review the Final Prospectus, the final short form prospectus and any amendment in their entirety and carefully consider the risks factors described in such documents under “Risk Factors” before purchasing any securities. The assumptions used in the preparation of a forecast, although considered reasonable by management at the time of preparation, may not materialize as forecasted and unanticipated events and circumstances may occur subsequent to the date of the forecast. Accordingly, there is a significant risk that actual results achieved for the forecast period will vary from the forecasted results and that such variations may be material. There is no representation that actual results achieved during the forecast period will be the same in whole or in part as those forecasted. Important factors that could cause actual results to vary materially from the forecast include those disclosed in the Final Prospectus under “Risk Factors”. See also “Forward-looking Statements” in the Final Prospectus. No securities regulatory authority has expressed an opinion about these securities and it is an offence to claim otherwise. The securities offered pursuant to the Final Prospectus have not been and will not be registered under the United States Securities Act of 1933, as amended (the “U.S. Securities Act”) or the securities laws of any state of the United States and, subject to certain exceptions, may not be offered, sold or delivered, directly or indirectly, in the United States or to, or for the account or benefit of, a U.S. person unless registered under the U.S. Securities Act and applicable state securities laws or except pursuant to an exemption from the registration requirements of the U.S. Securities Act and applicable state securities laws in accordance with the underwriting agreement to be entered into among the REIT and the underwriters in connection with the offering.

The REIT uses financial measures regarding itself in these materials, such as AFFO, that do not have standardized meaning under IFRS and may not be comparable to similar measures presented by other entities (“non-IFRS measures”). Further information relating to non-IFRS measures, is set out in the Final Prospectus under the heading “Non-IFRS Measures” and “Non-IFRS Reconciliation”.

Capitalized terms not defined herein have the same meaning ascribed thereto in the accompanying Final Prospectus.

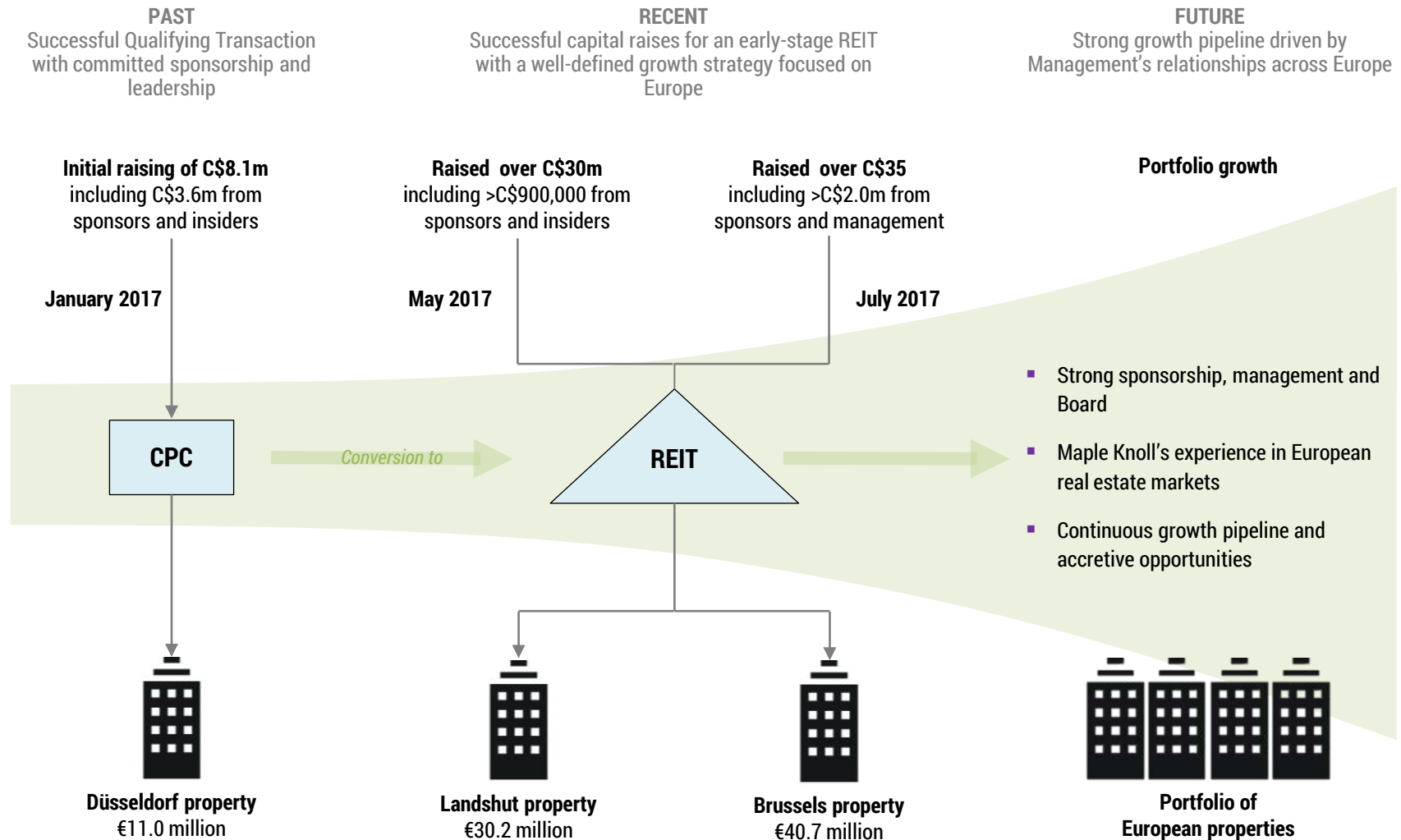
Investment Highlights



- 1 Delivering on strategy**
- 2 Focus on EU commercial property market**
- 3 Experienced, aligned management team**
- 4 Best-in-class board and governance**
- 5 Strong accretive growth pipeline**

1. Delivering on Strategy

Accretive growth by acquisition



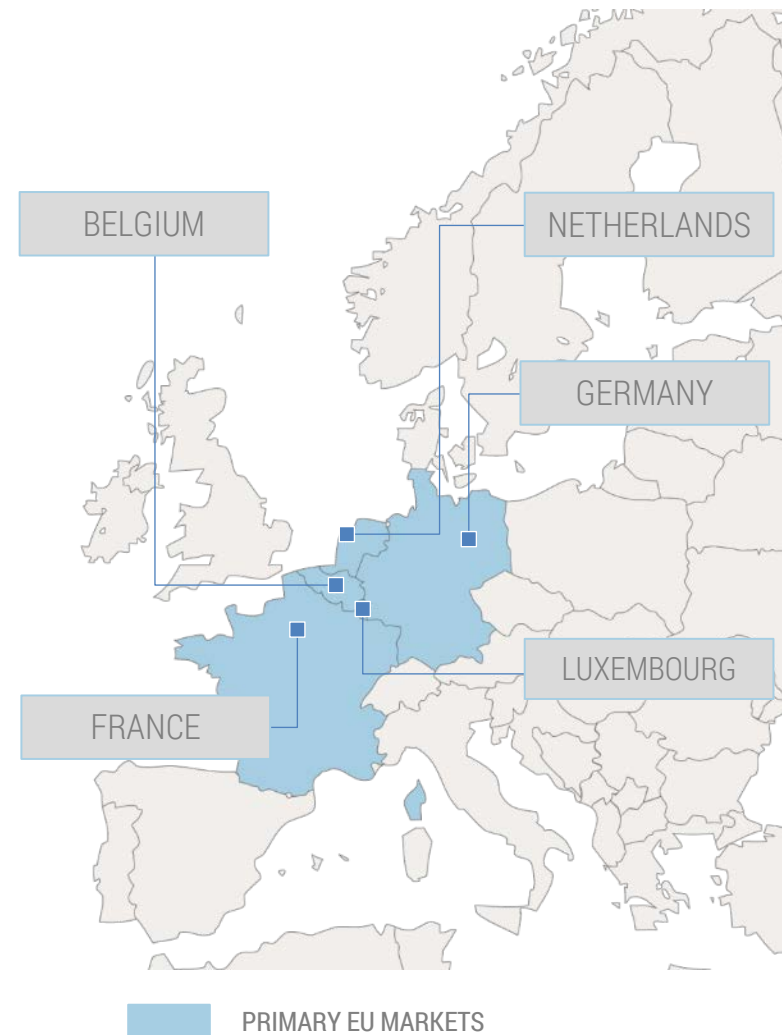
2. Focused European Strategy

Stable income with value appreciation

Sustained economic recovery

- **Solid underlying fundamentals**
 - European economic recovery
 - Improving employment
 - Moderate inflation
 - Attractive lending environment
- **Key European markets with focus on Germany, France, Benelux**

Rapidly aggregating a high-quality portfolio to deliver long-term, secure income plus capital growth

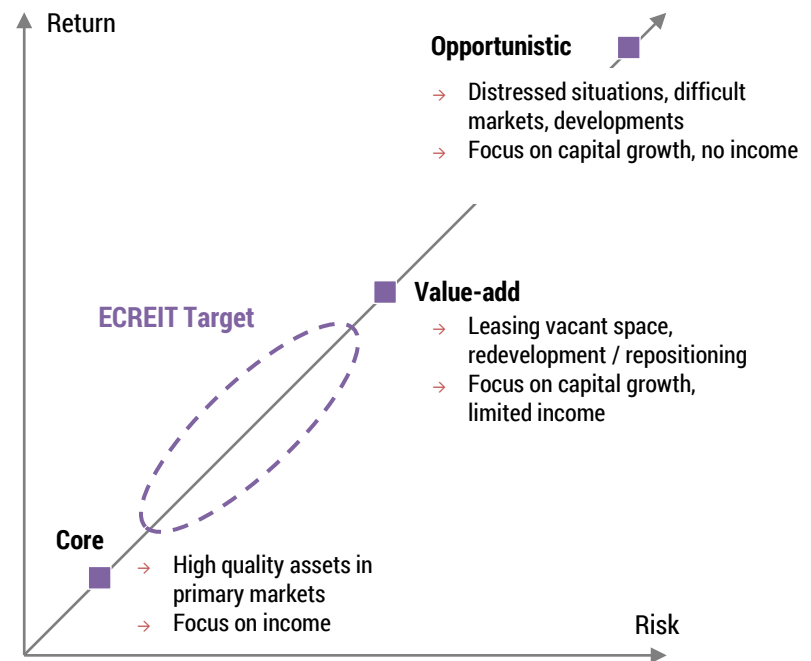


2. Focused European Strategy

“Non-prime” core

Attractive total returns through contracted cash flow with quality tenants and embedded value upside

- **High-quality, non-prime commercial properties**
 - More attractive yield vs. “prime” core assets
 - Potential for capital growth / appreciation
- **Acquisition target criteria**
 - Strong tenant base with long-term leases
 - High occupancy, limited tenant numbers
 - Minimal required capital investment
 - Single assets / small portfolios
 - Potential for increased operational efficiency



Non-prime core offers a more attractive risk / return profile

3. Management and Maple Knoll

Experienced, local and aligned management



Extensive experience sourcing, executing and managing European investments

- **Over €15 billion in real estate transactions**
 - Significant track-record in European real estate as a principal investor
 - 12-person team of local European nationals
- **Strong relationships in the European real estate markets**
 - Recent acquisitions of 2.7 million sq. ft. of EU commercial real estate for +€650 million
 - Large, robust pipeline of accretive acquisitions
- **Fully aligned with investors:**
 - No executive current cash remuneration from REIT
 - Executives initially waiving distributions
 - 6.4% ownership by senior management

Phillip Burns

*CEO, ECREIT
Principal, Maple Knoll*



Ian Dyke

*CFO, ECREIT
Principal, Maple Knoll*








Adam Cohen

*Director of Finance,
ECREIT*



4. Board of Trustees

Best-in class Board

Trustee	Real Estate / Board Experience	Experience			
		Canadian Capital Markets	Canadian Real Estate	European Capital Markets	European Real Estate
	<ul style="list-style-type: none"> • President and CEO of Trinity Development Group Inc. • Former President and COO of RioCan REIT 	✓	✓		
	<ul style="list-style-type: none"> • CEO and President of CAPREIT • Director of Irish Residential Properties REIT • Former Partner of Stikeman Elliott LLP 	✓	✓	✓	✓
	<ul style="list-style-type: none"> • Co-founder and Former President / CIO of Gluskin Sheff + Associates • Director of Tricon Capital Group 	✓	✓		
	<ul style="list-style-type: none"> • Independent capital markets consultant • Former Managing Director at Terra Firma Capital Partners • Former Head of European Asset Management at Citi Property Investors 			✓	✓
	<ul style="list-style-type: none"> • Former CEO of Corestate Capital • Former Managing Director at Terra Firma Capital Partners • Former Goldman Sachs – Corporate Finance, Real Estate • Former Skadden Arps – Corporate Attorney 			✓	✓

Trustees initially waiving compensation; own 10.4% of outstanding Units

5. Growing Unitholder Value

Strong Current Yield

Current Market Profile

Annualized cash distribution	\$0.35
Current yield*	~9.7%
Debt/GBV	58.2%
Units outstanding	16.7m
Market capitalization*	\$60.1m
Listed (TSX-V)	ERE.UN

* At C\$3.60 / Unit as at 29/12/2017 (end of Q4 2017)

5. Growing Unitholder Value

Sustainable income plus growth

Stable, sustainable and growing cash flow

- **Contracted, indexed cash flow provides high visibility**
- **Strong current yield**

Significant and rapid portfolio growth

- **Focus on non-prime core properties with strong fundamentals**
- **Substantial pipeline of accretive acquisition targets**

Solid organic growth

- **Innovative property management structure**
- **Economies of scale through portfolio growth**
- **Capital value appreciation**

Maintaining conservative financial position

- **Flexibility to capitalize on growth opportunities**
- **Low interest rate environment creates highly accretive spreads**

Properties



Properties

Existing portfolio

Dusseldorf, Germany

- 56,700 sq. ft. multi-tenant office property
- Centrally located within a German “top six” city
- Vibrant, redeveloping area near main train station
- 99.3% occupied with entrenched, sticky tenants
- Attractive long-term financing at 1.6%



Landshut, Germany

- 173,000 sq. ft. single-tenant building
- Metropolitan region of German “top six” city
- Efficient, newer generation building
- 100% occupied, long-term lease to Global 500 company
- Attractive long-term financing at 1.9%



Brussels, Belgium

- 168,000 sq. ft. single tenant office property
- Centrally business district of Brussels, the capital of Belgium and political heart of the European Union
- Efficient building in a mixed-use, regenerating area
- 100% occupied, long-term lease to government tenant
- Attractive long-term financing at 1.9%



Properties

Existing portfolio



Property Name	Key Tenant (Credit Rating)	Year Built (refurb'd) *	GLA (SF)	# of Tenants	Occupancy (%)	Avg. Lease Term**	% of Total Rent
Düsseldorf Property	MVZ DaVita Karlstraße GmbH	1969 (2001)	56,650	8	99.3%	5.1 years	10.5%
Landshut Property	e.kundenservice Netz GmbH (Moody's: Baa2)	2002-2012	172,804	1	100%	7.5 years	34.3%
Brussels Property	Fédération Wallonie-Bruxelles (Moody's: Aa3)	2005	168,993	1	100%	7.0 years	55.2%
Total / Wtd. Average			398,448	10	99.9%	7.0 years	100%

ECREIT is aggregating a portfolio of highly attractive assets with strong tenants and secured, long-term cash flow

* "Refurbished" means that the property was significantly renovated ** As at 31 December 2017

Conclusion



Conclusion

A compelling opportunity



- 1 Delivering on strategy**
- 2 Focus on EU commercial property market**
- 3 Experienced, aligned management team**
- 4 Best-in-class board and governance**
- 5 Strong accretive growth pipeline**

Appendix



Detailed Property Information



Detailed Property Information

Düsseldorf, Germany

Bismarckstraße 101, Düsseldorf, Germany

- **High-quality asset in attractive market**
 - Multi-tenant office property
 - ~56,700 sq. ft. of GLA
 - 99.3% occupied
 - 5.1 year weighted average lease term*
 - 42% of rental income from Fortune 500 company
- **Attractive acquisition metrics**
 - €11.0 million acquisition price
 - 12.0% discount to appraised value
 - Attractive debt financing: €7.5 million seven-year** mortgage at 1.6%
- **Strong fundamentals**
 - Centrally located within German “top 6” city
 - Vibrant area being redeveloped near main train station
 - Sticky tenants



* At 31 December 2017 ** At acquisition

Detailed Property Information

Landshut, Germany

E.ON-Allee 1-5, Kiem-Pauli-Str. 2, Landshut

- **New build asset with an investment grade tenant**
 - Single tenant building in metropolitan Munich
 - ~173,000 sq. ft. of GLA
 - 100% occupied by Global 500 company
 - 7.5 year weighted average lease term*
- **Attractive acquisition metrics**
 - €30.2 million acquisition price
 - 1.4% discount to appraised value
 - Attractive debt financing: €18.0 million seven-year** mortgage at 1.9%
- **Strong fundamentals**
 - Metropolitan region of German “top 6” city
 - Relatively newly built, efficient design
 - Bespoke asset for tenant who relies on local workforce



* At 31 December 2017 ** At acquisition

Detailed Property Information

Brussels, Belgium

Rue Adolphe Lavallée 1, Brussels

- **Government tenant with significant remaining lease term**
 - 100% leased to a government investment grade (Moody's Aa3) tenant
 - ~169,000 sq. ft. of GLA
 - 7.0 years remaining lease term*
- **Attractive acquisition metrics**
 - €40.7 million acquisition price
 - 1.9% discount to the appraised value of €41.5 million
 - Attractive debt financing: €25.5 million 7.5-year** mortgage at 1.9%
- **Strong fundamentals**
 - Strategically located at the crossroads of the Centre and North District
 - Government credit tenant
 - Property constructed specifically for tenant



* At 31 December 2017 ** At acquisition

EU Commercial Real Estate



European Union Commercial Real Estate

Large addressable market

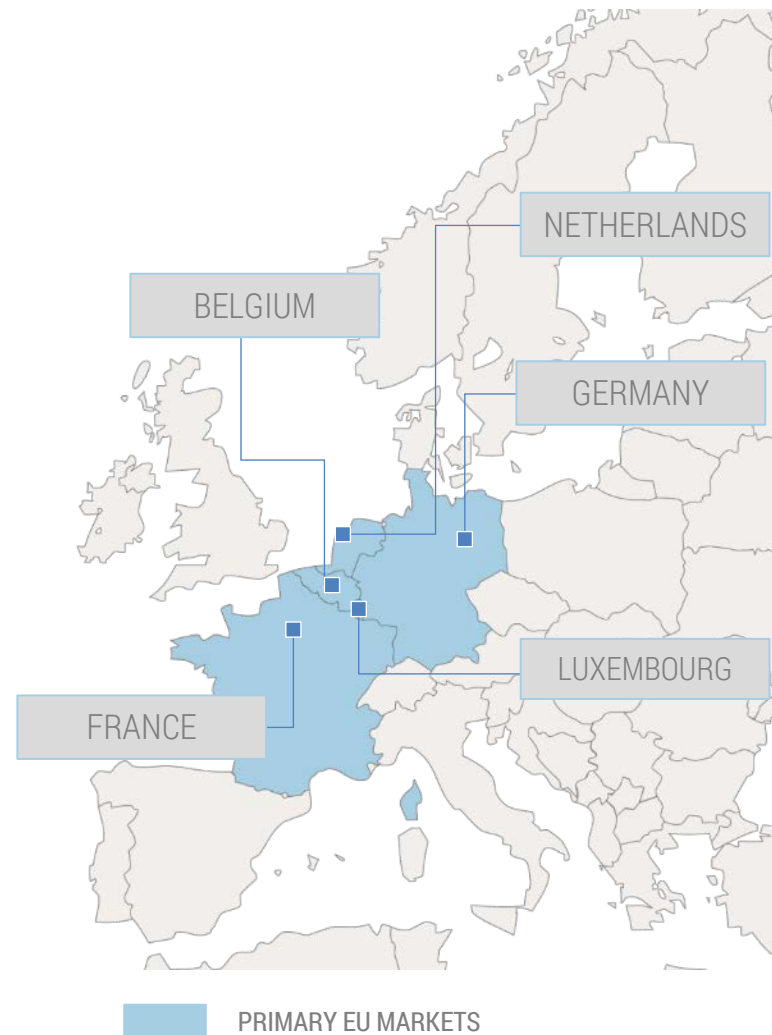
Country	GDP ¹	Share (%)	Real Estate ²	Share (%)
Austria	US\$409.3bn	2%	€30.1bn	1%
Belgium	US\$470.2bn	3%	€46.8bn	2%
France	US\$2,575bn	15%	€316.5bn	14%
Germany	US\$3,650bn	21%	€352.1bn	16%
Italy	US\$1,920bn	11%	€92.7bn	4%
Luxembourg	US\$63.5bn	0.4%	na.	na.
Netherlands	US\$824.4bn	5%	€114.8bn	5%
Spain	US\$1,310bn	8%	€62.6bn	3%
UK	US\$2,565bn	15%	€651.2bn	29%
Other EU	US\$3,324bn	19%	€574.8bn	26%
Total EU	US\$17,112bn	100%	€2,241.6bn	100%

Source: IMF, IPD

¹ 2017 prices

² Real Estate market estimation as per end 2015. Total based on IPD Pan-Europe.

*World's 2nd largest economic region
underpinned by stable, mature and diversified
markets*



European Union Commercial Real Estate

Stable, mature and growing economies

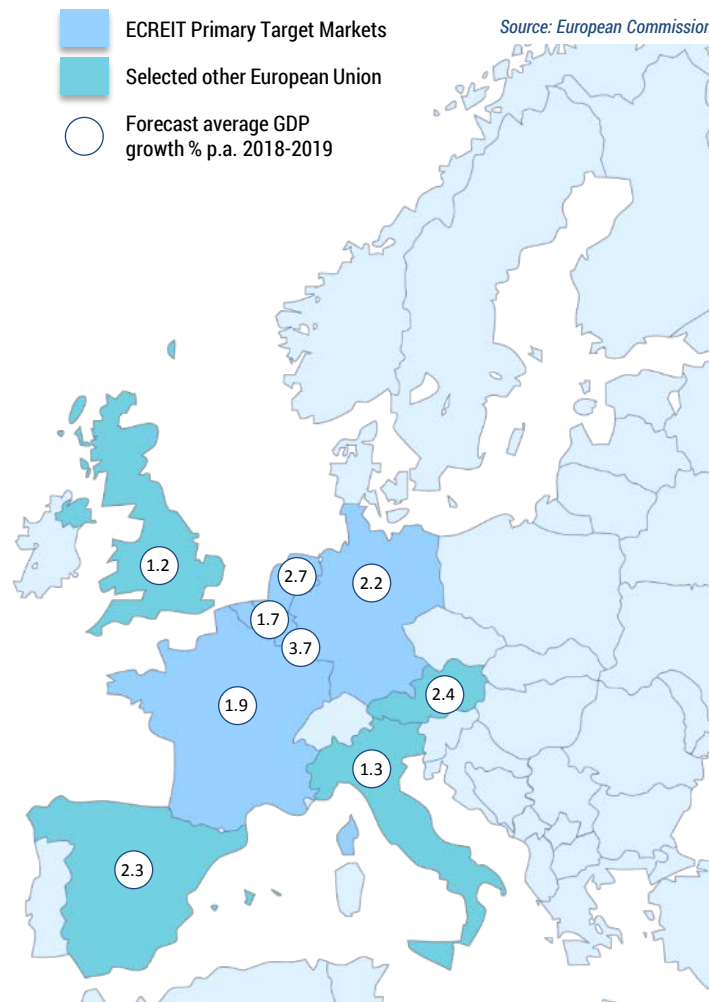


Sustained economic recovery

- **Core EU markets stable and growing**
 - Germany, France & Benelux seeing GDP growth since 2010
 - Unemployment decreasing
- **Positive progress through the rest of Europe**
- **EU monetary policy remains accommodative with interest rates at historically low levels**



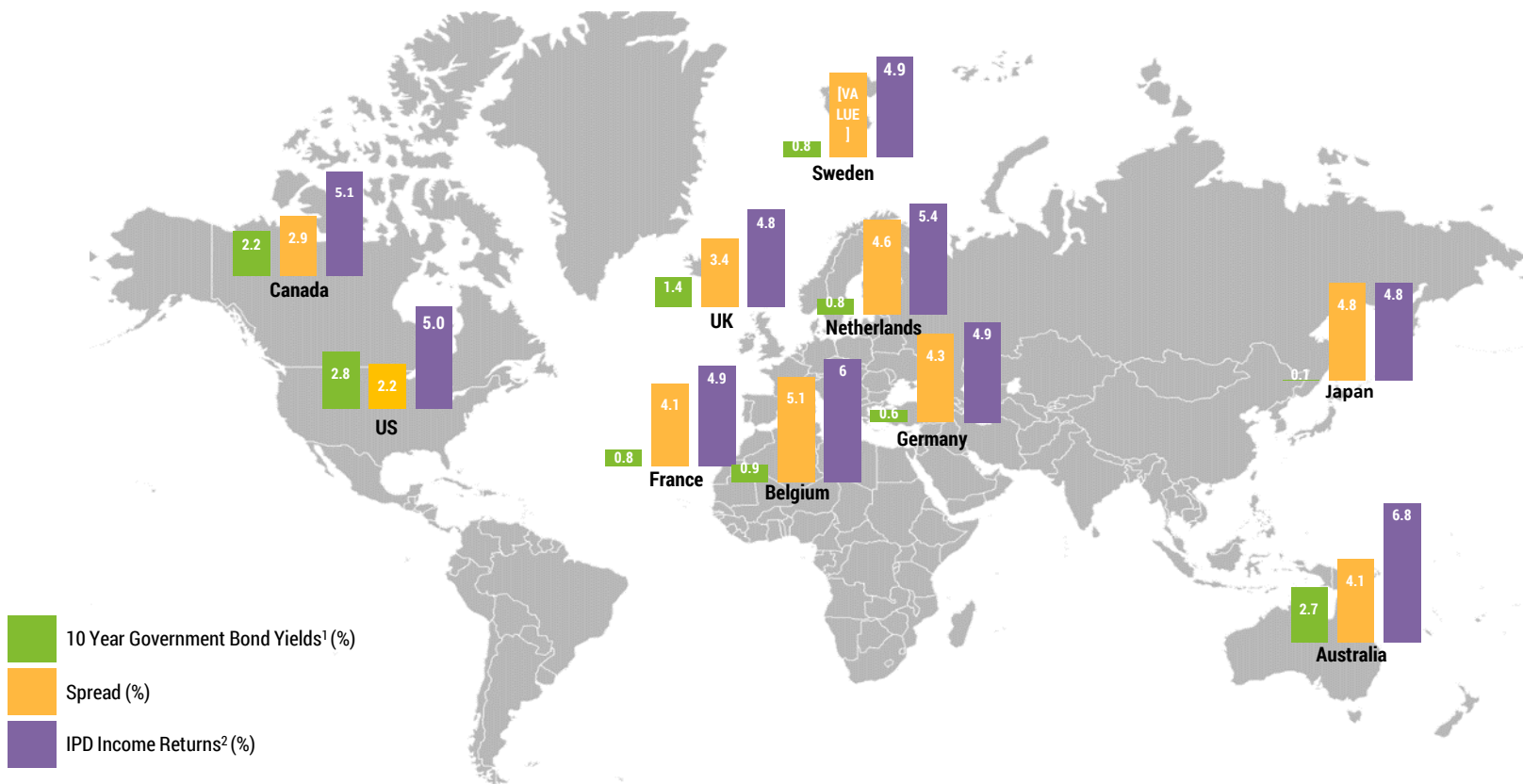
EU Forecasted GDP
Growth 2018-2019



European Union Commercial Real Estate

Real estate yield premiums vs. government bonds

The European Union offers superior risk-reward vs. alternative markets



¹ As at 14 March 2018 ; ² 2015 IPD data

Source: IPD, Bloomberg

European Union Commercial Real Estate

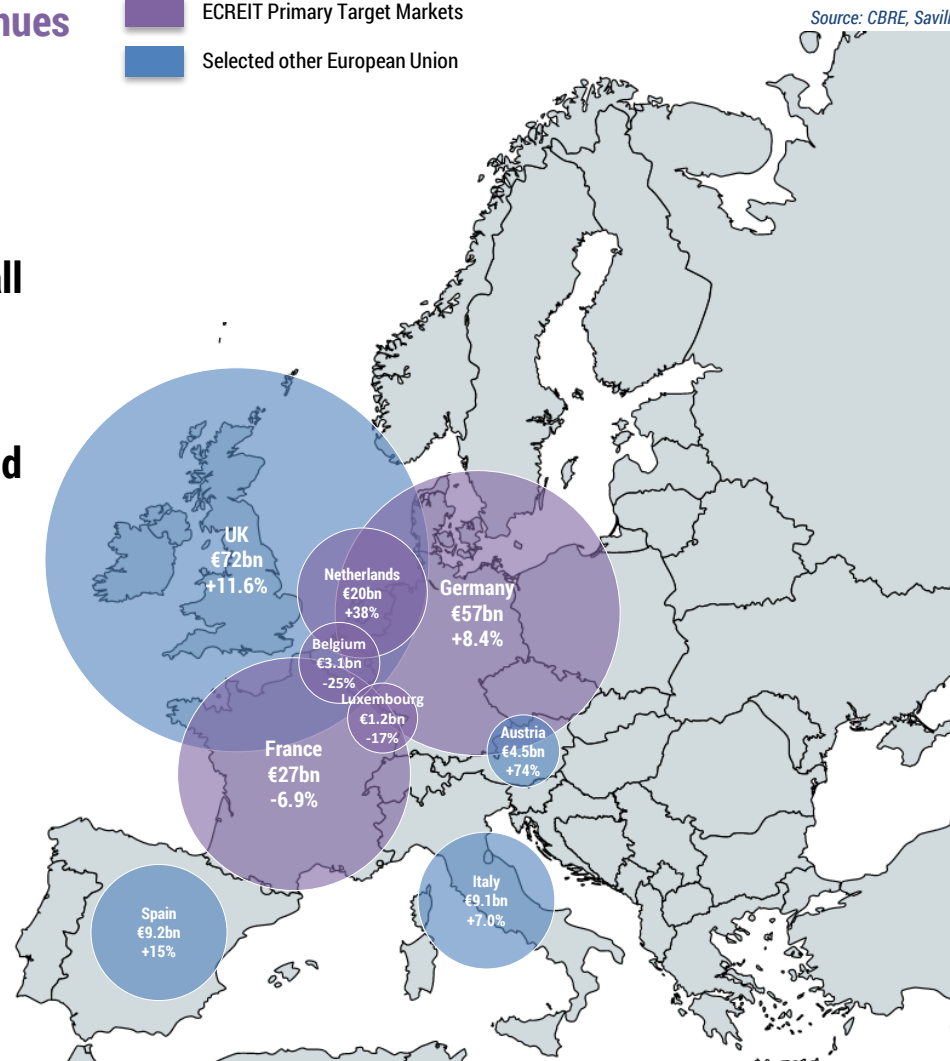
A liquid real estate market

Total European real estate investment continues to be robust

- For 2017, investment volume was approximately €286 billion
- Germany, France and the Benelux region all have liquid markets with aggregate €109 billion of transactions in 2017
- UK is traditionally the largest but this trend might be slowing down due to the Brexit impact



■ ECREIT Primary Target Markets
■ Selected other European Union



CONTACT US

European Commercial Real Estate Investment Trust
11 Church Street, Suite 401
Toronto, Ontario M5E 1W1

info@ecreit.com
www.ecreit.com

