



January 2020

INTERRENT REIT

INVESTOR PRESENTATION



INTERRENT REIT IS A GROWTH-ORIENTED REAL ESTATE INVESTMENT TRUST ENGAGED IN INCREASING VALUE AND CREATING A GROWING AND SUSTAINABLE DISTRIBUTION THROUGH THE ACQUISITION AND OWNERSHIP OF MULTI-RESIDENTIAL PROPERTIES.





FORWARD LOOKING STATEMENTS

This presentation contains “forward-looking statements” within the meaning of applicable Canadian securities legislation. Generally, these forward-looking statements can be identified by the use of forward-looking terminology such as “plans”, “anticipated”, “expects” or “does not expect”, “is expected”, “budget”, “scheduled”, “estimates”, “forecasts”, “intends”, “anticipates” or “does not anticipate”, or “believes”, or variations of such words and phrases or state that certain actions, events or results “may”, “could”, “would”, “might” or “will be taken”, “occur” or “be achieved”. InterRent is subject to significant risks and uncertainties which may cause the actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by the forward looking statements contained in this release. A full description of these risk factors can be found in InterRent’s publicly filed information which may be located at www.sedar.com. InterRent cannot assure investors that actual results will be consistent with these forward-looking statements and InterRent assumes no obligation to update or revise the forward-looking statements contained in this presentation to reflect actual events or new circumstances.





ROADMAP TO THE PRESENT

2009 - 2011

- CLV arranges private placement at \$1.50/Unit
- Change of executive control September 30, 2009
- CLV Group begins managing InterRent's entire portfolio
- Began rebuilding & repositioning
- Changed culture & priorities
- Restored focus on property operations
- Disposed of non-core properties
- Focused on growing NOI organically through top line growth and operating cost reductions

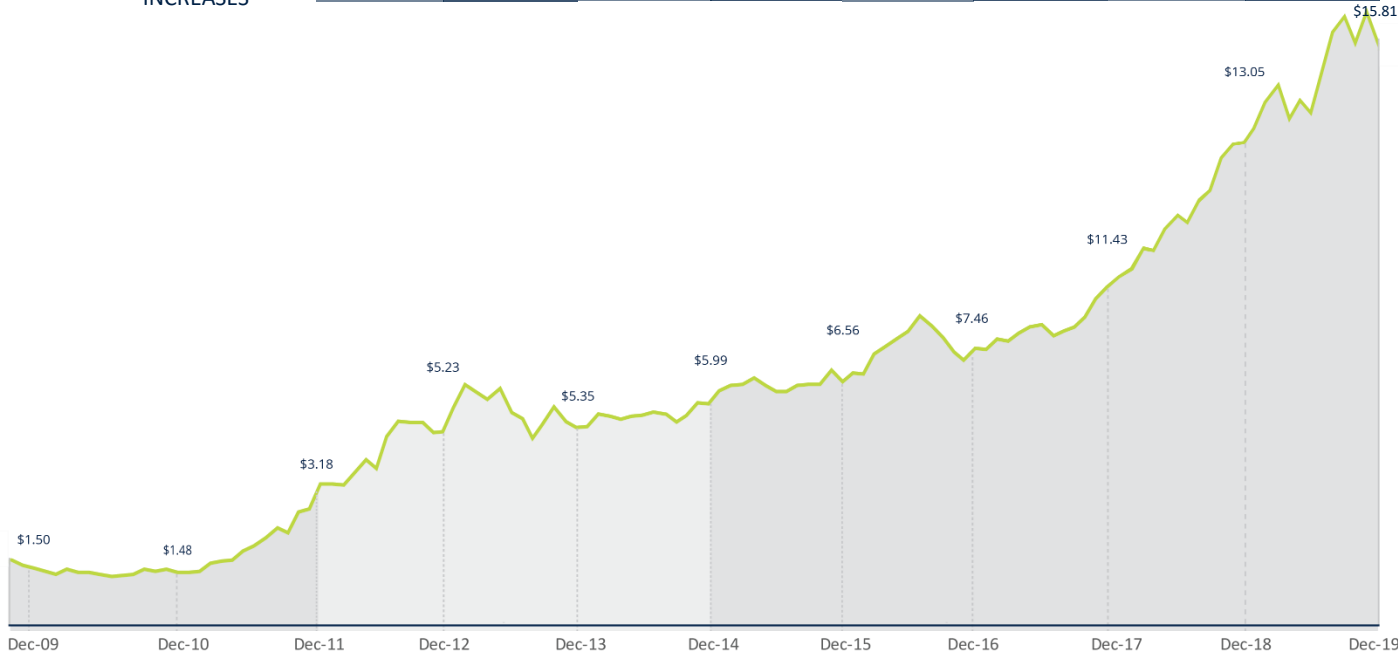
2011 - 2013

- Continued to grow NOI organically through top line growth and operating cost reductions
- Built acquisitions team and grew acquisition pipeline – focus on value-add properties
- Purchased 1,000 suites in 2012, 1,339 suites in 2013 and 645 in 2014
- Expanded into Quebec (Gatineau & Montreal)
- Focused on best in class within our target markets
- Refinanced repositioned properties with CMHC insured mortgages
- Increased distribution by 33% (\$0.12 to \$0.16) in 2012, by 25% (\$0.16 to \$0.20) in 2013 and by 10% (\$0.20 to \$0.22) in 2014

2014 - PRESENT

- Completed LIV redevelopment
- Continued focus on repositioning and organic growth
- Change model/staffing of rental operations to focus on customer service and overall performance
- Continued to refinance repositioned properties with CMHC to capitalize on low interest rates
- Increased distribution by 5% (\$0.22 to \$0.23) in 2015, by 5% (\$0.23 to \$0.24) in 2016, by 11% (\$0.24 to \$0.27) in 2017, by 7% (\$0.27 to \$0.29) in 2018 and again by 7% (\$0.29 to \$0.31) in 2019
- Internalized property management in 2018
- Entered into joint venture for development of 900 Albert Street
- Entered into joint venture agreement for development of Burlington GO Lands with Brookfield
- Purchased 1,702 suites in 2015, 545 suites in 2016, 602 suites in 2017 and 638 suites in 2018
- 2019 was a significant year of growth for InterRent with 1,214 suites acquired predominantly in Montreal

DISTRIBUTION INCREASES



¹Source: Financial Post



Start	September 30, 2009	
End	As at January 14, 2020	
Unit Price	\$1.50 to \$15.81	
Cumulative Distributions	\$2.05	
Total Return	1,206%	
Number of Suites	4,033 to 10,164	152%

Since current management took over, InterRent has been one of the best performing REITs in Canada with a total return of 1,206%. The REIT was also the 5th best performing stock in the S&P/TSX Composite Index over the last decade.¹ InterRent continues to focus on organic growth of existing properties, target new properties to reposition, as well as acquisitions of properties with untapped value.



WE ARE PROVIDERS OF HOMES ACROSS ONTARIO AND QUEBEC

GTA (INCLUDING HAMILTON)

23 PROPERTIES	0.8% PENETRATION	28.4% OF PORTFOLIO
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2,884
SUITES

357,197¹
TOTAL SUITES IN MARKET

MONTREAL

22 PROPERTIES	0.5% PENETRATION	27.4% OF PORTFOLIO
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2,785
SUITES

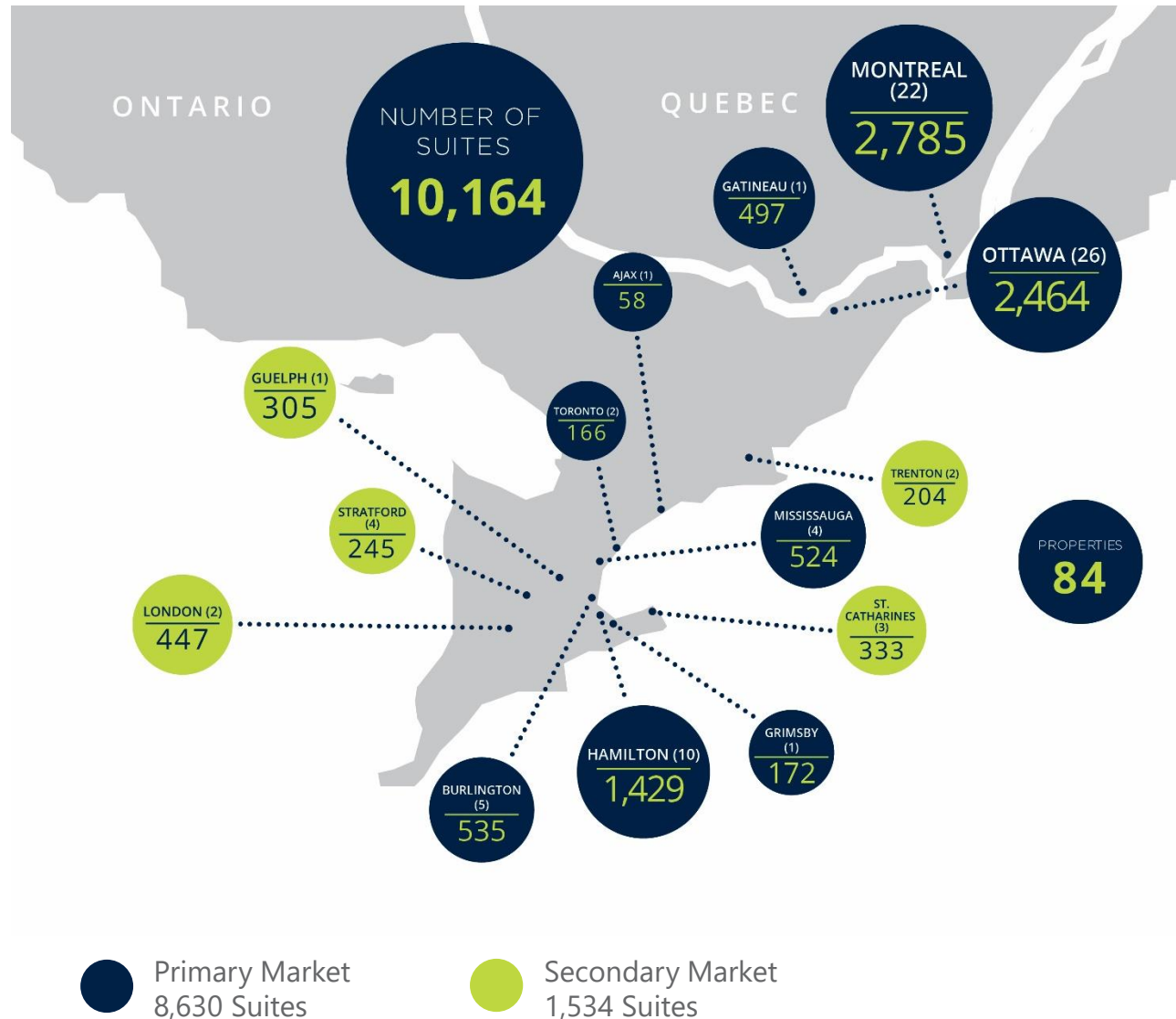
584,743¹
TOTAL SUITES IN MARKET

NATIONAL CAPITAL REGION

27 PROPERTIES	3.5% PENETRATION	29.1% OF PORTFOLIO
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2,961
SUITES

84,641¹
TOTAL SUITES IN MARKET



Our primary markets make up more than 80% of our NOI

¹ CMHC Fall 2018 Rental Market Report apartment universe.





TECHNOLOGY ACROSS ALL ASPECTS OF THE BUSINESS

Investing in technology has always been one of the distinguishing features of the REIT’s operating platform. InterRent constantly searches for new ways to improve the efficiency of all processes while also ensuring our residents have access to convenient tools that enhance their experience.

Internal Infrastructure	Resident Experience
<ul style="list-style-type: none">• Business intelligence• Best-in-class cloud platform• Automated A/P workflow• Fully connected properties• Better online team collaboration tools• Mobile-enabled workforce	<ul style="list-style-type: none">• Smart homes• Resident online self-service:<ul style="list-style-type: none">• Applications• Payments• Maintenance requests• Amenity bookings





ACQUISITION CRITERIA

Whether InterRent enters a new market or expands in an existing one, a disciplined approach is taken. InterRent seeks to acquire properties that have suffered from the absence of professional management. This gives the REIT an opportunity to move rents to market rates, as well as investing in energy saving initiatives. InterRent only pursues properties for its portfolio that it has identified as having the following four parameters:

HEALTHY ECONOMIC CENTRES



Regions that have stable employment and are expected to have continued economic growth

STRONG DEMAND



Cities that have strong population growth and immigration rates

RENTAL RATE GROWTH



Communities with a track record of rising rental rates

STABLE CAPITALIZATION RATES



Target markets that have sufficient supply and demand from investors maintaining relatively stable capitalization rates



PROVEN ABILITY TO SOURCE DEALS

Proven track record of sourcing acquisitions, with over \$1.1 billion in acquisitions since change of control (over 7,000 units).

Continued pipeline of potential properties through solid relationships and proprietary lead generation database.



Riviera, Gatineau

5550 Trent, Montreal

Crystal Beach, Ottawa



FOCUS ON REPOSITIONING

EXTERIOR UPGRADES

- Complete, attractive first impression package
- Designer-influenced exterior finishes

Before



After



COMMON AREA UPGRADES

- Added functionality
- Designer finishes
- Enhanced security



UNIT UPGRADES

- Improving suite layout
- Upgraded bathrooms and kitchens
- Upgraded flooring



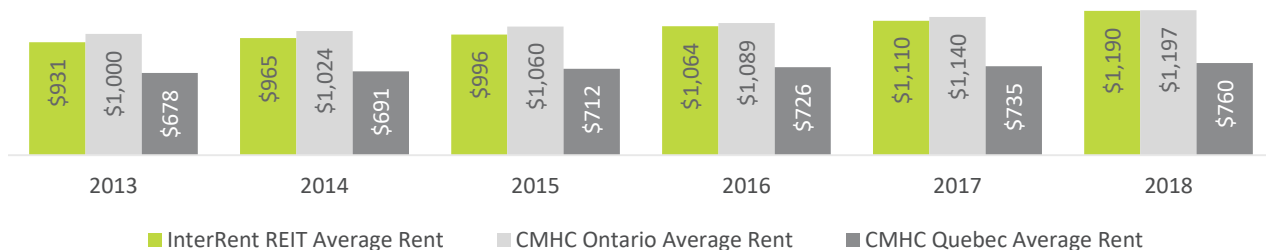


DELIVERING THE EXPERIENCE

Exceptional amenities and best-in-class service are key components of the experience our residents are looking for in their homes.



AVERAGE RENT GROWTH



5-Year Average Rent CAGR	
InterRent REIT	5.0%
Ontario (CMHC)	3.7%
Quebec (CMHC)	2.3%



SUBSTANTIAL UPSIDE IN NON-REPOSITIONED PORTFOLIO

In \$ 000's	9 Months Ended September 30, 2019					
	Repositioned Property Portfolio		Non-Repositioned Property Portfolio		Total Portfolio	
Gross rental revenue	\$76,017		\$28,731		\$104,748	
Less: vacancy & rebates	(2,129)		(2,961)		(5,090)	
Other revenue	4,635		1,810		6,445	
Operating revenues	\$78,523		\$27,580		\$106,103	
Expenses						
Property operating costs	10,878	13.9%	4,486	16.3%	15,364	14.5%
Property taxes	9,354	11.9%	3,721	13.5%	13,075	12.3%
Utilities	5,331	6.8%	2,346	8.5%	7,677	7.2%
Operating expenses	\$25,563	32.6%	\$10,553	38.3%	\$36,116	34.0%
Net operating income	\$52,960		\$17,027		\$69,987	
Net operating margin	67.4%		61.7%		66.0%	

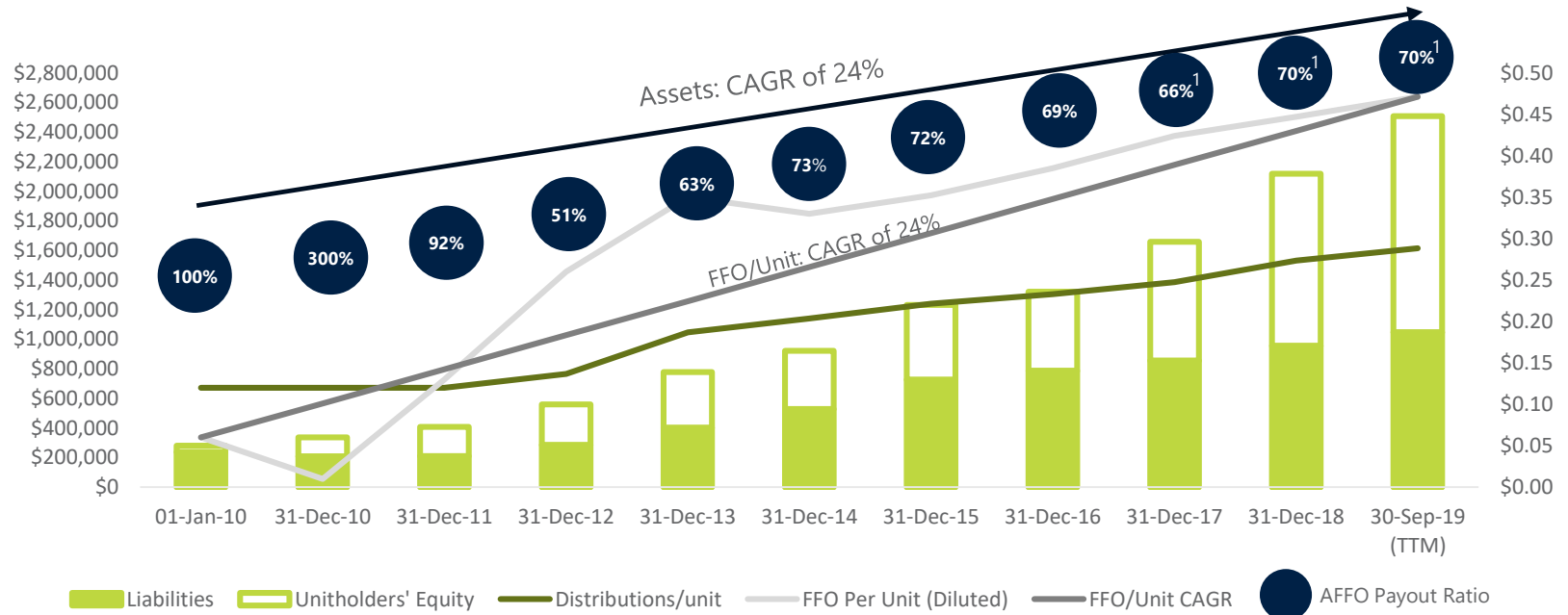
Region	Repositioned Property Portfolio			Non-Repositioned Property Portfolio		
	Suites	September 2019 Average Rent	September 2019 Vacancy	Suites	September 2019 Average Rent	September 2019 Vacancy
Eastern Ontario	204	\$1,195	6.6%	-	-	-
GTA	1,283	\$1,577	2.4%	-	-	-
Hamilton/Niagara	816	\$1,277	3.9%	1,118	\$1,044	5.4%
Montreal	782	\$1,038	3.4%	1,899	\$1,098	13.0%
Gatineau	497	\$972	2.8%	-	-	-
Ottawa	1,968	\$1,424	1.1%	496	\$1,394	5.3%
Western Ontario	997	\$1,218	1.8%	-	-	-
Total	6,547	\$1,316	2.3%	3,513	\$1,122	9.4%



PROVEN TRACK RECORD OF SUCCESS

Effective use of capital through:
 Smart disposition of properties
 Recycle capital from dispositions fully into repositionings
 Capitalize on low interest rate environment

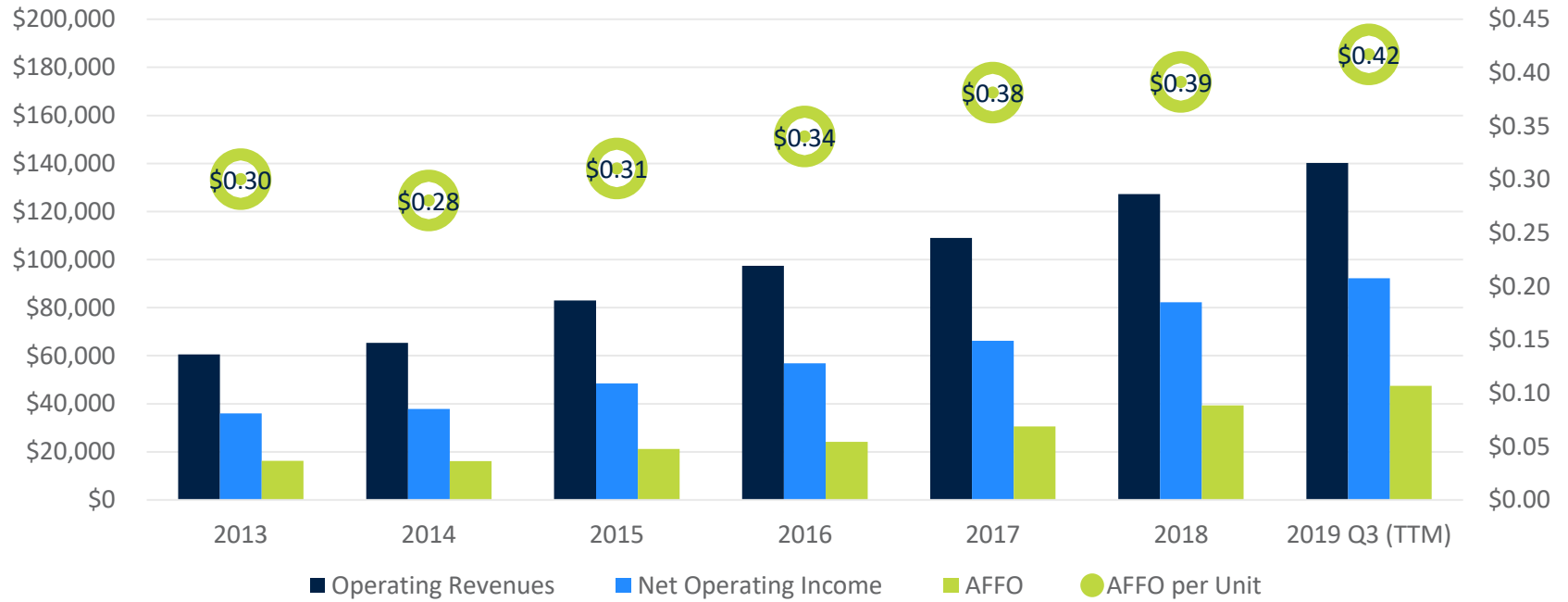
TOTAL ASSET GROWTH



¹TTM AFFO for 2017-2019 calculated in accordance to Realpac definition. Prior years calculated differently.

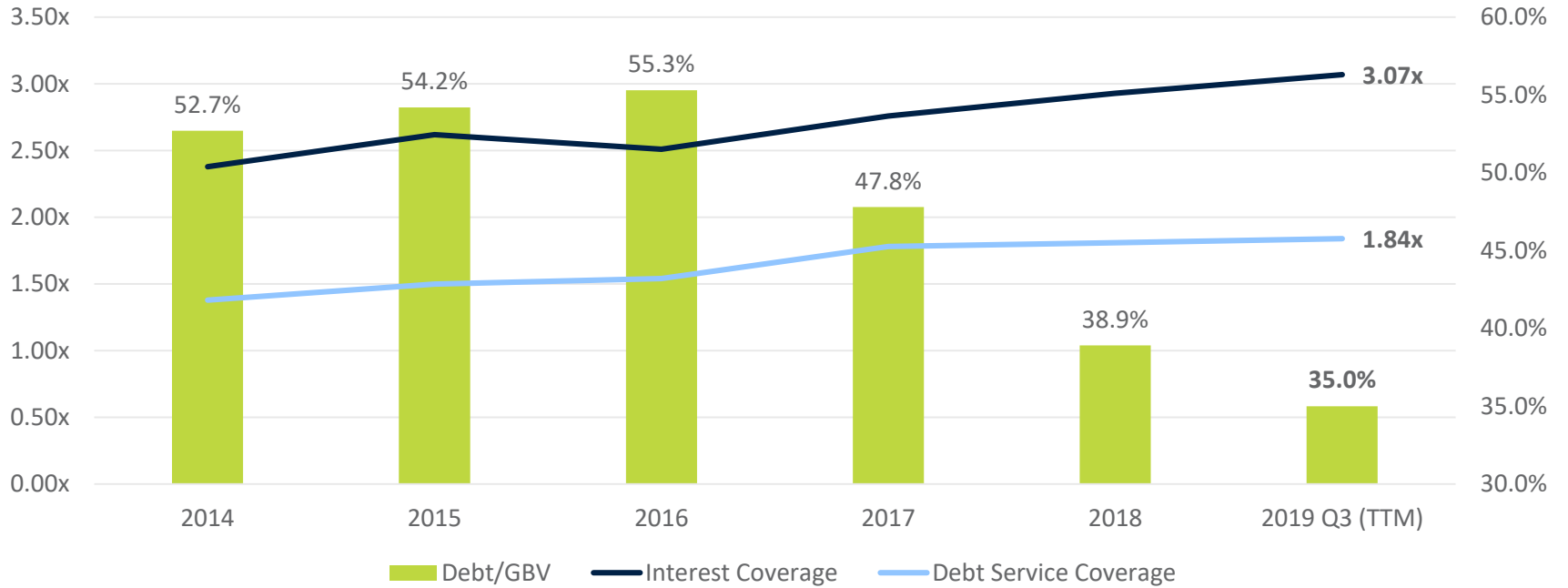


GROWTH IN ALL THE RIGHT PLACES





A PROVEN APPROACH TO MANAGING THE BALANCE SHEET





- Conservative and flexible balance sheet
- Well positioned for both organic and external growth
- Potential strategic partnerships & joint ventures
- We have over 3,500 suites in our repositioning portfolio
- Potential to increase density at many sites across our portfolio
- Greenfield development opportunities
- Significant consolidation potential





APPENDIX





Suite Count **253**

Purchase Price **\$59,000,000**

Price per Suite **\$233,202**

Property Overview

This portfolio is comprised of 5 properties in three neighbourhoods in Montreal. The Westmount properties, located at 4560 Sainte-Catherine St W and 2054 Claremont Avenue, are in close proximity to the new McGill University Health Centre Hospital and the Vendome metro station. The properties are also minutes away from Westmount's main retail node that includes banks, restaurants and grocery stores. The Hampstead properties, 5051 Clanranald Avenue and 5015-5025 Clanranald Avenue, are situated off the popular and retail-oriented Queen Mary Road and within walking distance of McDonald Park. These properties allow for quick access to the Décarie Expressway and the Snowdon metro station which are less than 600 metres away. Finally, 6950 Fielding Avenue in Notre-Dame-de-Grâce is adjacent to the large Loyola Park and located within close proximity of Concordia University's Loyola Campus.



- A** 4560 Sainte-Catherine St W
- B** 2054 Claremont Ave
- C** 5051 Clanranald Ave
- D** 5015-5025 Clanranald Ave
- E** 6950 Fielding Ave
- Metro Station
- 1** Westmount High School

- 2** McGill University Health Centre
- 3** Access to Major Highways
- 4** Metro Grocery Store
- 5** Hampstead Retail and Restaurants
- 6** Concordia University – Loyola Campus
- 7** Westmount Retail and Restaurants

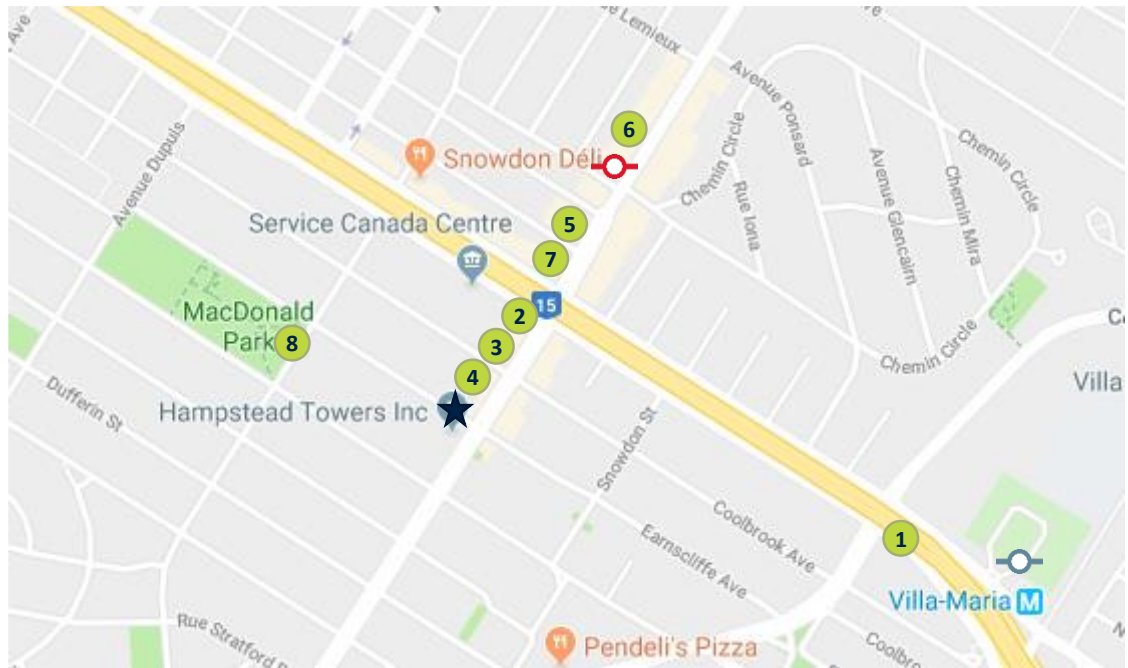


HAMPSTEAD TOWERS, MONTREAL



Property Overview

Hampstead Towers is a twenty-six storey concrete highrise, located at 5465 Queen Mary Road in Montreal's sought-after Hampstead neighbourhood. The property currently features 121 spacious residential suites and approximately 31,500 SqFt of commercial space. The property offers its residents an abundance of property specific and neighborhood amenities including being in close proximity to MacDonald park, Decarie blvd, and the Snowdon Metro Station.

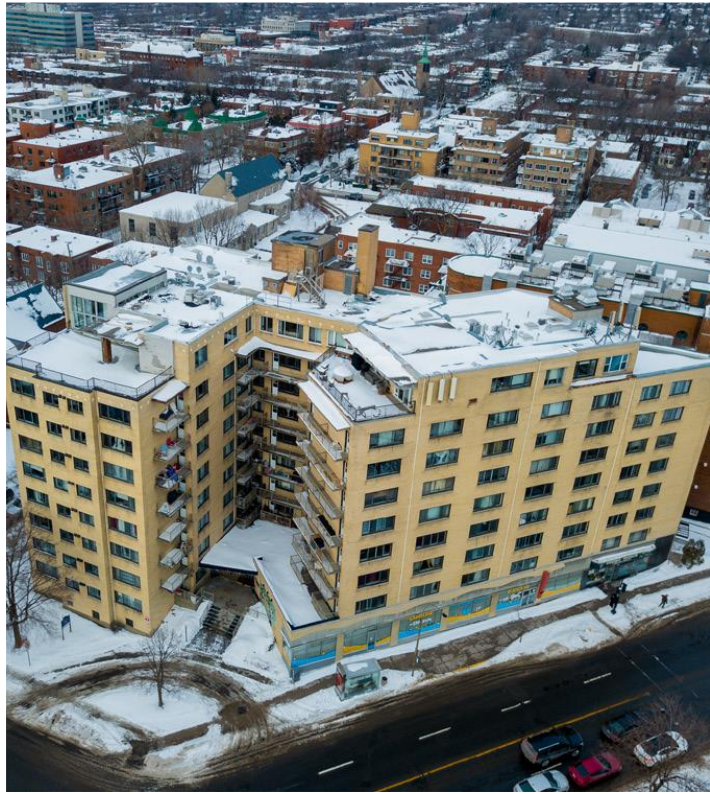


Suite Count	121
Commercial	31,500 SqFt
Purchase Price	\$38,360,000

- ★ Hampstead Tower
- Station Snowdon Metro
- Station Villa-Maria Metro
- 1 Autoroute Decarie
- 2 Pharmacy Jean Coutu
- 3 BMO Bank of Montreal
- 4 Starbucks
- 5 Metro Grocery Queen Mary
- 6 Pharmaprix Pharmacy
- 7 SAQ
- 8 MacDonald Park

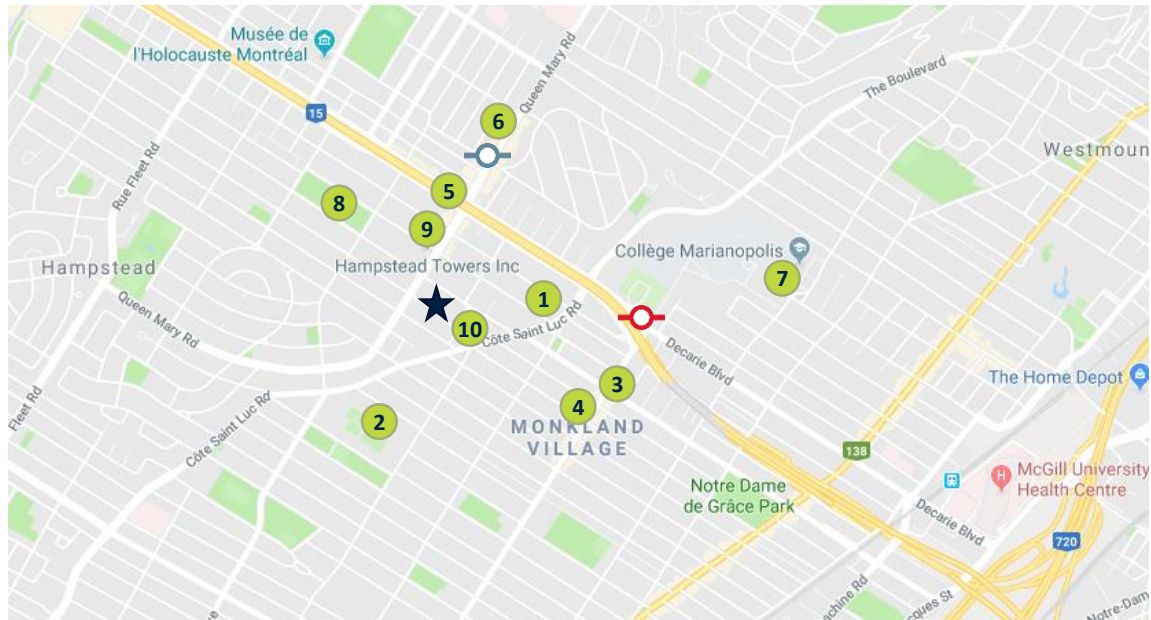


4875 DUFFERIN AVE, MONTREAL



Property Overview

4875 Dufferin Avenue contains 118 residential suites and approximately 6,300 square feet of commercial space. The property is located in the Hampstead neighborhood and is within 500 meters of the Hampstead Towers acquisition announced by InterRent on June 5, 2019. The property is well located and has a Walkscore of 88, with many neighborhood amenities within close proximity.



Suite Count **118**

Purchase Price **\$22,700,000**

Price per Suite **\$192,373**

- ★ 4875 Dufferin Avenue
- Villa-Maria Metro
- Snowdon Metro
- 1 Pharmacy Jean Coutu
- 2 Royal Vale School
- 3 Starbucks
- 4 Provigo

- 5 SAQ
- 6 Pharmaprix
- 7 Collège Marianopolis
- 8 MacDonald Park
- 9 BMO Bank of Montreal
- 10 Solomon Schechter Academy

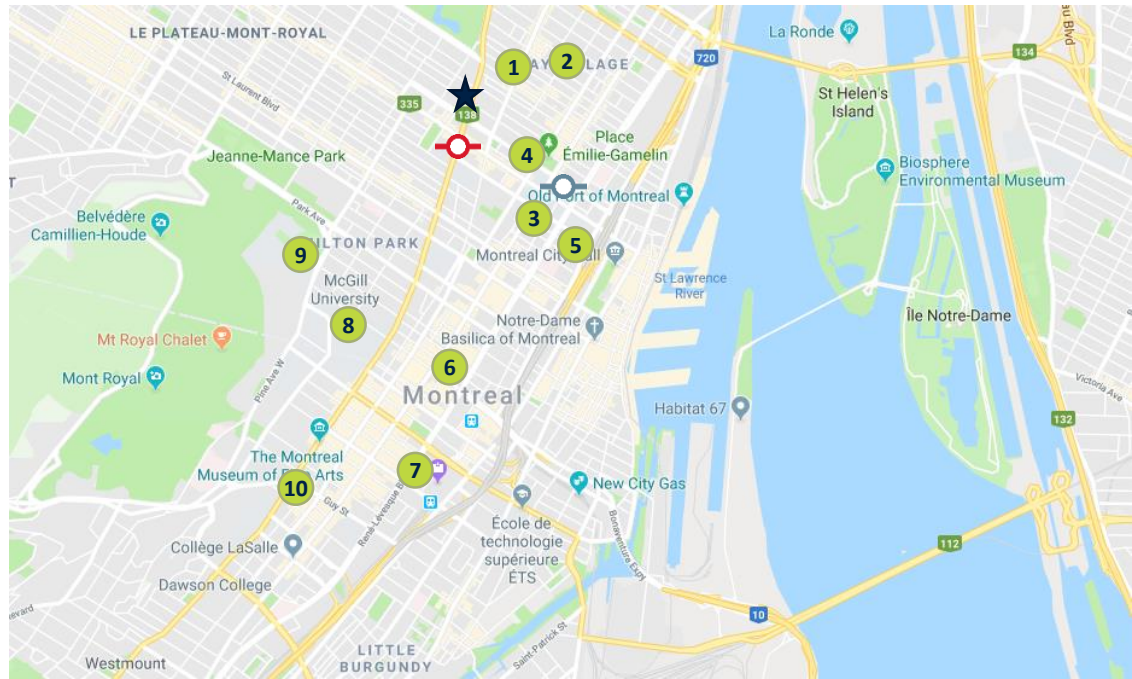


1025 SHERBROOKE ST E, MONTREAL



Property Overview

1025 Sherbrooke Street East, also referred to as Tour Lafontaine, contains 251 residential suites and a commercial office that will be converted to additional amenity space. The current amenities include an indoor pool, gym facilities, and the potential to add further amenities on the rooftop. The property is located 450 metres away from Sherbrooke Metro and boasts a Walkscore of 98.



- ★ La Tour Lafontaine
- Station Sherbrooke Metro
- Station UQAM Metro
- 1 Parc Lafontaine
- 2 Hôpital Notre-Dame
- 3 Université du Québec à Montréal
- 4 BaNQ Grande Bibliothèque
- 5 Centre Hospitalier du l'Université de Montréal
- 6 Downtown Core
- 7 Bell Centre
- 8 McGill University
- 9 Montreal Neurological Institute
- 10 Concordia University

Suite Count	251
Purchase Price	\$63,000,000
Price per Suite	\$250,996

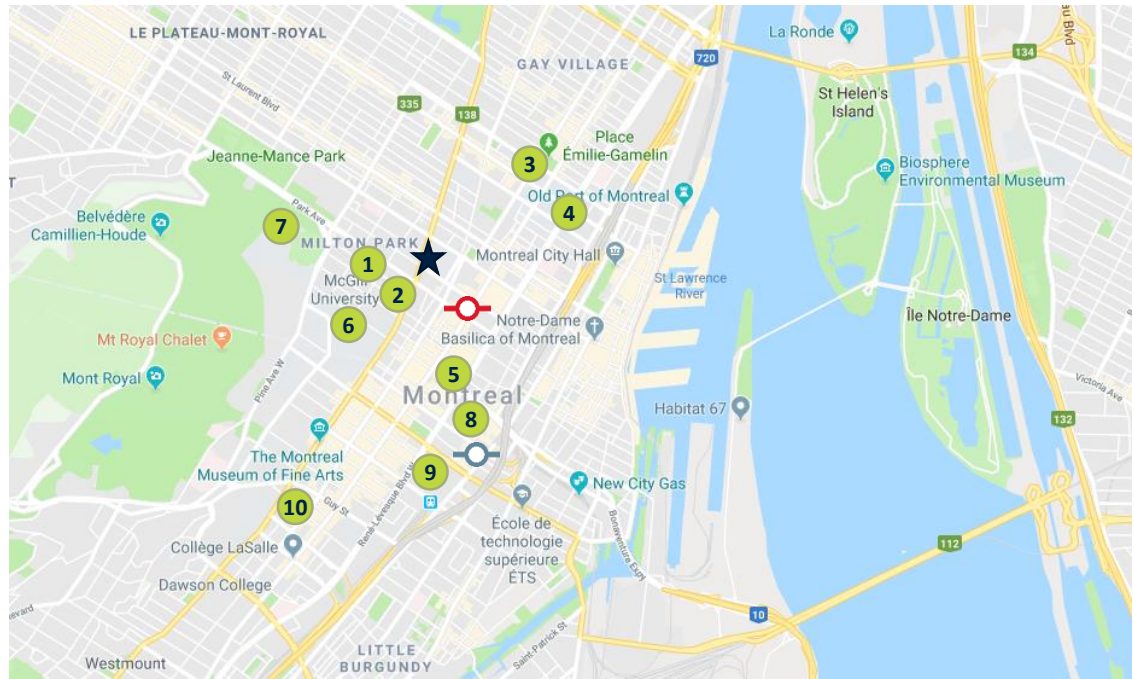


235 SHERBROOKE ST W, MONTREAL



Property Overview

235 Sherbrooke St West, also known as Le Nouveau Colisée, features 293 residential units and approximately 7,000 square feet of prime retail space. With a Walkscore of 99, this property features excellent neighborhood amenities as well as a rooftop terrace, indoor pool, fitness room and sauna. The property is located 290 metres away from Place-des-Arts Metro.



Suite Count	293
Purchase Price	\$69,000,000
Price per Suite	\$235,495

- ★ La Colisée
- Station Place-des-Arts
- Station Gare Centrale
- 1 Proviso Grocery Store
- 2 Jean Coutu Pharmacy
- 3 Université du Québec à Montréal
- 4 Centre Hospitalier de l'Université de Montréal
- 5 Downtown Core
- 6 McGill University
- 7 Montreal Neurological Institute
- 8 Place Ville-Marie
- 9 Bell Centre
- 10 Concordia University

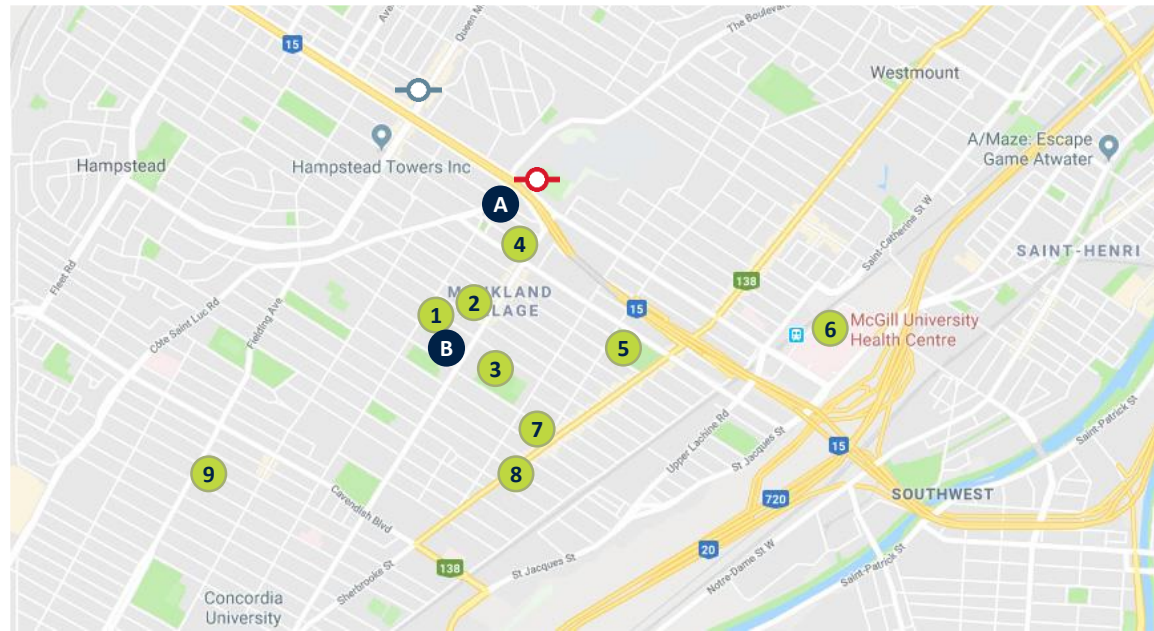


COOLBROOK & MONKLAND, MONTREAL



Property Overview

5410 Cote Saint-Luc & 4454 Coolbrook and 5881 Monkland are three, 4-storey midrise apartments situated in the heart of the trendy neighborhood, Monkland village. Residents enjoy the neighborhood's iconic collection of restaurants, parks, and sports facilities, while also being just steps away from metro and bus lines which can quickly arrive at popular destinations such as Downtown, Concordia University, University of Montreal, and more.



Suite Count **50**

Purchase Price **\$11,750,000**

Price per Suite **\$235,000**

- A** 4454 Coolbrook & 5410 Cote Saint-Luc
- B** 5881 Monkland
- Station Villa-Marie
- Station Snowdon
- 1** Banque National
- 2** Provigo
- 3** Lower Canada College

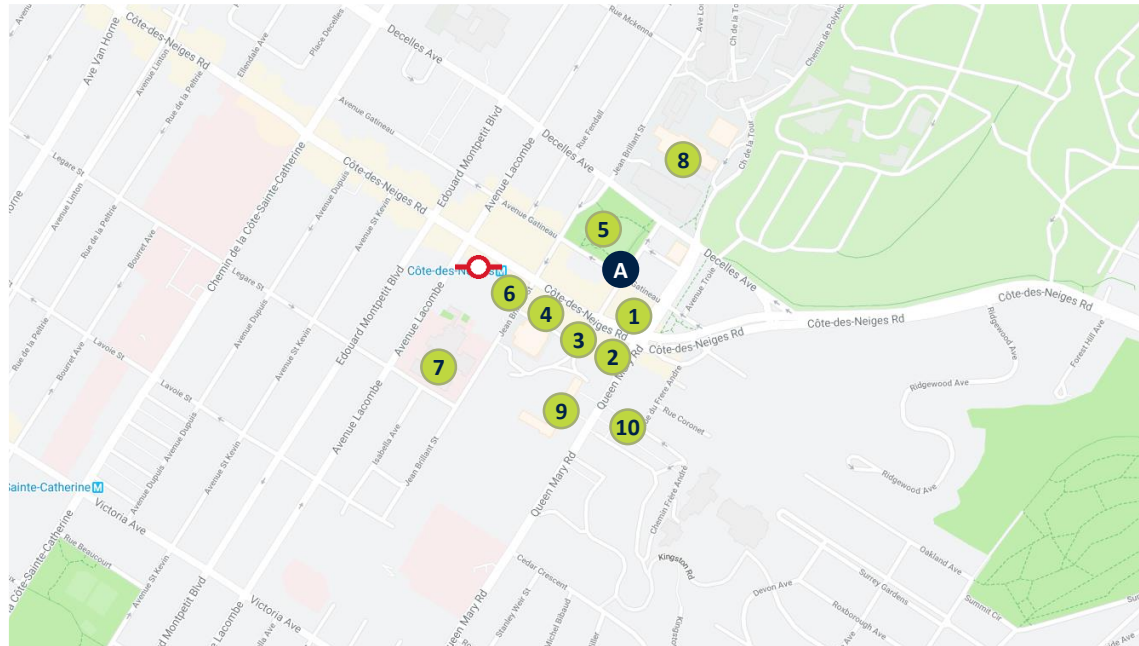
- 4** Starbucks
- 5** Notre Dame de Grace Park
- 6** McGill University Health Centre
- 7** RBC Royal Bank
- 8** SAQ Express
- 9** Metro Somerled

5160 GATINEAU, MONTREAL



Property Overview

5160 Gatineau is a 6-storey midrise located in the borough of Cote-des-Neiges. The property consists of 54 residential suites and 19 indoor parking stalls. The property benefits from easy access to mass transit, being only 350m from the Cote-des-Neiges Metro Station. The property is a short drive to the downtown core and under a 10 minute walk to the University of Montreal.



- A** 5160 Gatineau Avenue Station Villa-Marie
- Cote-des-Neiges Metro
- 1** BMO Bank of Montreal
- 2** Pharmaprix
- 3** Metro grocery store
- 4** Scotiabank

- 5** Parc Jean-Brillant
- 6** Cote-des-Neiges Library
- 7** St. Mary's Hospital
- 8** University of Montreal
- 9** Notre-Dame High School
- 10** Saint Joseph's Oratory of Mount Royal

Suite Count

54

Purchase Price

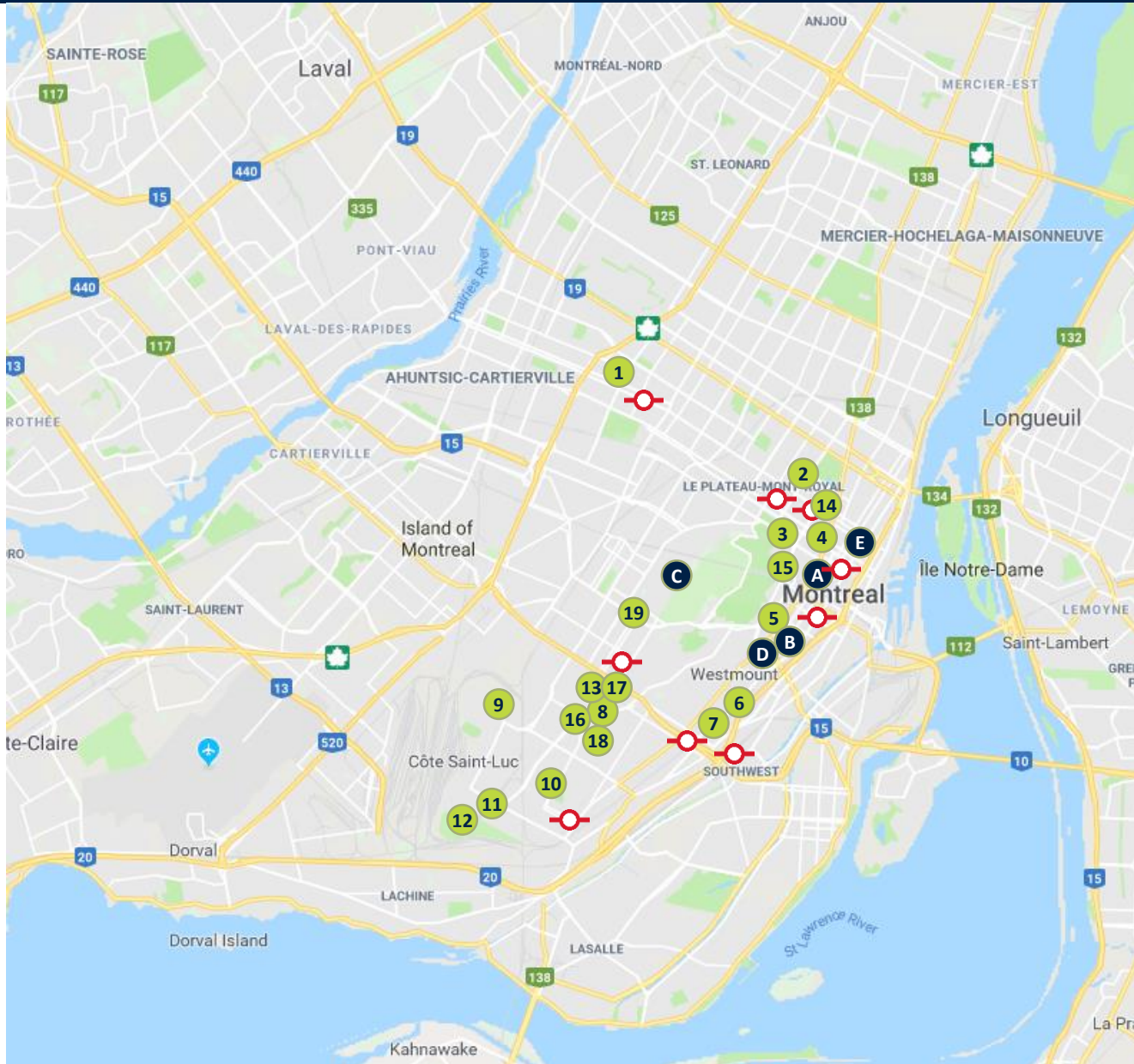
\$10,500,000

Price per Suite

\$194,444



MONTREAL



Properties

Suites

1	Le Mistral	224
2	Le Neuville	127
3	625 Milton	138
4	3474 Hutchison	77
5	VIE Apartments	249
6	4560 Sainte-Catherine	41
7	2054 Claremont	33
8	5051, 5015-5025 Clanranald	75
9	Parc Kildare Apartments	222
10	6950 Fielding	104
11	Maison Hamilton	280
12	Place Kingsley Apartments	328
13	Hampstead Towers ¹	121
14	1023-1025 Sherbrooke St E	251
15	235 Sherbrooke St W	293
16	4875 Dufferin	118
17	4454 Coolbrook	33
18	5881 Monkland	17
19	5160 Gatineau	54
Total Suites		2,785

Educational Institutions

- A** McGill University
- B** Concordia University
- C** University of Montreal
- D** Dawson College
- E** Université du Québec a Montreal

Transit Stations

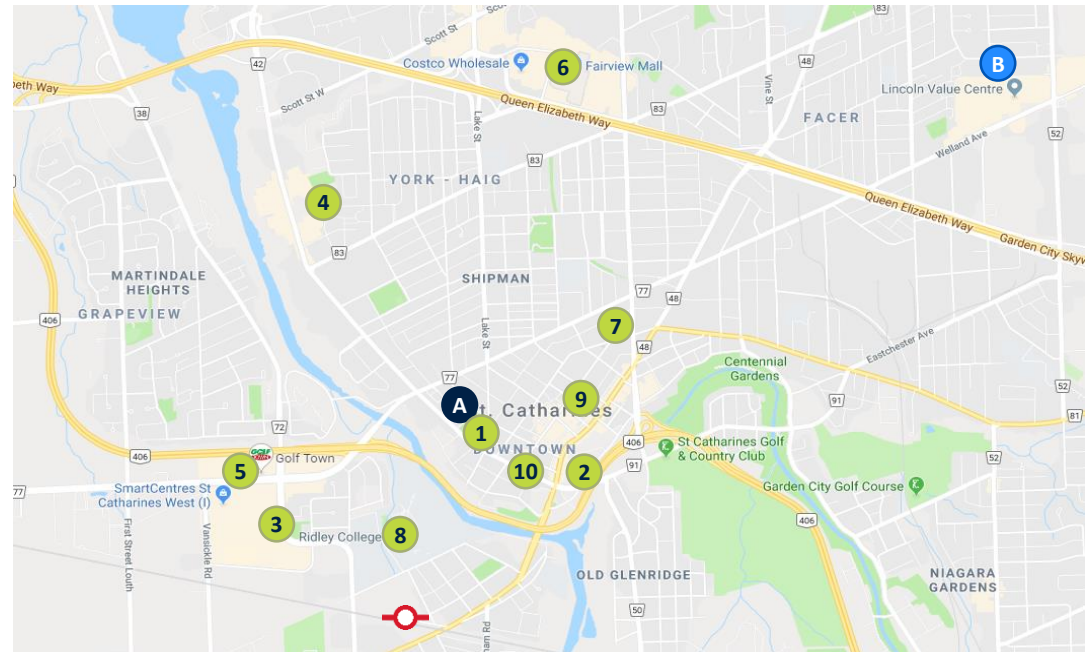


158 ONTARIO, ST. CATHARINES



Property Overview

158 Ontario St. is a charming 10 story high-rise building situated on the edge of downtown in beautiful St. Catharines. Conveniently located within minutes of Montebello Park, the downtown core and the Meridian Centre, this property offers easy access to the city's main attractions. Nearby beaches, walking trails, golf courses and wineries showcase the exquisite natural landscapes of the Niagara Region.



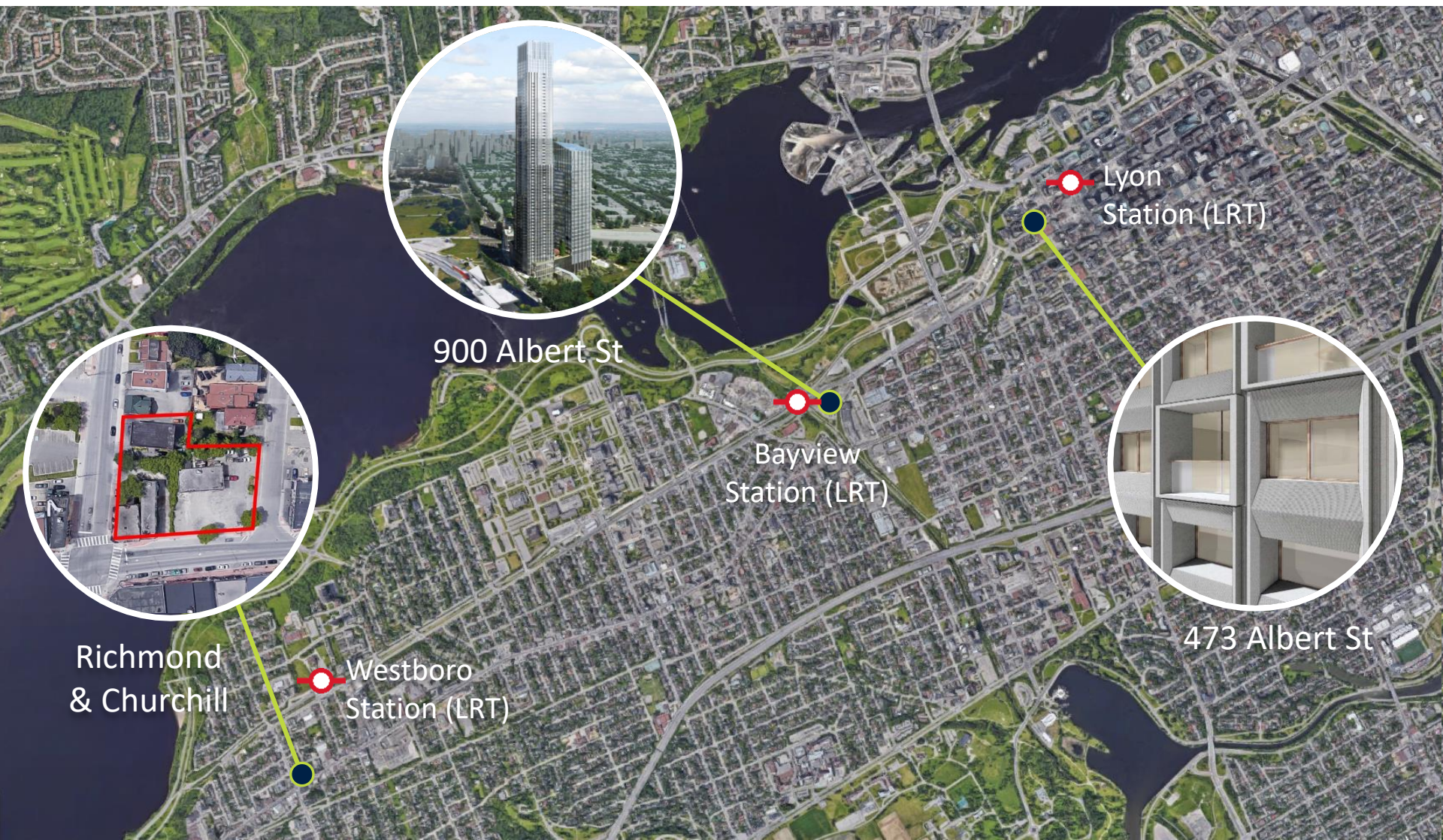
Suite Count	74
Purchase Price	\$11,150,000
Price per Suite	\$150,676

- A** 158 Ontario Street
- 1** Montebello Park
- 2** Meridian Centre
- 3** Real Canadian Superstore
- 4** FreshCo Grocery Store
- 5** SmartCentres St. Catharines
- 6** Fairview Mall
- 7** Saint Nicholas Catholic Elementary School
- 8** Ridley College
- 9** St. Catharines Bus Terminal
- 10** TD Canada Trust
- VIA Rail Canada/GO Train Station
- B** Existing IIP Property – 70 Roehampton Ave



EXTERNAL GROWTH

OTTAWA DEVELOPMENTS





BURLINGTON GO LANDS

Burlington GO Lands is an 8.5 acre site located on the edge of a primarily-residential neighbourhood immediately adjacent to the Lakeshore West GO Transit corridor, and within 500 metres of the Burlington GO Train Station.

The REIT and its joint venture partners will develop the site into a large mixed use community.



Burlington GO
Station



Burlington
GO Lands



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