INTERRENT REIT

INVESTOR PRESENTATION

February 2018

INTERRENT REIT

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.

157 Pearl | Hamilton

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
- Completed disposition of non-core properties
- Internal growth via rent increases, new suites
- Focused on growing NOI organically through top line growth and operating cost reductions

2012 - 2014

- Continued to grow NOI organically through top line growth and operating cost reductions
- Built Acquisitions Team and grew potential 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 and Montreal)
- Focused on best in class within our target markets
- Refinanced repositioned properties with CMHC insured mortgages
- Increased distribution by 33% (12¢ to 16¢) in 2012, by 25 % (16¢ to 20¢) in 2013 and by 10% (20¢ to 22¢) in 2014

2015 - PRESENT

- Completed LIV redevelopment
- Continued to focus on repositioning acquisitions and organic growth
- Purchased 1,702 suites in 2015, 545 suites in 2016 and 547 suites in 2017
- Changed 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% (22¢ to 23¢) in 2015, by 5% (23¢ to 24¢) in 2016 and again by 11% (24¢ to 27¢) in 2017
- Entered into joint venture for development of 900 Albert Street

Start	September 30, 2009	
End	As at February 9, 2018	
Unit Price	**$1.50 to $9.04**	
Cumulative Distributions	**$1.51**	
Total Return	**616%**	
Number of Suites	4,033 to 8,605	113%

Since current management took over, **InterRent has been one of the best performing REITs in Canada with a total return of 616%.** 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)

19 PROPERTIES	0.7% PENETRATION	29.4% OF PORTFOLIO
2,532 SUITES	354,845[1] TOTAL SUITES IN MARKET	

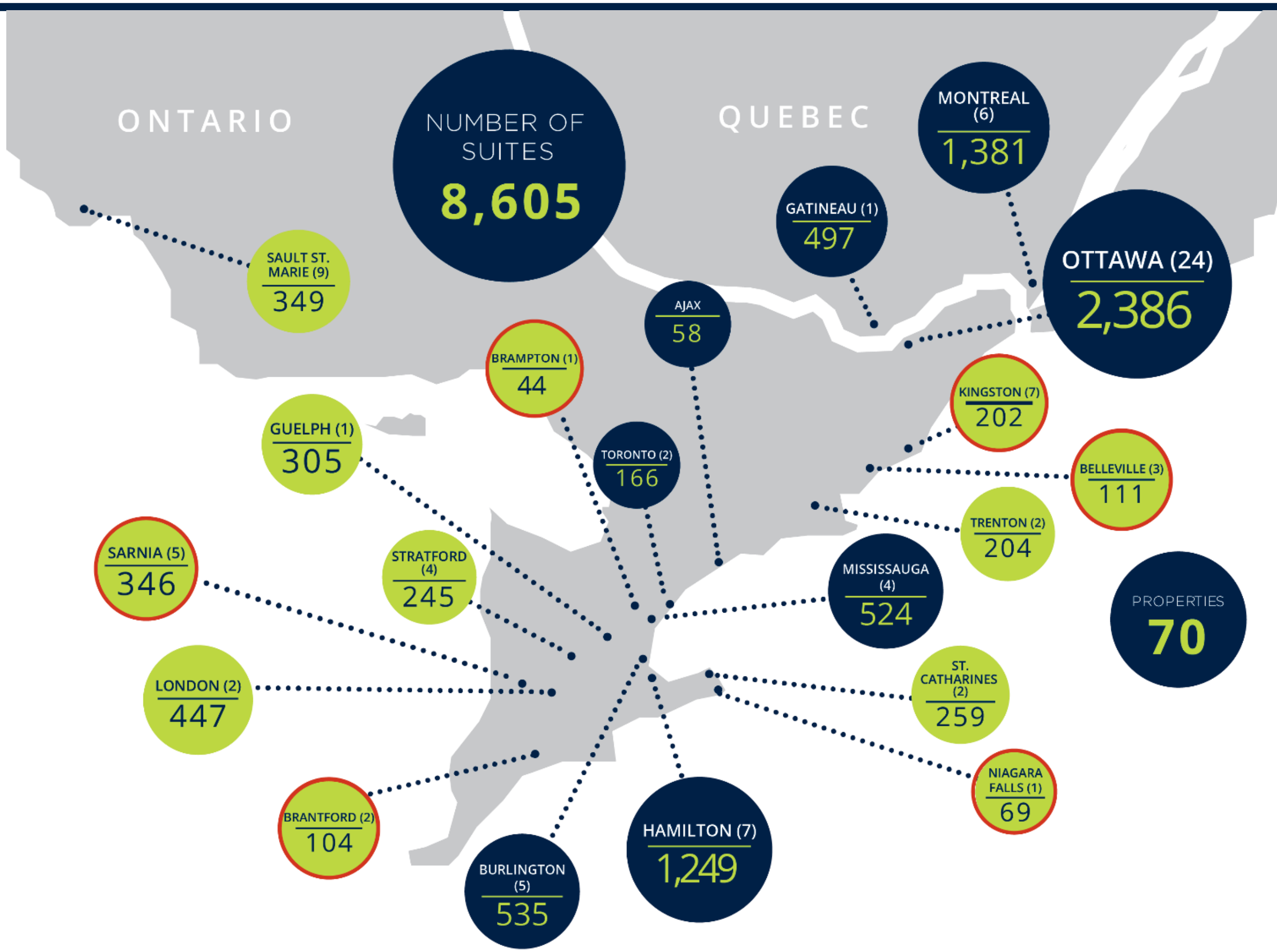
MONTREAL

6 PROPERTIES	0.2% PENETRATION	16.0% OF PORTFOLIO
1,381 SUITES	574,102[1] TOTAL SUITES IN MARKET	

NATIONAL CAPITAL REGION

25 PROPERTIES	3.5% PENETRATION	33.5% OF PORTFOLIO
2,883 SUITES	83,306[1] TOTAL SUITES IN MARKET	

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



Primary Market 6,796 Suites

Secondary Market 1,809 Suites

Properties Sold in 2016 876 Suites

[1] CMHC Fall 2017 Rental Market Report apartment universe

PROVEN ABILITY TO SOURCE DEALS

Proven track record of sourcing acquisitions, with over $600 Million in acquisitions since change of control (over 5,400 units).

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

2012
1,000 Suites

Riviera, Gatineau
2386 & 2400 New Street, Burlington
2757 Battleford Road, Mississauga
2304 Weston Road, Toronto

2013
1,339 Suites

Sir Walter Scott, Montreal
Crystal Beach West, Ottawa
70 Roehampton Avenue, St. Catharines
Elmridge, Ottawa
5220 Lakeshore Road, Burlington
Place Kingsley Apartments, Montreal
Bell Street (LIV), Ottawa (ON)

2014
645 Suites

Crystal Beach East, Ottawa
15 Kappele Circle, Stratford
Tindale Court & Quigley Road, Hamilton
6599 Glen Erin, Mississauga
15 Louisa, Ottawa

2015
1,702 Suites

5501 Adalbert, Montreal
Forest Ridge, Ottawa
Britannia Portfolio, Ottawa
181 Lebreton & 231 Bell, Ottawa
Hamilton Portfolio, Hamilton
Maple & Brant, Burlington

2016
545 Suites

1101 Rachel, Montreal
Parkway Park, Ottawa

2017
547 Suites

1111 & 1121 Mistral, Montreal
3 East 37th, Hamilton
2121 & 2255 Saint Mathieu, Montreal


Riviera, Gatineau


5550 Trent, Montreal


Crystal Beach, Ottawa

VALUE ADD STRATEGY

Acquisitions/Development

- Acquire properties that have untapped value that can be realized through the REIT's repositioning strategy
- Develop properties in our target growth areas

Recycling and Allocation of Capital

- Regularly review the properties within the portfolio to determine the most efficient and effective use of capital
- Refinance at more favourable rates/terms
- Disposition of non-core assets

Customer Service

Offer an unsurpassed customer experience by:

- Multi-channel communication stream
- Dedicated customer advocates
- Tracking and reporting to senior management of customer concerns and feedback
- Creating a sense of community

Our People

Hiring excellence, providing constant training and career advancement

Cost Reduction and Containment

Implement energy-efficient utility programs to lower operating costs while utilizing government programs to leverage investment dollars.

- Replace old boilers, domestic hot water heaters, water fixtures and lighting fixtures
- Conversion of domestic hot water heaters from electric to gas
- Implement hydro submetering programs
- Focus on preventative maintenance
- Reduce customer turnover by providing better customer service

Driving and Enhancing Revenue Streams

Continuously search for new revenue streams as well as ways to grow existing ones.

- Increase rents on turnover through exterior, common area and in-suite improvements
- Securing additional streams of income through rooftop leases and revenue sharing agreements
- Growing the rental revenue base organically while at the same time improving its stability by removing undesirable tenants
- Increased focus on parking and ancillary revenue
- Adding suites within under-utilized space

PORTFOLIO MANAGEMENT

FOCUS ON REPOSITIONING

Before | After

EXTERIOR UPGRADES

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

5220 Lakeshore | Burlington

COMMON AREA UPGRADES

- Added functionality
- Designer finishes
- Enhanced security

New Street | Burlington

UNIT UPGRADES

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

LIV | Ottawa

2014 ACQUISITIONS

	As at **Acquisition**	As at **2017 Q3**	
Acquisition Cost	$76,011,767		
Capital Invested		$22,908,956	
Acquisition Cost Plus Capital Invested		$98,920,723	
Net Revenue	$7,347,268	$9,150,308	
Operating Costs	$3,426,507	$3,443,486	
NOI	$3,920,761	$5,706,822	46%
NOI Margin	53%	62%	
Cap Rate	5.2%	5.8%	
Total Suites	645	645	
Current Cap Rate		4.3%	
Fair Value Today		$132,163,000	
Value Creation		$33,242,277	
Value per Suite	$117,848	$204,904	74%

Tindale-Quigley | Hamilton

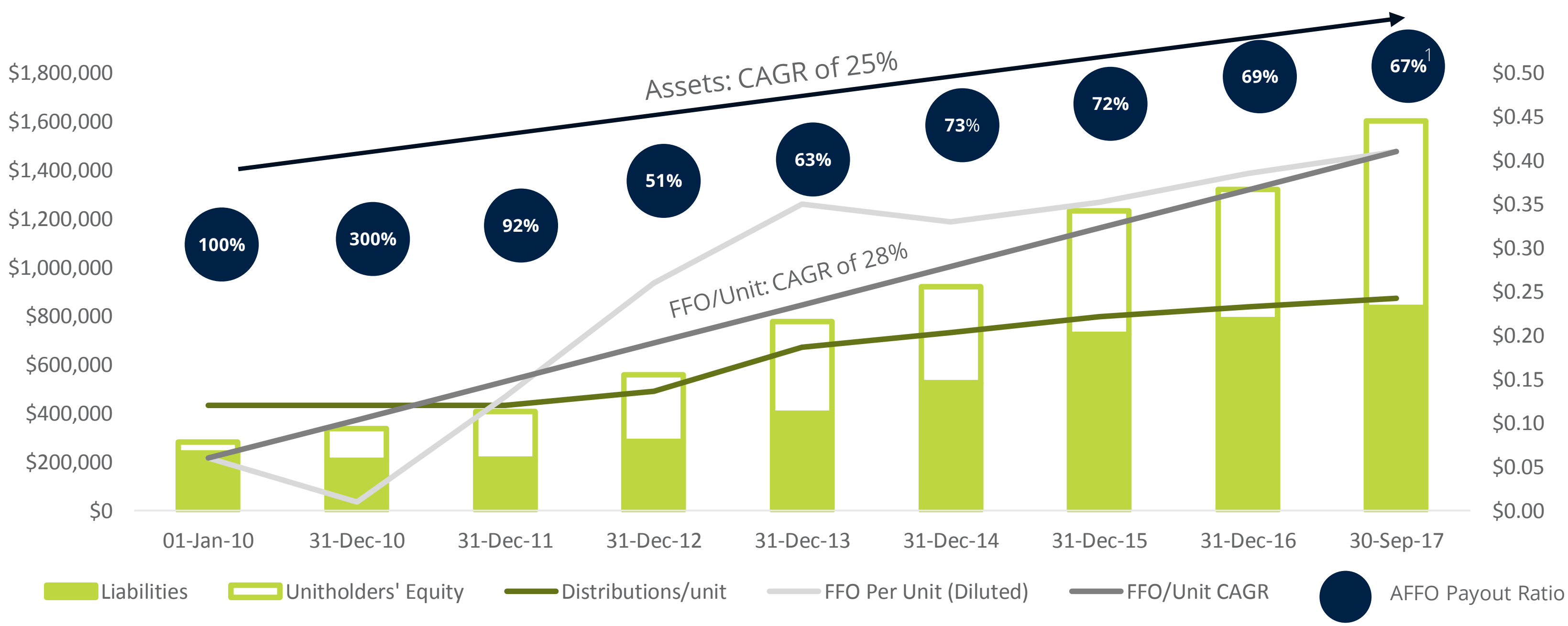
Crystal Beach East| Ottawa

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



[1]TTM AFFO for 2017 calculated in accordance to Realpac definition. Prior years calculated differently.

GROWTH IN ALL THE RIGHT PLACES

In $000s, except as noted	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**TTM at 30-Sep-17**
Total Suites	3,998	3,820	4,695	6,048	6,700	8,389	8,059	8,605
Occupancy Rate	96.3%	96.6%	97.8%	96.4%	96.1%	94.6%	94.8%	97.3%
Average Rent Per Suite	$805	$843	$887	$931	$965	$996	$1,064	$1,099
Operating Revenues	$35,352	$38,471	$47,530	$60,506	$65,404	$82,977	$97,466	$104,076
Net Operating Income (NOI)	$15,913	$20,506	$27,946	$36,041	$37,884	$48,490	$56,868	$62,317
NOI %	45.0%	53.3%	58.8%	59.6%	57.9%	58.4%	58.3%	59.9%
Funds from Operations (FFO)	$232	$4,300	$13,489	$18,883	$18,836	$24,425	$27,796	$32,352
FFO Per Unit (basic)	$0.01	$0.13	$0.31	$0.35	$0.33	$0.35	$0.39	$0.41
Adjusted Funds from Operations (AFFO)	$1,135	$4,343	$11,748	$16,278	$16,189	$21,145	$24,170	$28,595[1]
AFFO Per Unit (basic)	$0.04	$0.13	$0.27	$0.30	$0.28	$0.31	$0.34	$0.36[1]
Debt to GBV	58.3%	48.5%	46.8%	47.4%	52.7%	54.2%	55.3%	48.5%

Elmridge | Ottawa

[1]TTM AFFO for 2017 calculated in accordance to Realpac definition. Prior years calculated differently.

A PROVEN APPROACH TO MANAGING THE BALANCE SHEET

MORTGAGE SCHEDULE

Year Maturing	Mortgage & Debt Balance (000s) 30-Sep-17	Weighted Average by Maturity	Weighted Average Interest Rate
2017	$76,377	10.5%	2.66%
2018	$163,384	22.4%	2.90%
2019	$82,856	11.3%	3.16%
2020	$89,820	12.3%	2.75%
2021	$31,389	4.3%	3.55%
Thereafter	$286,484	39.2%	2.74%
Total	$730,310	100%	2.83%

INTEREST COVERAGE	**2.71x**
DEBT SERVICE COVERAGE	**1.71x**
DEBT TO GBV 30-SEP-17	**48.5%**

Hamilton Landing | Trenton

700 Ross | Burlington

939 Western | London

EXECUTIVE TEAM

BOARD

"Good teams become great ones when the members trust each other enough to surrender the Me for the We"
- PHIL JACKSON

INTERRENT REIT

MIKE MCGAHAN
Chief Executive Officer & Trustee

Property Management
Operations
Development
Syndications
Brokerage

BRAD CUTSEY, CFA
President

Capital Markets
Research & Financial Modeling
Investor Relations
Strategic Management

CURT MILLAR, CPA, CA
Chief Financial Officer

Corporate Finance
Accounting
Operations Management
Financial Reporting
Business Development
Process & Systems Optimization

OZ DREWNIAK
Vice President

Property Management
Marketing
Acquisitions
Management

BRIAN AWREY, CPA, CA
Vice President

Financial Reporting
Corporate Finance
Accounting

100+ Years Combined Experience

Our success is dependent on our team members. The InterRent team has a proven track record of creating value through repositioning rental properties, providing both the experience and ability necessary to continue to grow and improve the REIT while creating value for our unitholders.

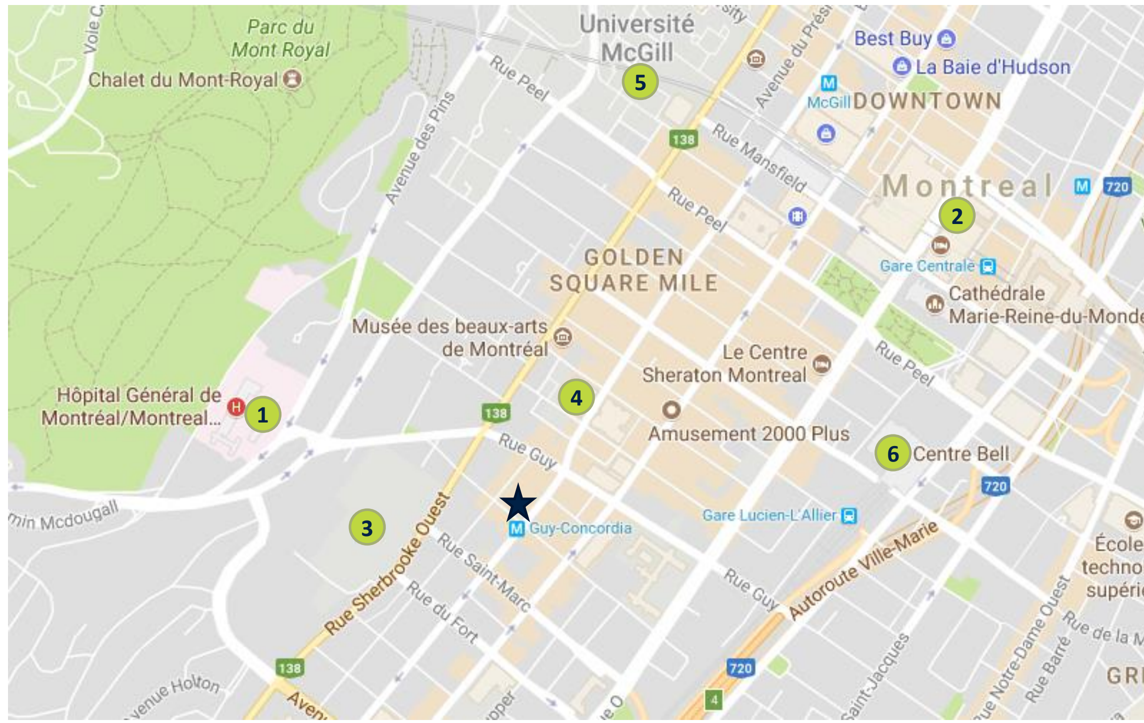
APPENDIX

2121 & 2255 RUE SAINT-MATHIEU, MONTREAL

Suite Count	**249**
Purchase Price	**$53,753,725**
Price per Suite	**$215,878**

Property Overview

2121 & 2255 Rue Saint-Mathieu are two neighbouring high-rise apartment buildings located in the heart of downtown Montreal, less than 100m away from Guy-Concordia Metro Station. The surrounding area features an abundance of nearby amenities including shopping, restaurants, parks, entertainment, colleges, and highly accessible public transit.



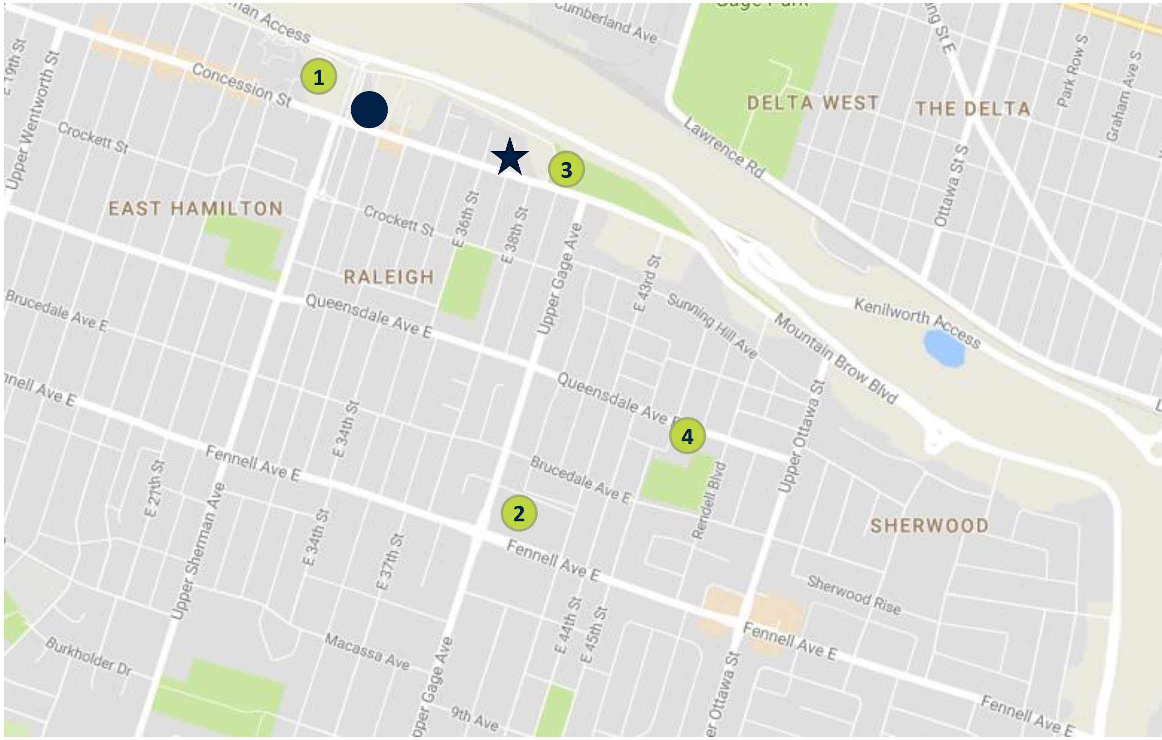
★ 2121 & 2255 Rue Saint-Mathieu
1 Montreal General Hospital
2 Central Business District
3 Collège de Montreal
4 Concordia University
5 McGill University
6 Bell Centre

3 EAST 37TH STREET, HAMILTON

Suite Count	**74**
Purchase Price	**$11,250,000**
Price per Suite	**$152,027**

Property Overview

3 East 37th Street is a mid-rise apartment building situated in the Mountain Area of Hamilton, on the edge of the Niagara Escarpment, overlooking the City of Hamilton and Lake Ontario. This 1.2 acre property is located in the neighbourhood of Raleigh, a desirable residential rental area, and is a short 10 minute drive from downtown Hamilton.



★ 3 East 37th Street

● 775 Concession Street (InterRent Property)

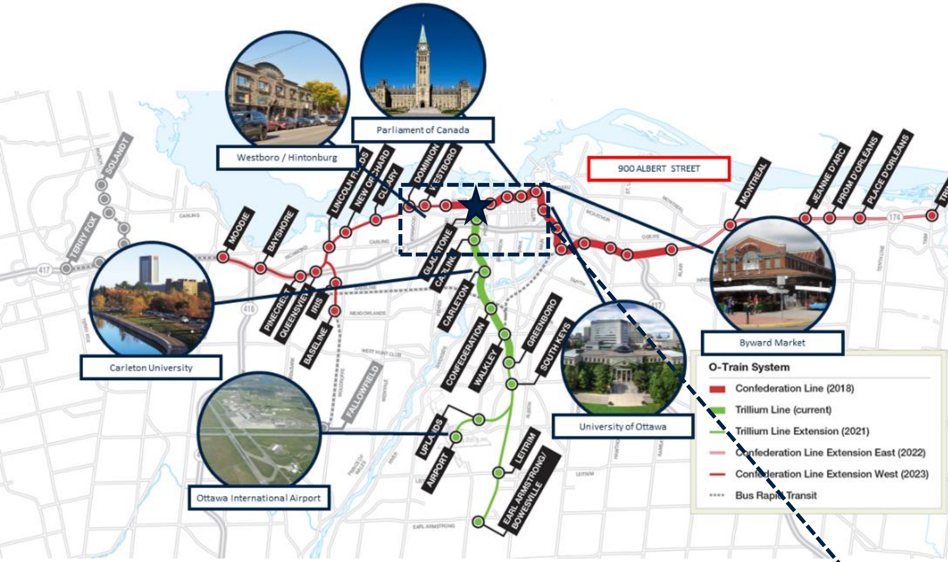
1 Juravinski hospital and Cancer Centre

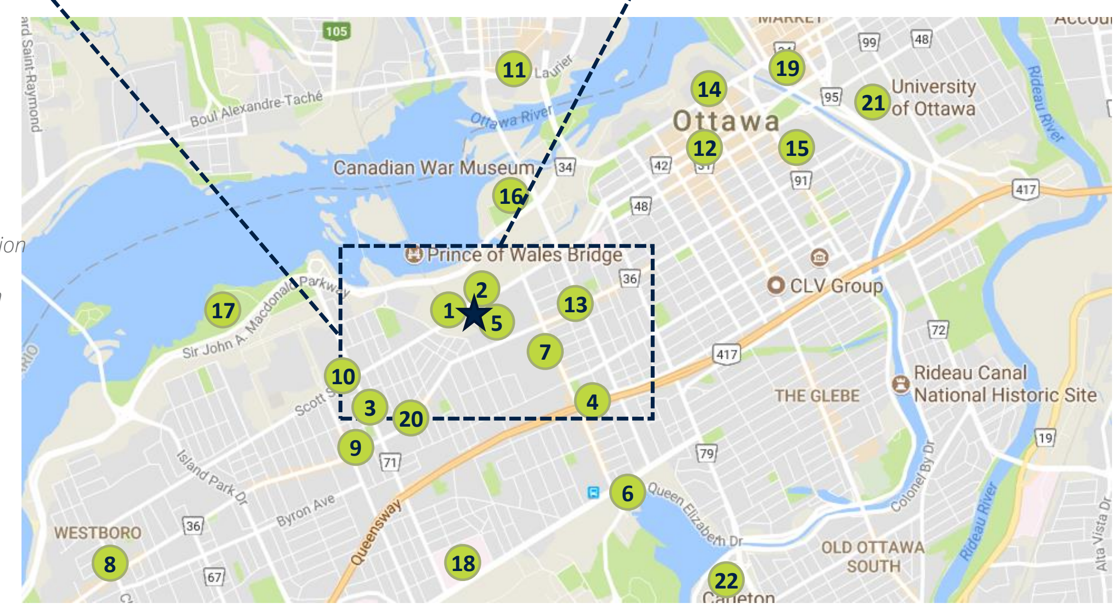
2 Metro Grocery Store

3 Mountain Drive Park

4 Highview Public School

TRANSFORMATIONAL DEVELOPMENT IN OTTAWA





★ 900 Albert Street – Development Site

1. Bayview Station – LRT Trillium and Confederation Intersection
2. LeBreton Flats Development – *6 min walk (0.5KM)*
3. Parkdale Farmer's Market – *16 min walk (1.3KM)*
4. Entrance to Highway 417 – *4 min drive (1.7KM)*
5. City Centre Complex – *1 min walk (0.1KM)*
6. Dows Lake –*2 LRT Trillium Line stops @ Carling Station (5 mins)*
7. Little Italy – *10 min walk (0.85KM)*
8. Westboro Neighbourhood – *2 LRT Confederation Line stops @ Westboro Station*
9. Hintonburg Area – *17 min walk*
10. Tunney's Pasture – *1 LRT Confederation Line stops @ Tunney's Pasture Station*
11. Place du Portage – *6 min drive (3.1KM)*
12. Ottawa Downtown Business Core – *2 and 3 LRT Confederation Stops*
13. China Town – *15 min walk (1.2KM)*
14. Parliament Hill – *3 LRT Confederation Line Stops @ Downtown East Station*
15. Ottawa City Hall – *8 min drive (3.1KM)*
16. War Museum – *15 min walk (1.5KM)*
17. Ottawa River Pathway (biking and walking) – *5 min walk (0.4KM)*
18. Ottawa Hospital Civic Campus – *7 min drive (2.6KM)*
19. Rideau Shopping Centre – *4 LRT Confederation Line Stops @ Rideau Station*
20. Mechanicsville Shops and Restaurants – *10 min walk (0.85KM)*
21. University of Ottawa – *5 LRT Confederation Line Stops @ Campus Station*
22. Carleton University – *3 LRT Trillium Line Stops @ Carleton Station (10 mins)*

VALUE CREATION

2386 & 2400 NEW STREET

BURLINGTON, ONTARIO

Conveniently situated in the Roseland area in Burlington, 2386 & 2400 New Street offers spacious one, two, and three bedroom suites with scenic views of Lake Ontario.

This property has received extensive capital investment over the past three years including new landscaping, new balconies, upgraded kitchens and flooring in many suites, energy efficient lighting, a new gym and a media room. There have also been added 8 suites to this property.

Since acquisition in March 2012, average rent on the suites which have been turned over has increased 50% from $1,042 to $1,564. NOI has increased 127% from $1,313,832 to $2,983,488. The expected IRR is based on the IFRS value at September 30, 2017 is over 50%.

2386 & 2400 New Street Overview	
Total Suites	238

Investment Highlights	
Location	Burlington, Ontario
Investment Timeframe	67 Months
Purchase Price	$20.7M
Expected IRR	50% +
Equity Multiple	5.82

VALUE CREATION

2757 BATTLEFORD ROAD

MISSISSAUGA, ONTARIO

2757 Battleford is located adjacent to Lake Aquitaine and at the corner of Erin Mills Parkway and Battleford Road in Mississauga. Including our adjacent property at 6599 Glen Erin Drive, the combined site has a land mass of approximately 420,750 square feet (9.66 acres).

Substantial capital improvements have been made to these properties including new hard & soft landscaping, new entrance and lobby, hydro submetering, new elevators and energy efficient lighting.

Since acquisition in June 2012, average rent on the suites which have been turned over at 2757 Battleford has increased 28% from $1,154 to $1,481. NOI has increased 52% from $1,462,650 to $2,222,231. The expected IRR based on the IFRS value at September 30, 2017 is over 25%.

2757 Battleford Overview

Suites	184

Investment Highlights

Investment Timeframe	64 Months
Purchase Price	$23.9M
Expected IRR	25% +
Equity Multiple	3.28

BRITANNIA PORTFOLIO

OTTAWA, ONTARIO

InterRent purchased this 286 unit portfolio in 2015. The average purchase price was $97,028 per unit overall, which the REIT believes was well below market value.

Unit types consist of apartments, duplexes and semi-detached homes and are located along Britannia Park and the waterfront of the Ottawa River.

The average rent for the suites which have turned over since the acquisition of this portfolio in April 2015 is $1,141. This is an increase of 35% from the average rent for this same group of suites at acquisition of $845. Capital improvements at these properties include recladding of exteriors, new windows, new landscaping, intercom and security systems new laundry rooms, energy efficient lighting, upgraded boilers and renovated kitchens on turnover.

Within this portfolio, InterRent acquired duplex units at an average price of $152k per unit. This leaves significant potential for upside value when compared to the average selling price of private duplexes in Britannia of $390k.

Acquisition Highlights

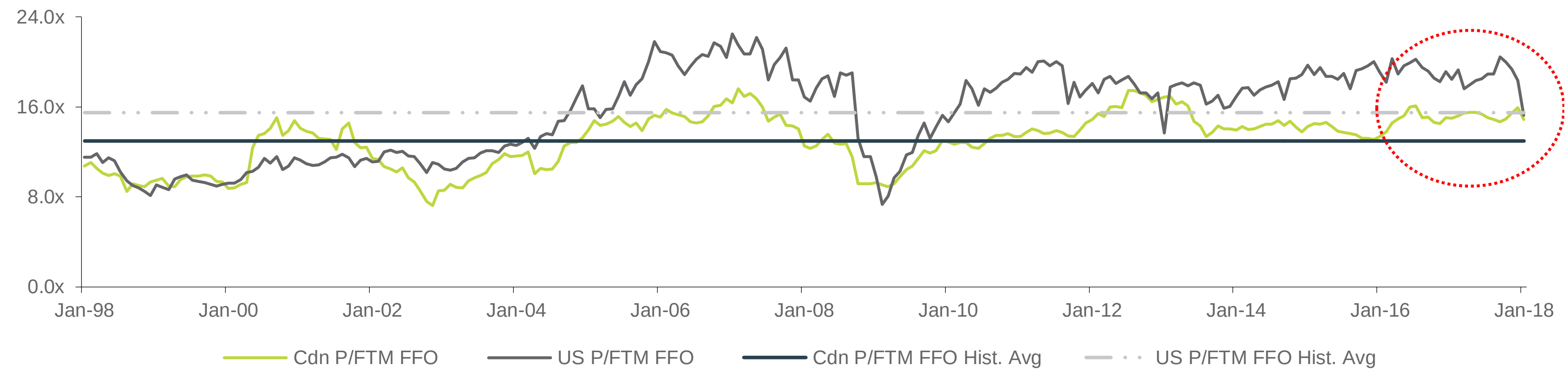
Number of Units	286
Price per Unit	$97,028
Going-In Cap Rate	5.6%
Year 3 Projected cap Rate with Capex	6.7%
Britannia Lot Size	34,057 m^2 or 366,586 sq ft

Sample Potential Upside Value: Duplexes

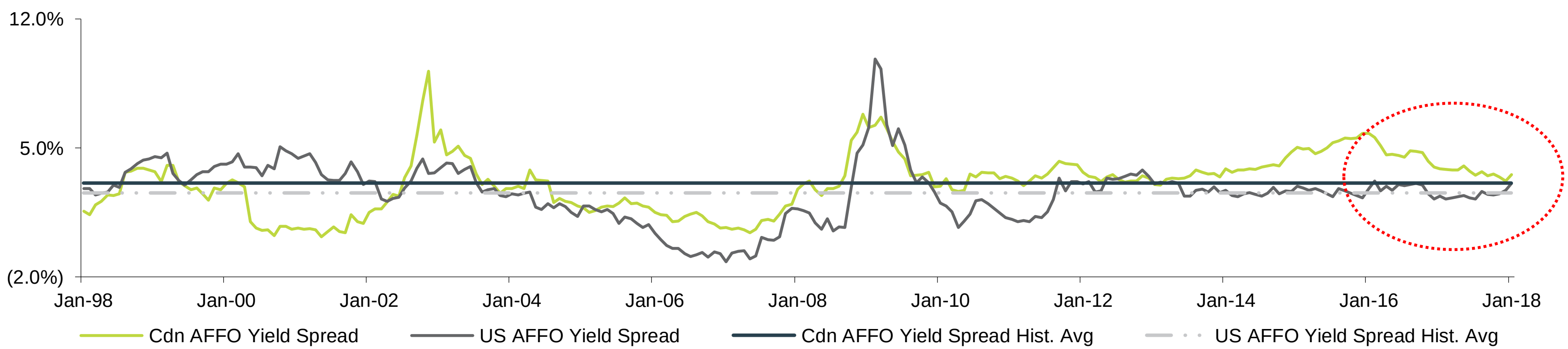
InterRent Duplex Purchase Price	$152k
Average Private Duplex Sale Price	$390k
Potential Value	~$238k/duplex

CANADIAN APARTMENT REITS: IN LINE WITH HISTORICAL VALUATIONS

Historical Price / Consensus FFO



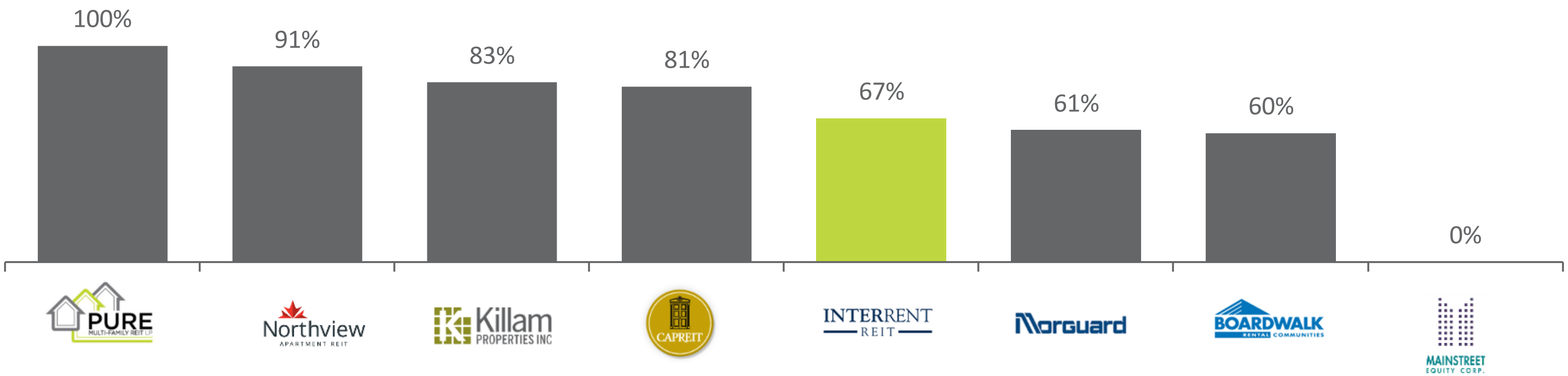
Historical FFO Yield Spread



Source: S&P Global Market Intelligence.

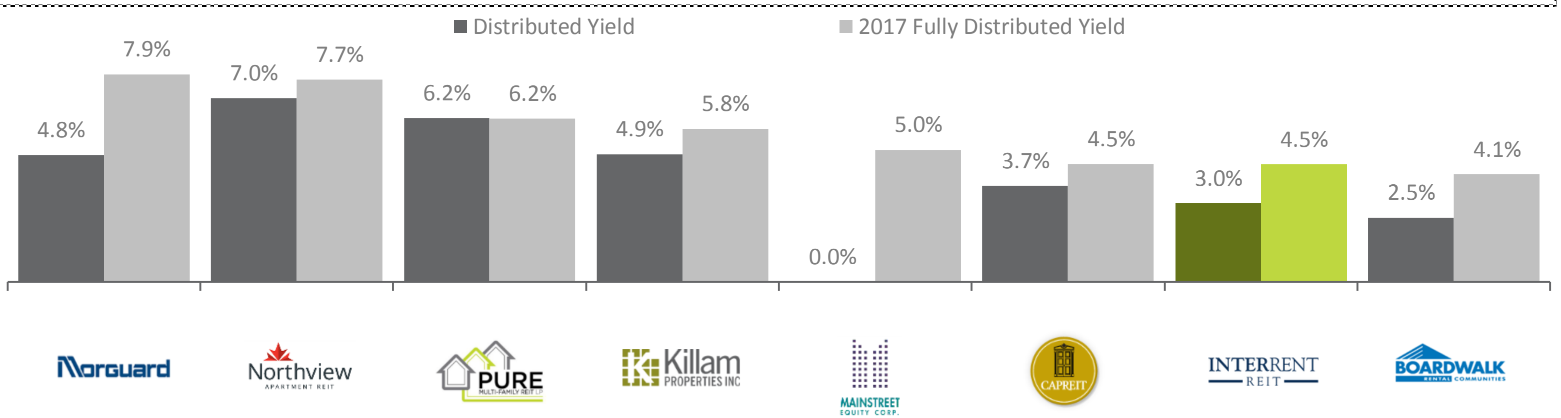
INTERRENT'S PAYOUT RATIO: REMAINS CONSERVATIVE

2018E AFFO Payout Ratio



Distribution Yields

2019 Fully Distributed Yield	8.1%	8.0%	6.5%	6.2%	5.4%	4.7%	4.7%	4.6%

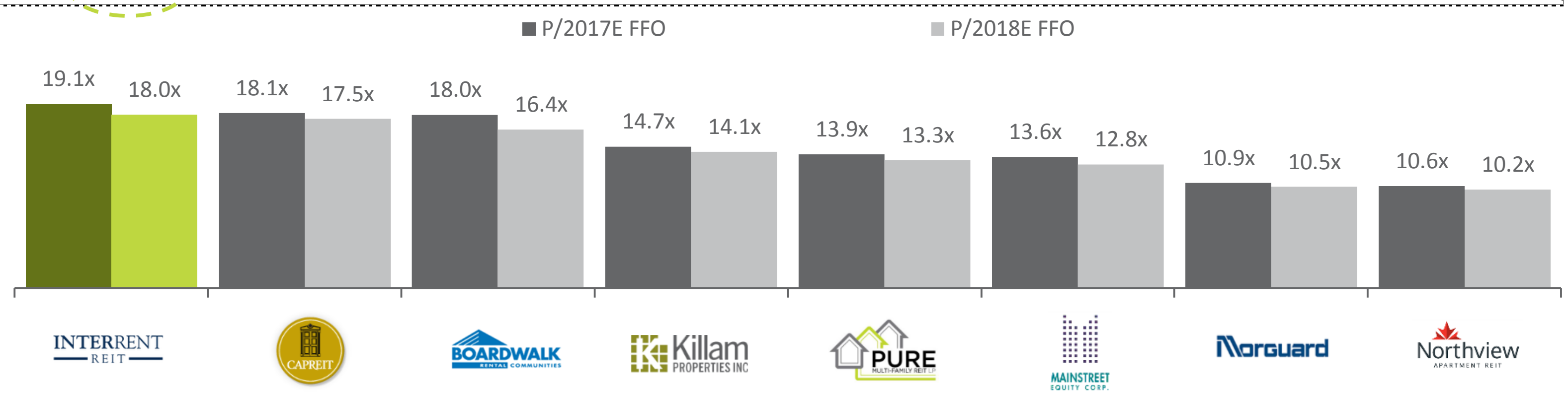


Figures based on consensus estimates as at February 9, 2018.
Source: S&P Global Market Intelligence.

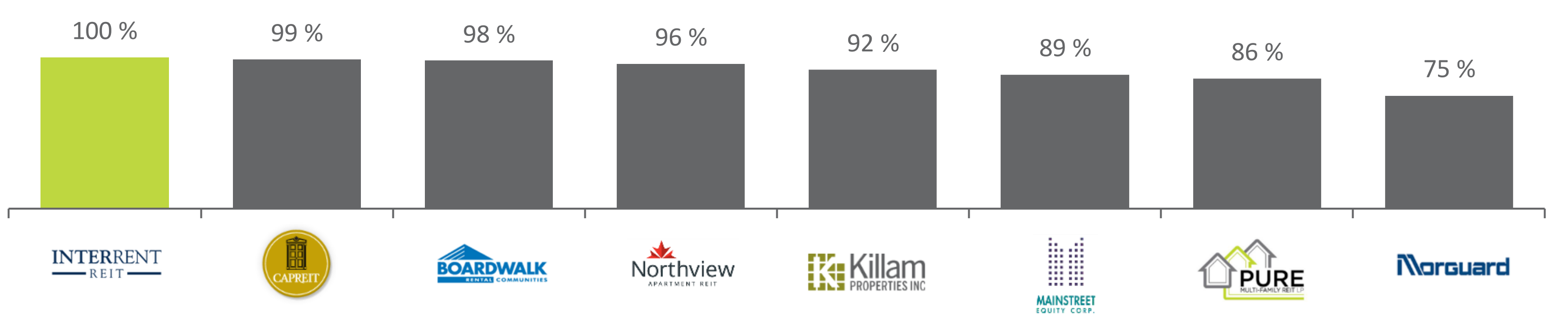
INTERRENT'S PEG RATIO: AT A DISCOUNT RELATIVE TO ITS PEERS

Price / Consensus FFO

PEG Ratio (1)	1.6x	2.3x	1.6x	0.7x	1.6x	1.5x	1.1x	0.9x



Price / Consensus NAV



Figures based on consensus estimates as at February 9, 2018.
Source: S&P Global Market Intelligence.
(1) PEG Ratio = P/FFO ('17E) / CAGR of FFO ('17P-'19E) + current yield

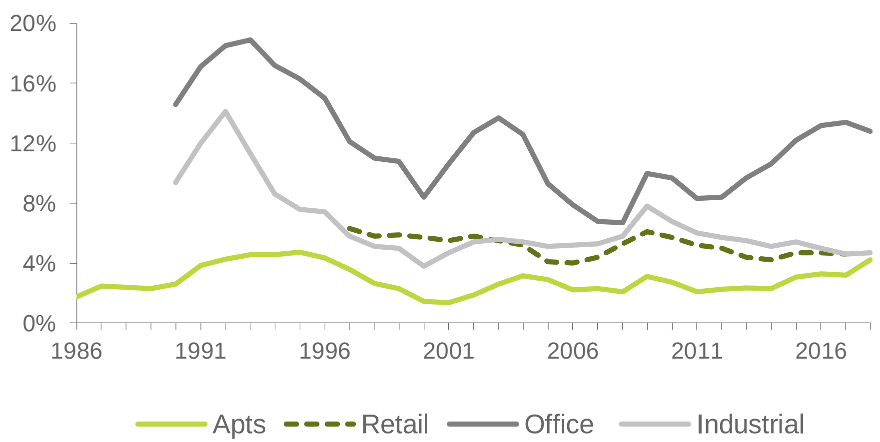
VERY DEFENSIVE ASSET CLASS

- Multi-family properties known as safest real-estate asset class
- Steady and stable rent increases enabled by short term lease durations
- Lower cost mortgage financing with CMHC insurance and mortgage renewal risk mitigated
- Acquisitions at a discount to replacement cost

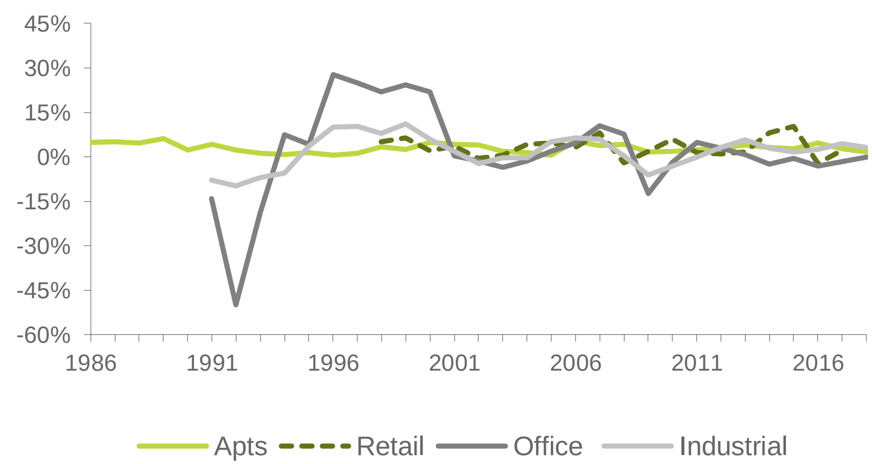
Stable Multi-Family Fundamentals

Multi-Family assets have experienced less volatile changes in vacancy and more stable Y/Y rent growth over the past 30 years relative to other real estate sectors

Historical Vacancy



Historical Y/Y Rent Growth



Source: CBRE.

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