



Walmart Anchored Retail Portfolio

EXCLUSIVE WALMART ANCHORED PORTFOLIO LOCATED IN SEVEN MARKETS ACROSS ONTARIO AND QUEBEC

RIO CAN

JLL | NRIG
NATIONAL RETAIL INVESTMENT GROUP

The Offering

JLL's National Retail Investment Group has been exclusively retained by RioCan REIT to seek proposals to acquire a collection of 7 Walmart Supercentre anchored retail centres across Ontario and Quebec, on a portfolio, subset or individual basis. The Centres offer a total leasable area of 1,071,754 square feet, are 99.1% occupied and contain a strong roster of national tenancies representing 98.0% of the Portfolio's GLA. The Offering provides long term income stability with an combined 8.83 year weighted average lease term.

The Properties are strategically located in their respective communities, situated on major arterial thoroughfares providing easy accessibility and high traffic flow. The Portfolio is distributed across well-established and/or growing markets, where they draw from trade areas extending well beyond their local communities.



BELLEVILLE WALMART SUPERCENTRE

274 MILLENNIUM PARKWAY | 275,410 SF

Walmart GIANT TIGER DOLLARAMA JYSK PETSMART Penningtons



GODERICH WALMART SUPERCENTRE

35400 HURON ROAD | 99,882 SF

Walmart DOLLARAMA petvalu Tim Hortons Elise Hair Cutters HARVEYS SWISS CHALET



TRENTON WALMART SUPERCENTRE

470 SECOND DUGHILL ROAD | 147,441 SF

Walmart EBGAMES ELISE Hair Cutters carter's OSHKOSH



STE HYACINTHE WALMART SUPERCENTRE

5915 - 5975 MARTINEAU STREET | 166,982 SF

Walmart ✨ **STAPLES** **EBGAMES** **BANQUE LAURENTIENNE** **Yellow**



NEW LISKEARD WALMART SUPERCENTRE

133 HIGHWAY 11 NORTH | 110,522 SF

Walmart ✨ **Mark's** **HARVEY'S** **SWISS CHALET**
CLOTHES THAT WORK ROTISSERIE & GRILL



LACHUTE WALMART SUPERCENTRE

480-484 BETHANY AVENUE | 78,718 SF

Walmart ✨ **Tim Hortons**



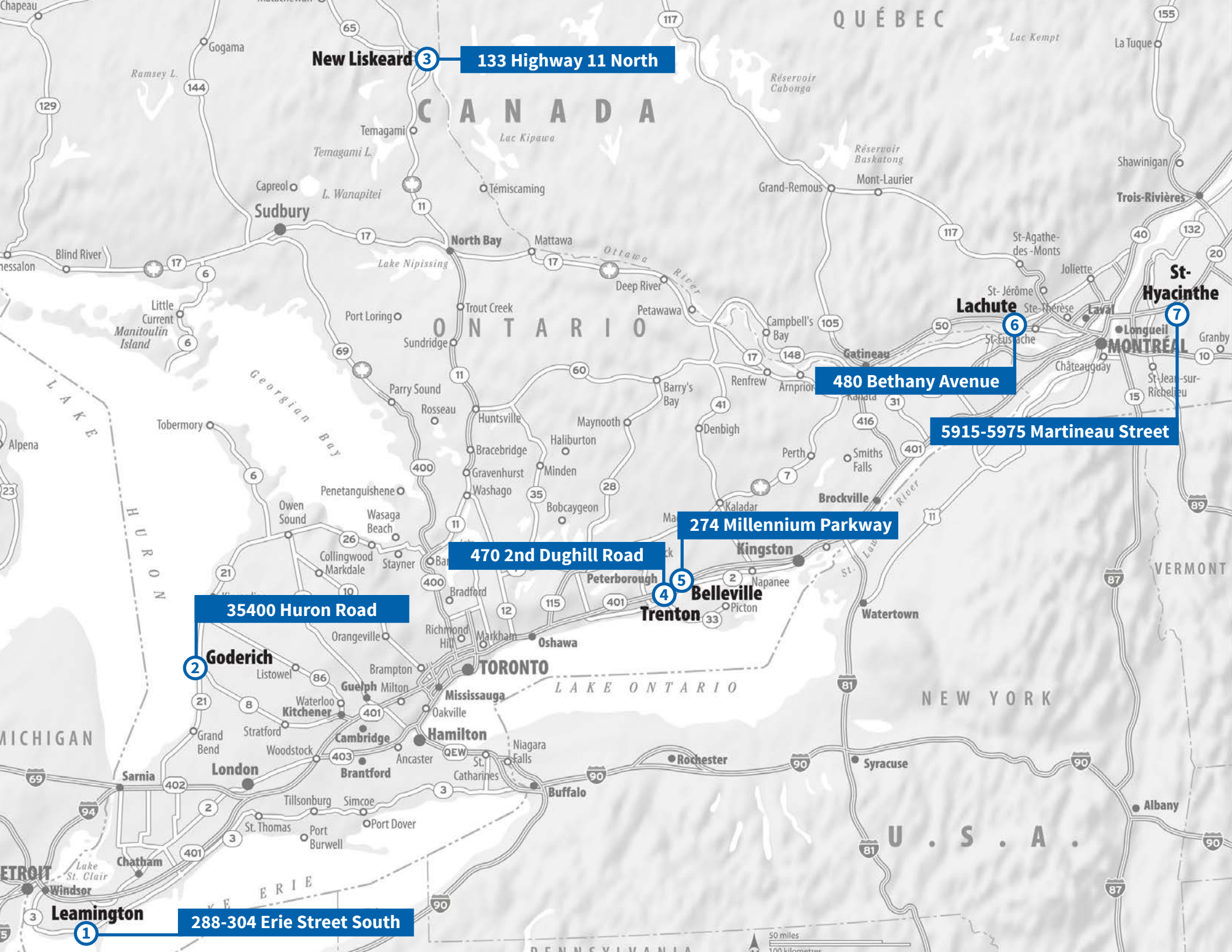
LEAMINGTON WALMART SUPERCENTRE

288 - 304 ERIE STREET SOUTH | 192,889 SF

Walmart ✨ **food Basics** **DOLLAR TREE** **Mark's** **NORTHERN REFLECTIONS** **M&M**

Portfolio Snapshot

Property	AREA			REVENUE			WALT
	GLA	Share of GLA	Site Area	W. Avg Min Rate PSF	Share of Portfolio NOI	# of Tenants	
	Sq. Ft.	%	Acres	\$	%	#	Years
1 288-304 Erie Street South, Leamington, ON	192,889	18.0%	17.37	\$10.88	22.5%	11	5.16
2 35400 Huron Road, Goderich, ON	99,882	9.3%	21.50	\$9.09	9.6%	7	10.22
3 133 Highway 11 North, New Liskeard, ON	110,522	10.3%	13.49	\$7.13	8.1%	3	11.28
4 470 Second Dug Hill Road, Trenton, ON	147,441	13.8%	13.13	\$7.42	11.5%	6	10.85
5 274 Millennium Parkway, Belleville, ON	275,410	25.7%	23.38	\$7.65	21.6%	9	9.45
6 480 Bethany Avenue, Lachute, QC	78,718	7.3%	11.30	\$8.63	7.3%	2	11.65
7 5915 - 5975 Martineau West, Ste. Hyacinthe, QC	166,892	15.6%	17.29	\$11.19	19.4%	10	6.37
Total Portfolio	1,071,754	100.0%	117.46	\$8.88	100.0%	48	8.83



3 133 Highway 11 North

2 35400 Huron Road

4 470 2nd Dughill Road

5 274 Millennium Parkway

6 480 Bethany Avenue

7 5915-5975 Martineau Street

1 288-304 Erie Street South

Investment
Highlights



1,071,754
SQUARE FEET



98.0%
NATIONAL



7
MARKETS



99.1%
LEASED



8.83
WALT (YRS)



48
TENANTS



DAILY NEEDS RETAIL

The Centres are the primary retail destination in their respective markets. In addition to the dominant Walmart anchors, the Centre's secondary tenancies include national grocery, discount and QSR which make them the daily destinations for consumers in their markets.

NATIONAL COVENANTS AND STABLE INCOME

The Centres are 99.1% occupied by national, investment grade tenancies. With an average weighted lease term of 8.83 years, the Portfolio offers stable, long term income security.

DIVERSIFIED TENANT ROSTER

The Portfolio offers a diverse roster of tenants in addition to Walmart Supercentres. Over 43% of the Portfolio's base rental revenue consists of non-Walmart tenancies such as Food Basics, Dollarama, Mark's, PetSmart, Giant Tiger, Cara, Tim Hortons, Dollar Tree, Staples and JYSK.

ADDITIONAL DEVELOPMENT OPPORTUNITIES


The assets in Goderich, Trenton and Lachute each offer additional density through the development of additional retail pads on the existing sites. A total of approximately 35,370 SF of new pad development is immediately available.

LOW BASE RENTAL RATES

The Portfolio's low weighted average base rental rate of \$8.88 translates into an extremely low overall cost base when compared to many similar retail offerings in the market.

FREE AND CLEAR OF MORTGAGE DEBT

The Portfolio is being offered free and clear of existing mortgage debt, offering potential Buyers the opportunity to structure mortgage terms to meet their needs and take advantage of today's attractive interest rate environment.



EXCLUSIVE ADVISORS

JLL has been exclusively retained by RioCan REIT to seek proposals to acquire the assets in this Offering on a portfolio, subset or individual basis. All inquires should be directed to the undernoted.

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