BUILDING ON EXPERIENCE, SHAPING THE FUTURE

RioCan Conference Call Presentation – Second Quarter 2019

August 2, 2019
FORWARD LOOKING ADVISORY & NON-GAAP MEASURES

FORWARD LOOKING INFORMATION

Certain information included in this presentation contains forward-looking statements within the meaning of applicable securities laws including, among others, statements concerning our objectives, our strategies to achieve those objectives, as well as statements with respect to management's beliefs, plans, estimates, and intentions, and similar statements concerning anticipated future events, results, circumstances, performance or expectations that are not historical facts. Certain material factors, estimates or assumptions were applied in drawing a conclusion or making a forecast or projection as reflected in these statements and actual results could differ materially from such conclusions, forecasts or projections.

The forward looking information contained in this presentation is made as of the date hereof.

Additional information on the material risks that could cause our actual results to differ materially from the conclusions, forecast or projections in these statements and the material factors, estimates or assumptions that were applied in drawing a conclusion or making a forecast or projection as reflected in the forward-looking information can be found in our most recent annual information form and annual report that are available on our website and at www.sedar.com.

Except as required by applicable law, RioCan undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.

NON-GAAP MEASURES

RioCan’s consolidated financial statements are prepared in accordance with IFRS. Consistent with RioCan’s management framework, management uses certain financial measures to assess RioCan’s financial performance, which are not generally accepted accounting principles (GAAP) under IFRS.

The following measures, Funds From Operations ("FFO"), Net Operating Income ("NOI"), Adjusted Earnings before interest, taxes, depreciation and amortization ("Adjusted EBITDA"), Debt to Adjusted EBITDA, Same Property NOI, Interest Coverage, Debt Service Coverage, Fixed Charge Coverage, and Total Enterprise Value as well as other measures discussed in this presentation, do not have a standardized definition prescribed by IFRS and are, therefore, unlikely to be comparable to similar measures presented by other reporting issuers.

Non-GAAP measures should not be considered as alternatives to net earnings or comparable metrics determined in accordance with IFRS as indicators of RioCan's performance, liquidity, cash flow, and profitability. For a full definition of these measures, please refer to the "Non-GAAP Measures" in RioCan's Management's Discussion and Analysis for the quarter ended June 30, 2019. RioCan uses these measures to better assess the Trust's underlying performance and provides these additional measures so that investors may do the same.
Operational Overview

Jonathan Gitlin,
President &
Chief Operating Officer
OPERATIONAL HIGHLIGHTS

**FFO per Unit**

<table>
<thead>
<tr>
<th></th>
<th>Q2 2018</th>
<th>Q2 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.46</td>
<td>$0.48</td>
<td>+3.4%</td>
</tr>
</tbody>
</table>

**Major Market Same Property NOI**

<table>
<thead>
<tr>
<th></th>
<th>Q2 2018</th>
<th>Q2 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.5%</td>
<td>2.9%</td>
<td></td>
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</tbody>
</table>

**Renewal Leasing Spread**

<table>
<thead>
<tr>
<th></th>
<th>Q2 2018</th>
<th>Q2 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.2%</td>
<td>10.9%</td>
<td></td>
</tr>
</tbody>
</table>

**Committed Occupancy**

<table>
<thead>
<tr>
<th></th>
<th>Q2 2018</th>
<th>Q2 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>96.8%</td>
<td>97.1%</td>
<td></td>
</tr>
</tbody>
</table>

*97.8% for major markets*
OPERATIONAL HIGHLIGHTS

% of Revenues from Major Markets

- Q1 2019: 87.5%
- Q2 2019: 87.8%
- Vision: >90%

% of Revenues from GTA

- Q1 2019: 47.6%
- Q2 2019: 48.6%
- Vision: >50%

RENT BREAKDOWN Q2 2019

74% of rent from necessity-based and service-oriented tenants

- Grocery / Pharmacy / Liquor / Restaurants: 28.1%
- Personal Services: 21.5%
- Value Retailers: 13.5%
- Specialty Retailers: 10.9%
- Furniture & Home: 9.9%
- Movie Theatres: 4.7%
- Department Stores & Apparel: 8.3%
- Entertainment & Hobby: 3.1%

8% since 2007
4% since 2007
5% since 2007
SUCCESSFUL REPOSITIONING OF PROPERTIES

Burlington Centre, Burlington, ON

Yonge Sheppard Centre, Toronto, ON
ACQUISITION OF YONGE SHEPPARD CENTRE AND PIVOT

- Located at one of Toronto’s busiest intersections, with access to the Yonge and Sheppard subway lines
- This mixed-use development will feature 401k sf of office space, 299k sf of retail space, and 258k sf of residential space (361 units) upon completion (at 100%)
- Two phased redevelopment underway:
  - Phase I: A transformative overhaul of the retail and office space to modernize the overall look and feel of the property is near completion (2019)
  - Phase II: Residential tower under construction (2020)

<table>
<thead>
<tr>
<th>Pro Forma Ownership</th>
<th>100% RioCan has agreed to acquire from KingSett its non-managing, 50% interest for an estimated $331M¹. KingSett will take an equity position in RioCan through an investment of $100M in RioCan units with a one-year lock-up agreement</th>
</tr>
</thead>
<tbody>
<tr>
<td>NLA on Completion (at 100%)</td>
<td>~1.0M sf</td>
</tr>
<tr>
<td>Leasing Status</td>
<td>82% (retail) 100% (office)</td>
</tr>
<tr>
<td>Major Tenants</td>
<td>LA Fitness, Longo’s (Q3 2019), and Cactus Club Cafe (Q1 2020)</td>
</tr>
</tbody>
</table>

Demographics within 3km radius:
- Population: 156,152
- Average income: $121,463

¹ Net of certain working capital adjustments
RESIDENTIAL RENTAL LEASING HIGHLIGHTS

eCentral & eCondos

- **277 units** (59%) leased as of August 1, 2019 with **209 units** (45%) occupied as of June 30, 2019
- **Rents averaging $3.88** per sf (for market rent units)
- **Stabilization** expected by mid-2020
- **$3.1M gains** recognized in the quarter on eCondos

Frontier (Phase One)

- **164 units** (72%) leased as of August 1, 2019 with **82 units** (36%) occupied as of June 30, 2019
- **Rents averaging $2.50** per sf
- **Stabilization** by the end of 2019
- **Zoning approved** for four residential towers (up to 840 units)
- Construction for **Phase Two** has begun
DRIVING LONG TERM GROWTH

Delivering best-in-class purpose-built rental units and condos along Canada’s most prominent transit corridors, RioCan Living shapes the communities where Canadians shop, live and work.

41 potential residential projects

20,000 potential units

2,700 units currently under construction

2,100 additional units underway by 2021

100% located in Canada’s major markets

Selected New Zoning Approvals - Up 1.9M SF

Total Pipeline by Zoning Status (27.2M sf)

Application submitted, 7.3M sf, 27%

Zoning approved, 13.1M sf, 48%

Future est. density, 6.8M sf, 25%

• All development projects are located in Canada’s six major markets with residential projects accounting for 19.4M square feet or 71.3% of the pipeline

1. At 100% of the project
2. Zoned NLA increased by 1.9M sf when compared to Q1 2019 primarily due to zoning approvals obtained for the Queensway, Dufferin Plaza and Yorkville projects in Toronto, Ontario (the latter is subject to an appeal period expiring mid-August 2019), and the acquisition of the remaining non-managing interest in Mill Woods Town Centre in Edmonton, Alberta
Financial Overview

Qi Tang
Senior Vice President & Chief Financial Officer
FUNDS FROM OPERATIONS (“FFO”) & PAYOUT RATIO

- FFO per unit of $0.48 in Q2 2019 was $0.02 or 3.4% higher than Q2 2018, the highest since Q4 2015 despite:
  - $0.7B in asset sales since Q2 2018
  - $14.6M lower realized gains due to lower number of marketable securities sold
  - $2.3M lower capitalized interest mainly as a result of development completions

- FFO per Unit grew primarily due to an increase of:
  - $3.3M of same property NOI
  - $7.8M of residential inventory gains
  - $6.3M of NOI from development completions and strategic acquisitions
  - $4.8M of property management and other fee income
  - $4.2M of higher lease termination fees
  - $6.2M of lower G&A costs
  - Unit repurchases (since Q2 2018)

**FFO per Unit**

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<tr>
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<th>Q2 2018</th>
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<tr>
<td>FFO per Unit</td>
<td>$0.46</td>
<td>$0.48</td>
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**FFO Payout Ratio**

<table>
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<tr>
<th></th>
<th>Q2 2018</th>
<th>Q2 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>FFO Payout Ratio</td>
<td>78.0%</td>
<td>77.2%</td>
</tr>
</tbody>
</table>

* For the twelve months ended

Target is to be below 80%
Strong same property NOI growth particularly in the major market portfolio

Management expects same property NOI growth to be between 2% and 3% for 2019 prior to any adjustments
STRONG NET RENT GROWTH

Net rent CAGR since 2015 ─ 3.4%

Average net rent psf of $33.06 on active urban intensification projects on 674k sf of committed or in-place leases as of August 1, 2019.
**COMPLETED STRATEGIC ACQUISITIONS IN FIRST HALF OF 2019**

<table>
<thead>
<tr>
<th>7 Income Producing Properties (IPP)</th>
<th>$320.4M Total IPP Purchase Price</th>
<th>6.32% Weighted Average Capitalization Rate</th>
<th>~1.1M SF Net Leasable Area</th>
</tr>
</thead>
</table>

1. Acquired the remaining non-managing interests for 5 of the 7 properties
2. Includes transaction costs. Total purchase price for the seven properties including both the IPP and PUD portion of the assets was $326.7M
2019 INVENTORY GAINS

Q1
$5.1M

Q2
$7.8M

2019 Projection
~$36M

Yonge Eglinton Northeast Corner (eCondos)
King Portland Centre (Kingly)
Windfield Farms Townhomes
FUTURE INVENTORY GAINS – SELECTED PROJECTS

Yorkville Project (11YV)  
Windfield Farms Condos
DEVELOPMENT PROGRESSING WELL

Key Statistics

<table>
<thead>
<tr>
<th>Development Completions</th>
<th>Q1</th>
<th>Q2</th>
<th>Q2 YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Net leasable area completed (in sf)</td>
<td>92,000</td>
<td>269,000</td>
<td>361,000</td>
</tr>
<tr>
<td>- Costs transferred</td>
<td>$101.8M</td>
<td>$105.0M</td>
<td>$206.8M</td>
</tr>
<tr>
<td><strong>Development Expenditures</strong></td>
<td><strong>$92.5M</strong></td>
<td><strong>$102.5M</strong></td>
<td><strong>$195.0M</strong></td>
</tr>
</tbody>
</table>

**Total Pipeline by Zoning Status**
*(27.2M sf)*

- Application submitted, 7.3M sf, 27%
- Zoning approved, 13.1M sf, 48%
- Future est. density, 6.8M sf, 25%
- Zoning approved and active with detailed cost estimates, 3.9M sf
- Zoning approved and active with cost estimates in progress, 9.2M sf

1. Includes 3.6M sf for properties under development (PUD) and 0.3M sf of residential inventory

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The Trust has recognized $246.7M of cumulative fair value gains in connection with the 3.6M sf of PUD projects in this category which are substantially completed, near completion, or under construction.

No significant fair value gains yet recognized for excess density despite approved zoning.

No significant fair value gains yet recognized for excess density.
### WELL-POSITIONED FOR VALUE CREATION

**Prudent approach to development**

- RioCan plans to self fund development as much as possible

<table>
<thead>
<tr>
<th>Properties Under Development (PUD) &amp; Residential Inventory</th>
<th>As at June 30, 2019</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1.2B</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

| PUD and Residential Inventory as % of Gross Assets – Per Line of Credit and Credit Facilities Agreements | 8.0% | ~ 10%\(^1\) |

| Investment in Greenfield Development and Residential Inventory as % of Unitholder’s Equity – Per Declaration of Trust | 4.3% | N/A |

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1. Maximum permitted is 15%. RioCan targets this metric to be no more than 10% (except for short-term fluctuations as large projects are completed)
## STRONG BALANCE SHEET

### Capital Structure Metrics

<table>
<thead>
<tr>
<th>Metric</th>
<th>Target</th>
<th>Q2 2019(^1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debt to Adjusted EBITDA</td>
<td>&lt;8.0x</td>
<td>7.92x</td>
</tr>
<tr>
<td>Debt to Total Assets</td>
<td>38% - 42%</td>
<td>42.9% (^2)</td>
</tr>
<tr>
<td>Interest Coverage</td>
<td>&gt;3.0x</td>
<td>3.52x</td>
</tr>
<tr>
<td>Debt Service Coverage</td>
<td>&gt;2.25x</td>
<td>2.99x</td>
</tr>
<tr>
<td>Fixed Coverage</td>
<td>&gt;1.10x</td>
<td>1.16x</td>
</tr>
<tr>
<td>Unencumbered Assets</td>
<td>N/A</td>
<td>$8.1B</td>
</tr>
<tr>
<td>Unencumbered Assets to Unencumbered Debt</td>
<td>&gt;2.0x</td>
<td>2.25x</td>
</tr>
<tr>
<td>NOI % from Unencumbered Assets</td>
<td>&gt;50%</td>
<td>58.5%</td>
</tr>
<tr>
<td>Unsecured vs. Secured Debt</td>
<td>60% / 40%</td>
<td>57% / 43%</td>
</tr>
<tr>
<td>FFO Payout Ratio</td>
<td>&lt;80%</td>
<td>77.2%</td>
</tr>
</tbody>
</table>

1. Metrics are calculated based on RioCan’s proportionate share
2. Due to timing of strategic acquisitions and dispositions which contributed to the increase in the percentage of revenues derived from the major markets
Closing Remarks

Edward Sonshine, O.Ont., Q.C.
Chief Executive Officer
Edward Sonshine, O.Ont., Q.C.
Chief Executive Officer

Jonathan Gitlin
President & Chief Operating Officer

Qi Tang
Senior Vice President & Chief Financial Officer

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