CHARLOTTETOWN MALL

RIOCAN
REAL ESTATE INVESTMENT TRUST

ADDRESS
670 University Avenue,
Charlottetown, Prince Edward Island

INTERSECTION
University Avenue
& Malpeque Road (Hwy. 2)

TOTAL COMPLEX
388,967 sq ft

MAJOR TENANTS
Loblaws Atlantic Superstore
H&M
Cineplex
Winners
SportChek
West Royalty Fitness
Urban Planet

FEATURES
- Excellent mix of national retailers
- Prince Edward Island's only regional mall
- Tourist traffic increases island population to over one million people per year

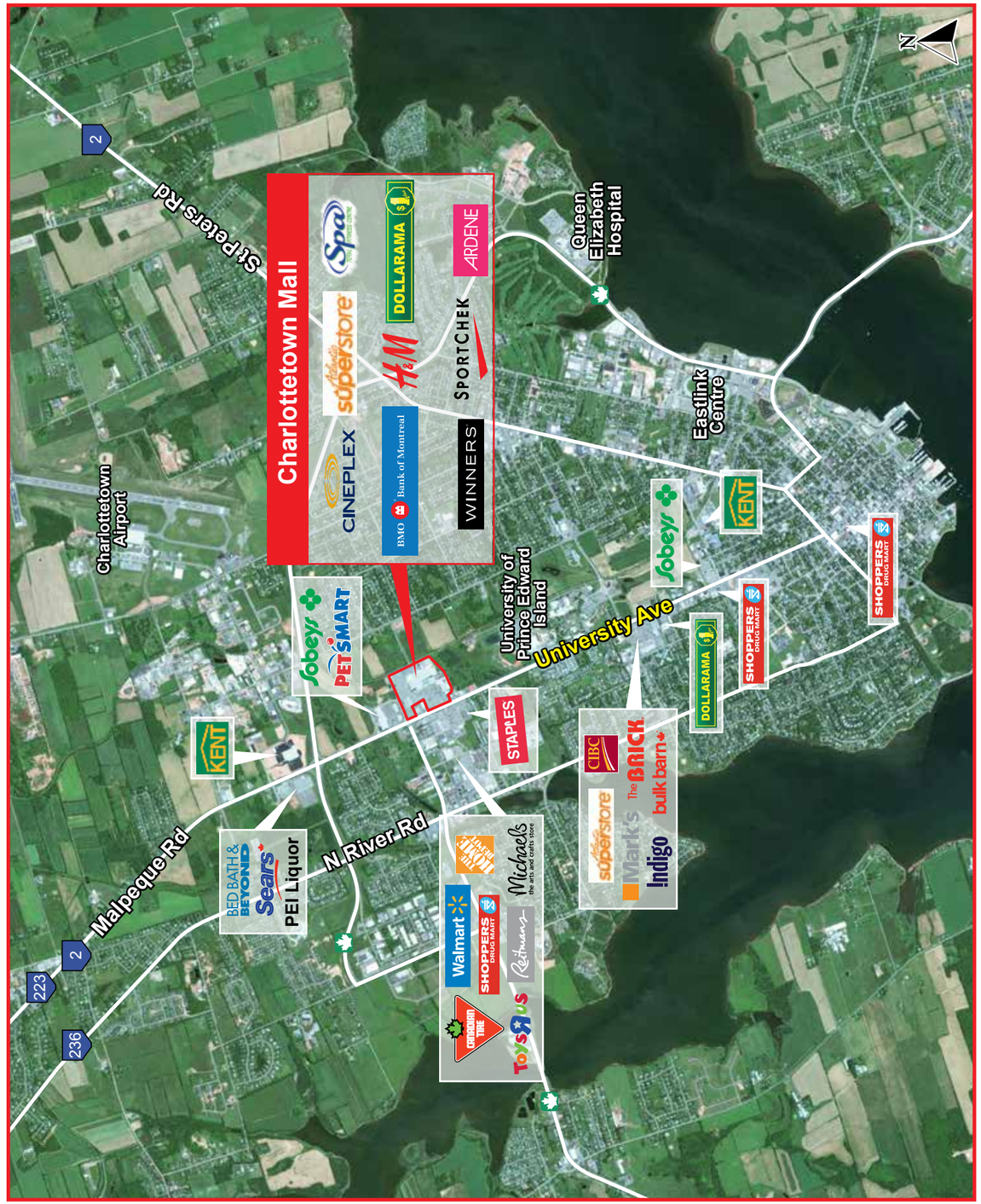


2015 TRADE AREA DEMOGRAPHICS	0–10 MINUTE DRIVE TIME	0–20 MINUTE DRIVE TIME
Total Population	49,480	71,206
Median Age	41.17	41.26
Total Households	21,180	29,395
Average Household Size	2.27	2.37
Households with Children	8,142	12,024
Average Household Income	$72,463	$75,587

2020 PROJECTIONS	0–10 MINUTE DRIVE TIME	0–20 MINUTE DRIVE TIME
Total Population	51,556	74,011
Median Age	40.98	41.20
Total Households	22,741	31,569
Average Household Size	2.21	2.30
Households with Children	8,347	12,391
Average Household Income	$82,263	$85,701

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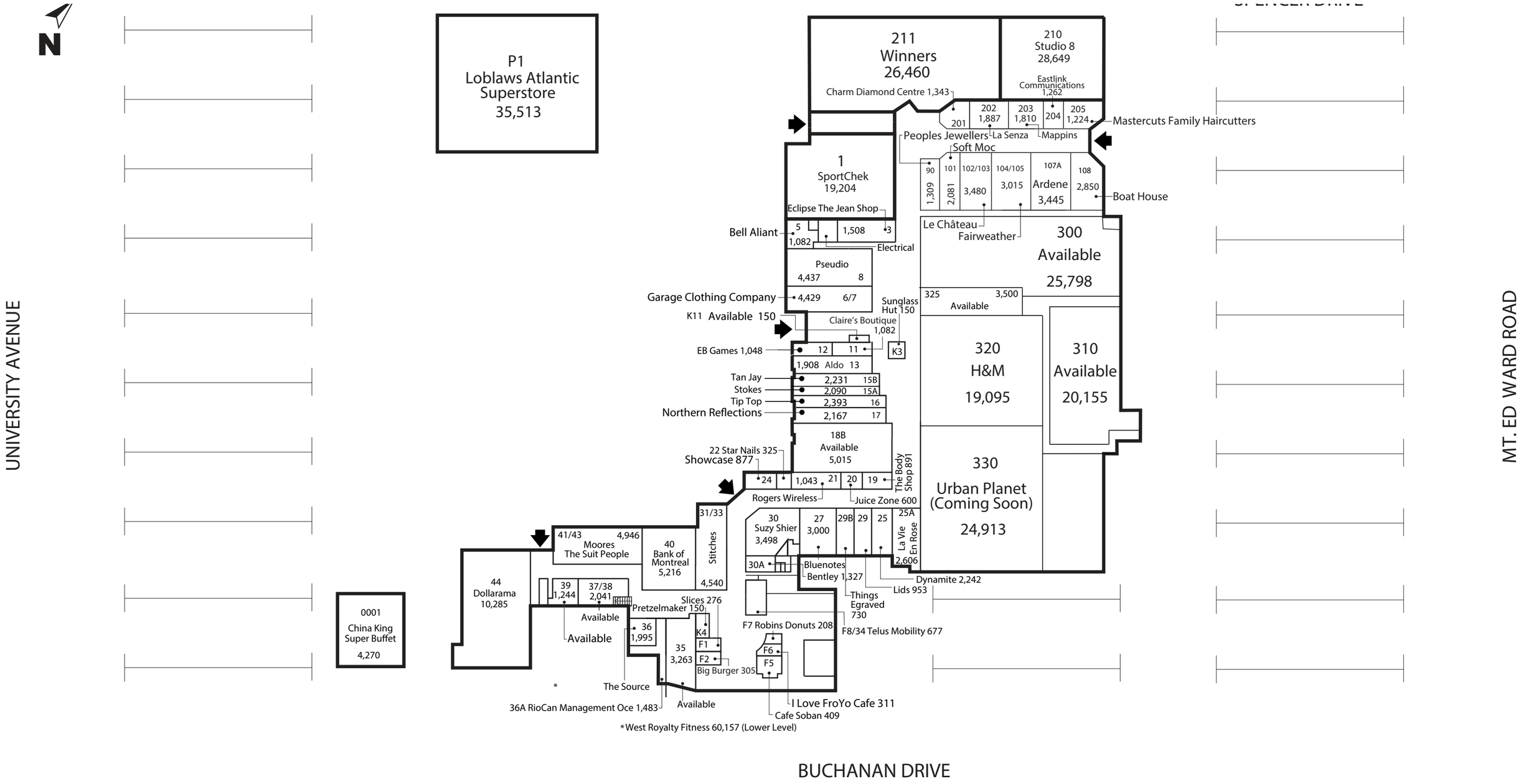


416.866.3033/1.800.465.2733 www.riocan.com

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The purpose of this plan is to identify the approximate location, size and dimension of the Leased Premises in the Shopping Centre. The Landlord reserves the right at any time to relocate, rearrange, alter or expand the building and structures, other premises, the Common Areas, and any part of the Leased Premises from that shown on this plan. All information, dimensions, sizes and areas are approximate only and are to be verified on site. Any references on this plan to specific tenants are subject to change from time to time and shall not be deemed to be any representation as to the tenants that are within the Shopping Centre. 07/16