



**SMARTCENTRES®**

700 APPLEWOOD CRES. | VAUGHAN, ON. CANADA L4K 5X3

T 905 326 6400 F 905 326 0783

**2017 Monthly Per Unit Tax Distribution Breakdown - Trust Units**

<b>Month</b>	<b>Distribution</b>	<b>Other Income</b>	<b>Capital Gains</b>	<b>Return of Capital</b>
January	\$0.14167	\$0.10400	\$0.00469	\$0.03298
February	\$0.14167	\$0.10400	\$0.00469	\$0.03298
March	\$0.14167	\$0.10400	\$0.00469	\$0.03298
April	\$0.14167	\$0.10400	\$0.00469	\$0.03298
May	\$0.14167	\$0.10400	\$0.00469	\$0.03298
June	\$0.14167	\$0.10400	\$0.00469	\$0.03298
July	\$0.14167	\$0.10400	\$0.00469	\$0.03298
August	\$0.14167	\$0.10400	\$0.00469	\$0.03298
September	\$0.14167	\$0.10400	\$0.00469	\$0.03298
October	\$0.14583	\$0.08219	\$0.04582	\$0.01782
November	\$0.14583	\$0.08219	\$0.04582	\$0.01782
December	\$0.14583	\$0.08219	\$0.04582	\$0.01782
<b>TOTAL</b>	<b>\$1.71252</b>	<b>\$1.18257</b>	<b>\$0.17967</b>	<b>\$0.35028</b>

<b>Allocation</b>	<b>100.00%</b>	<b>69.01%</b>	<b>10.56%</b>	<b>20.43%</b>
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In light of the deemed year end of October 4, 2017, which resulted from the acquisition of OneREIT pursuant to the terms included in the Plan of Arrangement (please refer to SEDAR filings for further details), calendar 2017 for the Trust includes two taxation years: a) January 1, 2017 to October 4, 2017 (which is captured in distribution periods January to September), and b) October 5, 2017 to December 31, 2017 (which is captured in distribution periods October to December). As a result, the Trust determined an income allocation for each taxation year within calendar 2017, and applied the respective allocation to the distribution periods as follows:

a) January to September distribution periods: Taxable income 73.41%, Capital gains 3.31%, and Return of capital 23.28%.

b) October to December distribution periods: Taxable income 56.36%, Capital gains 31.42%, and Return of capital 12.22%.

For informational purposes, the combined income allocation for calendar 2017 is: Taxable income 69.01%, Capital gains 10.56%, and Return of capital 20.43%.

### **OneREIT**

On October 4th, 2017, the Trust completed its acquisition of OneREIT. OneREIT unitholders had the option to elect to receive either cash consideration of \$4.275 per OneREIT unit or non-cash consideration

of 0.13766 of a SmartREIT unit per OneREIT unit, subject to proration to account for a fixed aggregate amount of cash consideration. As part of the SmartREIT transaction, OneREIT sold certain properties to Strathallen ("the Sale Transactions"). Income and capital gains arising from the Sale Transactions were made payable and distributed to those OneREIT unitholders who received cash consideration for their units. The portion of the cash consideration paid as distributions of such income and gains is shown in the column entitled "Distribution 9".

The balance of the cash consideration paid for such units (being an amount of \$3.48666 in Box X) represents proceeds of disposition from the redemption of such units, which will be reported separately on T5008 slips issued on behalf of OneREIT in respect to the SmartREIT transaction. Distribution 9, which includes capital gains of \$0.64540 per unit and other income of \$0.14294 per unit, was payable only in respect of OneREIT units for which the holders received cash consideration in the SmartREIT transaction.

The breakdown of the cash distributions received by OneREIT unitholders prior to the SmartREIT transaction is shown in the columns entitled "Distribution 1" through to and including "Distribution 8". Because OneREIT did not have any taxable income for the year, other than the income and capital gains realized as a result of the Sales Transactions, 100% each of these distributions was paid as a return of capital. Distribution 1 through and including Distribution 8 were paid to ALL OneREIT unitholders. See the Company website for additional information.

Please see enclosed for T3 Summary Forms relating to OneREIT for the final taxation year ending October 4, 2017, as well as the two previous taxation years ending, December 31, 2016 and December 31, 2015.

**Statement of Trust Income Allocations and Designations**

Select:  T3  R16  AMENDED POSTING  SUBSCRIPTION RECEIPTS

TAXATION YEAR: 2017

TRUST NAME: SmartCentres Real Estate Investment Trust  
 ADDRESS (1): 700 Applewood Cres.  
 ADDRESS (2):  
 CITY: Vaughan  
 PROVINCE: ON  
 COUNTRY CODE: CAN  
 POSTAL CODE: L4K 5X3  
 TIN#: T25866754  
 CUSIP#: 83179X108  
 QUEBEC TAX ID:

Preparer information:  
 CONTACT NAME: Robert Col  
 DATE PREPARED: 2018/02/28  
 PHONE: 905-326-6400 Ext. 7854  
 PRIMARY E-MAIL: RCol@smartcentres.com  
 SECONDARY E-MAIL: VYim@smartcentres.com

SYMBOL: SRU.UN  
 WEBSITE: <http://www.smartcentres.com/> Go

CALCULATION METHOD: RATE  
 PER CENT - ALLOCATION MUST ADD TO 100  
 RATE - ALLOCATION TOTAL MUST ADD TO TOTAL INCOME (\$) PER UNIT BEING ALLOCATED

1) CORPORATE ACTIONS  
 WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT COULD AFFECT T3/RL-16 TAX REPORTING?: Yes  
 2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?: No  
 TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):  
 3) IS CAPITAL GAINS (BOX 21/A) DISTRIBUTION NR TAXABLE?: Yes  
 Part XIII Tax (Income Tax Act)  
 4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?: Yes  
 Part XIII.2 Tax (Income Tax Act)

			Distribution 1	Distribution 2	Distribution 3	Distribution 4	Distribution 5	Distribution 6	Distribution 7	Distribution 8	Distribution 9	Distribution 10	Distribution 11	Distribution 12	Distribution 13	Distribution 14	
T3 Box No.	R16 Box No.	Total Distribution (\$) Per Unit	0.14167	0.14167	0.14167	0.14167	0.14167	0.14167	0.14167	0.14167	0.14167	0.14583	0.14583	0.14583			
		Record Date	2017/01/31	2017/02/28	2017/03/31	2017/04/28	2017/05/31	2017/06/30	2017/07/31	2017/08/31	2017/09/29	2017/10/31	2017/11/30	2017/12/29			
		Payment Date	2017/02/15	2017/03/15	2017/04/17	2017/05/15	2017/06/15	2017/07/17	2017/08/15	2017/09/15	2017/10/16	2017/11/15	2017/12/15	2018/1/15			
		Total Cash Distribution (\$) Per Unit	0.14167	0.14167	0.14167	0.14167	0.14167	0.14167	0.14167	0.14167	0.14167	0.14167	0.14583	0.14583	0.14583		
		Total Non Cash Distribution (\$) Per Unit															
		<b>Total Income (\$) per unit being allocated</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14583</b>	<b>0.14583</b>	<b>0.14583</b>			
21	A	Capital gain	0.00469	0.00469	0.00469	0.00469	0.00469	0.00469	0.00469	0.00469	0.00469	0.04582	0.04582	0.04582			
49	C1	Actual Amount of Eligible Dividends															
23	C2	Actual Amount of Non Eligible Dividend															
24	E	Foreign Business Income															
25	F	Foreign Non-Business Income															
26 OTHER INCOME	G	<b>G- Other Income (Investment Income)</b>	0.10400	0.10400	0.10400	0.10400	0.10400	0.10400	0.10400	0.10400	0.10400	0.08219	0.08219	0.08219			
42	M	Return of Capital	0.03298	0.03298	0.03298	0.03298	0.03298	0.03298	0.03298	0.03298	0.03298	0.01782	0.01782	0.01782			
X	X	Non Reportable Distribution															
30	H	Capital gains eligible for deduction															
33	K	Foreign business income tax paid															
34	L	Foreign non-business income tax paid															
		<b>Total Income Allocation (check figure)</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14167</b>	<b>0.14583</b>	<b>0.14583</b>	<b>0.14583</b>			

**CHECK:** When the calculation method is Rate, row 24 should match row 40; when the calculation method is Percentage rows 25 to 39 should add up to 100, when correct, no error message will appear in this row for completed columns.

**NOTES:**  
 In light of the deemed year end of October 4, 2017 (please refer to SEDAR filings for further details), calendar 2017 includes two taxation years: a) January 1, 2017 to October 4, 2017 (which is captured in distribution periods January to September), and b) October 5, 2017 to December 31, 2017 (which is captured in distribution periods October to December). As a result, the Trust determined an income allocation for each taxation year within calendar 2017, and applied the respective allocation to the distribution periods as follows:

a) January to September distribution periods: Taxable income 73.41%, Capital gains 3.31%, and Return of capital 23.28%.

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For informational purposes, the combined income allocation for calendar 2017 is: Taxable income 69.01%, Capital gains 10.56%, and Return of capital 20.43%.

### Statement of Trust Income Allocations and Designations

Select:  T3  R16  AMENDED POSTING  SUBSCRIPTION RECEIPTS

TAXATION YEAR: 2017

TRUST NAME: OneREIT  
 ADDRESS (1): 700 Applewood Crescent  
 ADDRESS (2): Suite 300  
 CITY: Vaughan  
 PROVINCE: ON  
 COUNTRY CODE: CAN  
 POSTAL CODE: L4K 5X3

Preparer information:  
 CONTACT NAME: Peter Sweeney  
 DATE PREPARED: 2018/03/01  
 PHONE: 416-741-7999  
 PRIMARY E-MAIL: psweeney@smartcentres.com  
 SECONDARY E-MAIL: jzhou@smartcentres.com

SYMBOL: ONR.UN  
 WEBSITE: <http://www.smartcentres.com/> [Go](#)

TIN#: T26569209  
 CUSIP#: 68276R203  
 QUEBEC TAX ID: T26569209

CALCULATION METHOD: RATE  
 PER CENT - ALLOCATION MUST ADD TO 100  
 RATE - ALLOCATION TOTAL MUST ADD TO TOTAL INCOME (\$) PER UNIT BEING ALLOCATED

**1) CORPORATE ACTIONS**  
 WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT COULD AFFECT T3/RL-16 TAX REPORTING?: Yes  
**2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?:** No  
**TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):**  
**3) IS CAPITAL GAINS (BOX 21/A) DISTRIBUTION NR TAXABLE?:** Yes  
 Part XIII Tax (Income Tax Act)  
**4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?:** Yes  
 Part XIII.2 Tax (Income Tax Act)

		Distribution 1	Distribution 2	Distribution 3	Distribution 4	Distribution 5	Distribution 6	Distribution 7	Distribution 8	Distribution 9	Distribution 10	Distribution 11	Distribution 12	Distribution 13	Distribution 14	
<b>T3 Box No.</b>	<b>R16 Box No.</b>	Total Distribution (\$) Per Unit	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	4.27500						
		Record Date	2017/01/31	2017/02/28	2017/03/31	2017/04/28	2017/05/31	2017/06/30	2017/07/31	2017/08/31	2017/10/04					
		Payment Date	2017/02/15	2017/03/15	2017/04/13	2017/05/15	2017/06/15	2017/07/14	2017/08/15	2017/09/15	2017/10/04					
		Total Cash Distribution (\$) Per Unit	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	4.27500					
		<b>Total Income (\$) per unit being allocated</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>4.27500</b>					
<b>21</b>	<b>A</b>	Capital gain								0.64540						
<b>49</b>	<b>C1</b>	Actual Amount of Eligible Dividends														
<b>23</b>	<b>C2</b>	Actual Amount of Non Eligible Dividend														
<b>24</b>	<b>E</b>	Foreign Business Income														
<b>25</b>	<b>F</b>	Foreign Non-Business Income														
<b>26 OTHER INCOME</b>	<b>G</b>	<b>G- Other Income</b> (Investment Income)								0.14294						
<b>42</b>	<b>M</b>	Return of Capital	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500							
<b>X</b>	<b>X</b>	Non Reportable Distribution								3.48666						
<b>30</b>	<b>H</b>	Capital gains eligible for deduction														
<b>33</b>	<b>K</b>	Foreign business income tax paid														
<b>34</b>	<b>L</b>	Foreign non-business income tax paid														
<b>Total Income Allocation (check figure)</b>			<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>4.27500</b>						

**CHECK:** When the calculation method is Rate, row 24 should match row 40; when the calculation method is Percentage rows 25 to 39 should add up to 100, when correct, no error message will appear in this row for completed columns.

**NOTES:**  
 This posting had been amended to reflect the correct number of OneREIT units redeemed for cash.  
 On October 4th, 2017, SmartREIT completed its acquisition of OneREIT. OneREIT unitholders had the option to elect to receive either cash consideration of \$4.275 per OneREIT unit or non-cash consideration of 0.13766 of a SmartREIT unit per OneREIT unit, subject to proration to account for a fixed aggregate amount of cash consideration.  
 As part of the SmartREIT transaction, OneREIT sold certain properties to Strathallen ("the Sale Transactions"). Income and capital gains arising from the Sale Transactions were made payable and distributed to those OneREIT unitholders who received cash consideration for their units. The portion of the cash consideration paid as distributions of such income and gains is shown in the column entitled "Distribution 9". The balance of the cash consideration paid for such units (being an amount of \$3.48666 in Box X) represents proceeds of disposition from the redemption of such units, which will be reported separately on T5008 slips issued on behalf of OneREIT in respect to the SmartREIT transaction.  
 Distribution 9, which includes capital gains of \$0.64540 per unit and other income of \$0.14294 per unit, was payable only in respect of OneREIT units for which the holders received cash consideration in the SmartREIT transaction.  
 The breakdown of the cash distributions received by OneREIT unitholders prior to the SmartREIT transaction is shown in the columns entitled "Distribution 1" through to and including "Distribution 8". Because OneREIT did not have any taxable income for the year, other than the income and capital gains realized as a result of the Sales Transactions, 100% each of these distributions was paid as a return of capital.  
 Distribution 1 through and including Distribution 8 were paid to ALL OneREIT unitholders. See the Company website for additional information.

**Statement of Trust Income Allocations and Designations**

Select:  T3  R16  AMENDED POSTING  SUBSCRIPTION RECEIPTS

TAXATION YEAR: 2016

TRUST NAME: OneREIT  
 ADDRESS (1): 700 Applewood Crescent  
 ADDRESS (2): Suite 300  
 CITY: Vaughan  
 PROVINCE: ON  
 COUNTRY CODE: CAN  
 POSTAL CODE: L4K 5X3  
 TIN#: T26569209  
 CUSIP#: 68276R203  
 QUEBEC TAX ID: T26569209

Preparer information:  
 CONTACT NAME: Tom Wenner  
 DATE PREPARED: 2017/02/27  
 PHONE: 416-741-7999  
 PRIMARY E-MAIL: twenner@onereit.ca  
 SECONDARY E-MAIL: lchiang@onereit.ca

SYMBOL: ONR.UN  
 WEBSITE: [www.onereit.ca](http://www.onereit.ca) Go

CALCULATION METHOD: PER CENT  
 PER CENT - ALLOCATION MUST ADD TO 100  
 RATE - ALLOCATION TOTAL MUST ADD TO TOTAL INCOME (\$) PER UNIT BEING ALLOCATED

1) CORPORATE ACTIONS  
 WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT COULD AFFECT T3/RL-16 TAX REPORTING?: No  
 2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?: No  
 TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):  
 3) IS CAPITAL GAINS (BOX 21/A) DISTRIBUTION NR TAXABLE?: No  
 Part XIII Tax (Income Tax Act)  
 4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?: Yes  
 Part XIII.2 Tax (Income Tax Act)

T3 Box No.	R16 Box No.		Distribution 1	Distribution 2	Distribution 3	Distribution 4	Distribution 5	Distribution 6	Distribution 7	Distribution 8	Distribution 9	Distribution 10	Distribution 11	Distribution 12	Distribution 13	Distribution 14
		Total Distribution (\$) Per Unit	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500
		Record Date	2016/01/29	2016/02/29	2016/03/31	2016/04/29	2016/05/31	2016/06/30	2016/07/29	2016/08/31	2016/09/30	2016/10/31	2016/11/30	2016/12/30		
		Payment Date	2016/02/12	2016/03/15	2016/04/15	2016/05/13	2016/06/15	2016/07/15	2016/08/15	2016/09/15	2016/10/14	2016/11/15	2016/12/15	2017/01/13		
		Total Cash Distribution (\$) Per Unit	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500
		Total Non Cash Distribution (\$) Per Unit														
		<b>Total Income (\$) per unit being allocated</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>
21	A	Capital gain														
49	C1	Actual Amount of Eligible Dividends														
23	C2	Actual Amount of Non Eligible Dividend														
24	E	Foreign Business Income														
25	F	Foreign Non-Business Income														
26 OTHER INCOME	G	<b>G- Other Income</b> (Investment Income)														
42	M	Return of Capital	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000
X	X	Non Reportable Distribution														
30	H	Capital gains eligible for deduction														
33	K	Foreign business income tax paid														
34	L	Foreign non-business income tax paid														
		<b>Total Income Allocation (check figure)</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>

**CHECK:** When the calculation method is Rate, row 24 should match row 40; when the calculation method is Percentage rows 25 to 39 should add up to 100, when correct, no error message will appear in this row for completed columns.

NOTES:

**Statement of Trust Income Allocations and Designations**

Select:  T3  R16  AMENDED POSTING  SUBSCRIPTION RECEIPTS

TAXATION YEAR: 2015

TRUST NAME: Retrocom REIT  
 ADDRESS (1): 700 Applewood Crescent  
 ADDRESS (2): Suite 300  
 CITY: Vaughan  
 PROVINCE: Ontario  
 COUNTRY CODE: CAN  
 POSTAL CODE: L4K 5X3

Preparer information:  
 CONTACT NAME: Tom Wenner  
 DATE PREPARED: 2016/02/25  
 PHONE: 416-741-7999  
 PRIMARY E-MAIL: twenner@onereit.ca  
 SECONDARY E-MAIL: lchiang@onereit.ca

SYMBOL: rmm.un  
 WEBSITE: [www.rmmreit.com](http://www.rmmreit.com) Go

**1) CORPORATE ACTIONS**  
 WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT COULD AFFECT T3/RL-16 TAX REPORTING?: No  
**2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?:** No  
**TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):**  
**3) IS CAPITAL GAINS (BOX 21/A) DISTRIBUTION NR TAXABLE?:** No  
 Part XIII Tax (Income Tax Act)  
**4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?:** Yes  
 Part XIII.2 Tax (Income Tax Act)

TIN#: T26569209  
 CUSIP#: 761298108  
 QUEBEC TAX ID: T26569209

CALCULATION METHOD: PER CENT  
 PER CENT - ALLOCATION MUST ADD TO 100  
 RATE - ALLOCATION TOTAL MUST ADD TO TOTAL INCOME (\$) PER UNIT BEING ALLOCATED

T3 Box No.	R16 Box No.	Description	Distribution 1	Distribution 2	Distribution 3	Distribution 4	Distribution 5	Distribution 6	Distribution 7	Distribution 8	Distribution 9	Distribution 10	Distribution 11	Distribution 12	Distribution 13	Distribution 14
		Total Distribution (\$) Per Unit	0.03750	0.03750	0.03750	0.03750	0.03750	0.03750	0.03750							
		Record Date	2015/01/30	2015/02/27	2015/03/31	2015/04/30	2015/05/29	2015/06/30								
		Payment Date	2015/02/13	2015/03/13	2015/04/15	2015/05/15	2015/06/15	2015/07/15								
		Total Cash Distribution (\$) Per Unit	0.03750	0.03750	0.03750	0.03750	0.03750	0.03750								
		Total Non Cash Distribution (\$) Per Unit														
		<b>Total Income (\$) per unit being allocated</b>	<b>0.03750</b>	<b>0.03750</b>	<b>0.03750</b>	<b>0.03750</b>	<b>0.03750</b>	<b>0.03750</b>	<b>0.03750</b>							
21	A	Capital gain														
49	C1	Actual Amount of Eligible Dividends														
23	C2	Actual Amount of Non Eligible Dividend														
24	E	Foreign Business Income														
25	F	Foreign Non-Business Income														
26 OTHER INCOME	G	<b>G- Other Income (Investment Income)</b>														
42	M	Return of Capital	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000								
X	X	Non Reportable Distribution														
30	H	Capital gains eligible for deduction														
33	K	Foreign business income tax paid														
34	L	Foreign non-business income tax paid														
		<b>Total Income Allocation (check figure)</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>							

**CHECK:** When the calculation method is Rate, row 24 should match row 40; when the calculation method is Percentage rows 25 to 39 should add up to 100, when correct, no error message will appear in this row for completed columns.

**NOTES:**  
 Name change occurred July 31, 2015 - from Retrocom REIT to OneREIT on July 31, 2015 - CUSIP number changed from 761298108 to CUSIP 68276R203.

**Statement of Trust Income Allocations and Designations**

Select:  T3  R16  AMENDED POSTING  SUBSCRIPTION RECEIPTS

TAXATION YEAR: 2015

TRUST NAME: OneREIT  
 ADDRESS (1): 700 Applewood Crescent  
 ADDRESS (2): Suite 300  
 CITY: Vaughan  
 PROVINCE: Ontario  
 COUNTRY CODE: CAN  
 POSTAL CODE: L4K 5X3

Preparer information:  
 CONTACT NAME: Tom Wenner  
 DATE PREPARED: 2016/02/25  
 PHONE: 416-741-7999  
 PRIMARY E-MAIL: twenner@onereit.ca  
 SECONDARY E-MAIL: lchiang@onereit.ca

SYMBOL: ONR.UN  
 WEBSITE: [www.onereit.ca](http://www.onereit.ca) [Go](#)

TIN#: T26569209  
 CUSIP#: 68276R203  
 QUEBEC TAX ID: T26569209

CALCULATION METHOD: PER CENT  
 PER CENT - ALLOCATION MUST ADD TO 100  
 RATE - ALLOCATION TOTAL MUST ADD TO TOTAL INCOME (\$) PER UNIT BEING ALLOCATED

1) CORPORATE ACTIONS  
 WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT COULD AFFECT T3/RL-16 TAX REPORTING?: No  
 2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?: No  
 TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):  
 3) IS CAPITAL GAINS (BOX 21/A) DISTRIBUTION NR TAXABLE?: No  
 Part XIII Tax (Income Tax Act)  
 4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?: Yes  
 Part XIII.2 Tax (Income Tax Act)

T3 Box No.	R16 Box No.		Distribution 1	Distribution 2	Distribution 3	Distribution 4	Distribution 5	Distribution 6	Distribution 7	Distribution 8	Distribution 9	Distribution 10	Distribution 11	Distribution 12	Distribution 13	Distribution 14
		Total Distribution (\$) Per Unit	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500							
		Record Date	2015/07/31	2015/08/31	2015/09/30	2015/10/30	2015/11/30	2015/12/31								
		Payment Date	2015/08/14	2015/09/15	2015/10/15	2015/11/13	2015/12/15	2016/01/15								
		Total Cash Distribution (\$) Per Unit	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500	0.02500							
		Total Non Cash Distribution (\$) Per Unit														
		<b>Total Income (\$) per unit being allocated</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>	<b>0.02500</b>							
21	A	Capital gain														
49	C1	Actual Amount of Eligible Dividends														
23	C2	Actual Amount of Non Eligible Dividend														
24	E	Foreign Business Income														
25	F	Foreign Non-Business Income														
26 OTHER INCOME	G	<b>G- Other Income</b> (Investment Income)														
42	M	Return of Capital	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000							
X	X	Non Reportable Distribution														
30	H	Capital gains eligible for deduction														
33	K	Foreign business income tax paid														
34	L	Foreign non-business income tax paid														
		<b>Total Income Allocation (check figure)</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>	<b>100.00000</b>							

**CHECK:** When the calculation method is Rate, row 24 should match row 40; when the calculation method is Percentage rows 25 to 39 should add up to 100, when correct, no error message will appear in this row for completed columns.

**NOTES:**  
 Name change on July 31, 2015 from Retrocom REIT to OneREIT. This form was originally uploaded under the wrong CUSIP# (791298108). Please use this form for reporting purposes.