Statement of Trust Income Allocations and Designations

Select: ☑ T3 ☑ R16 ☐ AMENDED POSTING ☐ SUBSCRIPTION RECEIPTS

TAXATION YEAR: 2018

TRUST NAME: CHOICE PROPERTIES REAL ESTATE INVESTMENT TRUST
ADDRESS (1): 175 BLOOR ST EAST, SUITE N1400
ADDRESS (2):
CITY: TORONTO
PROVINCE: ON
COUNTRY CODE: CAN
POSTAL CODE: M4W 3R8

TIN#: T32331982
CUSIP#: 17039A106
QUEBEC TAX ID: 4025346012

Preparer information:
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SYMBOL: CHP.UN
WEBSITE: www.choicereit.ca Go

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?: Yes

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)

CALCULATION METHOD: RATE
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.		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 ($) Per Unit	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167		
		Record Date	2018/01/31	2018/02/28	2018/03/29	2018/04/30	2018/05/31	2018/06/29	2018/07/31	2018/08/31	2018/09/28	2018/10/31	2018/11/30	2018/12/31		
		Payment Date	2018/02/15	2018/03/15	2018/04/16	2018/05/15	2018/06/15	2018/07/16	2018/08/15	2018/09/17	2018/10/15	2018/11/15	2018/12/17	2019/01/15		
		Total Cash Distribution ($) Per Unit	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167		
		Total Non Cash Distribution ($) Per Unit														
		Total Income ($) per unit being allocated	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**		
21	A	Capital gain	0.00015	0.00015	0.00015	0.00015	0.00016	0.00016	0.00016	0.00016	0.00016	0.00016	0.00016	0.00016		
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					0.00035	0.00035	0.00035	0.00035	0.00035	0.00035	0.00035	0.00035		
26 OTHER INCOME	G	**G- Other Income** (Investment Income)	0.05577	0.05577	0.05577	0.05577	0.05853	0.05853	0.05853	0.05853	0.05853	0.05853	0.05853	0.05853		
42	M	Return of Capital	0.00575	0.00575	0.00575	0.00575	0.00263	0.00263	0.00263	0.00263	0.00263	0.00263	0.00263	0.00263		
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														
Total Income Allocation (check figure)			**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**	**0.06167**		

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:

On May 4, 2018, Choice Properties Real Estate Investment Trust ("Choice REIT") completed its acquisition of Canadian Real Estate Investment Trust which resulted in a deemed year end for Choice REIT. As a result of the deemed year end, the 2018 calendar year for Choice REIT includes two taxation years: a) January 1 to May 4, 2018 (which includes distributions with a record date in January to April); and b) May 5 to December 31, 2018 (which includes distributions with a record date in May to December). Accordingly, Choice REIT determined an income allocation for each taxation year and applied the allocation to the respective distribution periods as follows:

a) Distributions with record dates in January to April: Other Income 90.43%, Capital Gains 0.24%, and Return of Capital 9.33%
b) Distributions with record dates in May to December: Other Income 94.91%, Capital Gains 0.26%, Foreign Non-Business Income 0.57%, and Return of Capital 4.26%

For informational purposes, the combined income allocation for calendar 2018 is: Other Income 94.26%, Capital Gains 0.26%, Foreign Non-Business Income 0.48%, and Return of Capital 5.00%.