

Plaza Retail REIT
Unitholder Distributions
Year Ended December 31, 2016

No. of Units Outstanding	Record Date	Total Distributed	Record Date	Payment Date	Capital Gain (Box 21)		Taxable Capital Gain (Box 21 x 50%)		Actual Amount of Dividends (Box 23)		Other Taxable Income (Box 26)		Foreign Non-Business Income (Box 25)		Foreign Non-Business Income Tax Paid (Box 34)		Return of Capital (Box 42)		Total Taxable Income Per Unit	Total Non-Taxable Amount Per Unit	%	Total Distribution Per Unit						
					Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%										
92,881,432	2,012,741	01/29/16	02/15/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
92,905,533	2,013,263	02/29/16	03/15/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
97,931,829	2,122,183	03/31/16	04/15/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
97,955,331	2,122,692	04/29/16	05/16/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
97,978,978	2,123,204	05/31/16	06/15/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
98,002,924	2,123,723	06/30/16	07/15/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
98,025,557	2,124,214	07/29/16	08/15/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
98,049,204	2,124,726	08/31/16	09/15/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
98,075,620	2,125,299	09/30/16	10/17/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
98,100,492	2,125,838	10/31/16	11/15/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
98,126,790	2,126,408	11/30/16	12/15/16	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
98,487,694	2,134,228	12/30/16	01/16/17	\$	0.01172	54.09117	\$	0.00586	27.0455843	\$	0.00035	1.62198	\$	0.00654	30.19290	\$	-	0.00000	\$	0.00305	14.09395	\$	0.01276	\$	0.00891	41.13953	\$	0.02167
Total Per Unit					<u>\$</u>	<u>0.14066</u>	<u>54.09117</u>	<u>\$</u>	<u>0.07033</u>	<u>27.045584</u>	<u>\$</u>	<u>0.00422</u>	<u>1.62198</u>	<u>\$</u>	<u>0.07851</u>	<u>30.19290</u>	<u>\$</u>	<u>-</u>	<u>0.00000</u>	<u>\$</u>	<u>0.03665</u>	<u>14.09395</u>	<u>\$</u>	<u>0.15306</u>	<u>\$</u>	<u>0.10698</u>	<u>\$</u>	<u>0.26004</u>
Total Amount	<u>\$</u>	<u>25,278,518</u>			<u>\$</u>	<u>13,673,446</u>		<u>\$</u>	<u>6,836,723</u>		<u>\$</u>	<u>410,013</u>		<u>\$</u>	<u>7,632,319</u>		<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>3,562,741</u>	14.09395%	<u>\$</u>	<u>14,879,055</u>	<u>\$</u>	<u>10,399,463</u>	41.13953%