
2025 Management Discussion & Analysis
Positioned for Strategic Growth



BTB

Non-IFRS Financial Measures – Definitions

Non-IFRS Measure	Definition	Reconciliation
Adjusted net income	Adjusted net income is a non-IFRS financial measure that starts with net income and comprehensive income and removes the effects of: (i) fair value adjustment of investment properties; (ii) fair value adjustment of derivative financial instruments; (iii) fair value adjustment of Class B LP units; and (iv) transaction costs incurred for acquisitions and dispositions of investment properties and early repayment fees. The Trust considers this to be a useful measure of operating performance, as fair value adjustments can fluctuate widely with the real estate market.	Operating results – Adjusted net income
Cash net operating income	Cash net operating income (“Cash NOI”) is a non-IFRS financial measure defined as net operating income less: (i) lease incentive amortization; and (ii) straight-line lease adjustment. Cash NOI is reconciled to NOI, which is the most directly comparable IFRS measure. The Trust considers this to be a useful measure of operating performance and the profitability of its portfolio by excluding non-cash items.	Operating results – Cash net operating income; and Appendix 2
Adjusted Earnings Before Interest, Taxes, Depreciation and Amortization (“Adjusted EBITDA”)	Adjusted EBITDA income is a non-IFRS financial measure that starts with net income and comprehensive income and removes the effects of certain adjustments, on a proportionate basis, including: (i) interest expense; (ii) taxes; (iii) depreciation of property and equipment; (iv) fair value adjustments (including adjustments of investment properties, of derivative financial instruments, of Class B LP units and of unit price adjustments related to unit-based compensation); (v) transaction costs for acquisitions and dispositions of investment properties and early repayment fees; (vi) straight-line rental revenue adjustments; and (vii) amortization of lease incentives. The most directly comparable IFRS measure to Adjusted EBITDA is net income and comprehensive income. The Trust believes Adjusted EBITDA is a useful metric to determine its ability to service debt, to finance capital expenditures and to provide distributions to its Unitholders.	Capital Resources – Interest coverage ratio; and Capital Resources – Debt service coverage ratio Appendix 4
Cash Same-Property NOI (“SPNOI”)	Cash Same-Property NOI is a non-IFRS financial measure defined as net operating income (“NOI”) for the properties that the Trust owned and operated for the entire duration of both the current year and the previous year, less: (i) lease incentive amortization; and (ii) straight-line lease adjustment. The most directly comparable IFRS measure to same-property NOI is Operating Income. The Trust believes this is a useful measure as NOI growth can be assessed on its portfolio by excluding the impact of property acquisitions and dispositions of both the current year and previous year. The Trust uses the Same-Property NOI to indicate the profitability of its existing portfolio operations and the Trust’s ability to increase its revenues, reduce its operating costs and generate organic growth. The Trust also considers this to be a useful measure of operating performance and the profitability of its portfolio by excluding non-cash items.	Operating results – Same-Property Portfolio
Funds from Operations (“FFO”) and FFO Adjusted	FFO is a non-IFRS financial measure used by most Canadian real estate investment trusts based on a standardized definition established by REALPAC in its January 2022 White Paper (“White Paper”). FFO is defined as net income and comprehensive income less certain adjustments, on a proportionate basis, including: (i) fair value adjustments on investment properties, class B LP units and derivative financial instruments; (ii) amortization of lease incentives; (iii) incremental leasing costs; (iv) leasing payroll expenses; (v) unit-based compensation; and (vi) distribution on class B LP units. FFO is reconciled to net income and comprehensive income, which is the most directly comparable IFRS measure. FFO is also reconciled with the cash flows from operating activities, which is an IFRS measure. FFO Adjusted is also a non-IFRS financial measure that starts with FFO and removes the impact of transaction costs on acquisitions and dispositions of investment properties and early mortgage repayment fees. The Trust believes FFO and FFO Adjusted are key measures of operating performance and allow the investors to compare its historical performance.	Funds from Operations (FFO); Cash Flows; and Appendix 3

Non-IFRS Measure	Definition	Reconciliation
Adjusted Funds from Operations (“AFFO”) and AFFO Adjusted	<p>AFFO is a non-IFRS financial measure used by most Canadian real estate investment trusts based on a standardized definition established by REALPAC in its White Paper. AFFO is defined as FFO less: (i) straight-line rental revenue adjustment; (ii) accretion of effective interest; (iii) amortization of other property and equipment; (iv) unit-based compensation expenses; (v) provision for non-recoverable capital expenditures; and (vi) provision for unrecovered rental fees (related to regular leasing expenditures). AFFO is reconciled to net income and comprehensive income, which is the most directly comparable IFRS measure. AFFO is also reconciled with the cash flows from operating activities, which is an IFRS measure.</p> <p>AFFO Adjusted is also a non-IFRS financial measure that starts with AFFO and removes the impact of transaction costs on acquisitions and dispositions of investment properties and early mortgage repayment fees.</p> <p>The Trust considers AFFO and AFFO Adjusted to be useful measures of economic earnings and relevant in understanding its ability to service its debt, fund capital expenditures and provide distributions to unitholders.</p>	Adjusted Funds from Operations (AFFO); Cash Flows; and Appendix 3
FFO and AFFO per unit and FFO adjusted and AFFO adjusted per unit	<p>FFO and AFFO per unit and FFO Adjusted and AFFO Adjusted per unit are non-IFRS financial measures used by most Canadian real estate investment trusts based on a standardized definition established by REALPAC in its White Paper. These ratios are calculated by dividing the FFO, AFFO, FFO Adjusted and AFFO Adjusted by the Weighted average number of units and Class B LP units outstanding.</p> <p>The Trust believes these metrics to be key measures of operating performances allowing the investors to compare its historical performance in relation to an individual per unit investment in the Trust.</p>	Funds from Operations (FFO); Adjusted Funds from Operations (AFFO)
FFO and AFFO payout ratios and FFO Adjusted and AFFO Adjusted payout ratios	<p>FFO and AFFO payout ratios and FFO Adjusted and AFFO Adjusted payout ratios are non-IFRS financial measures used by most Canadian real estate investment trusts based on a standardized definition established by REALPAC in its White Paper. These payout ratios are calculated by dividing the actual distributions per unit by FFO, AFFO, FFO Adjusted and AFFO Adjusted per unit in each period. The Trust considers these metrics a useful way to evaluate its distribution paying capacity.</p>	Funds from Operations (FFO); Adjusted Funds from Operations (AFFO); and Appendix 3
Total Debt Ratio	<p>Total debt ratio is a non-IFRS financial measure of the Trust financial leverage, which is calculated by taking the total long-term debt less cash divided by total gross value of the assets of the Trust less cash.</p> <p>The Trust considers this metric useful as it indicates its ability to meet its debt obligations and its capacity for future additional acquisitions.</p>	Capital Resources – Debt ratio
Total Mortgage Debt Ratio	<p>Mortgage debt ratio is a non-IFRS financial measure of the Trust financial leverage, which is calculated by taking the total mortgage debt less cash divided by total gross value of the assets of the Trust less cash. The Trust considers this metric useful as it indicates its ability to meet its mortgage debt obligations and its capacity for future additional acquisitions.</p>	Capital Resources – Mortgage ratio
Interest Coverage Ratio	<p>Interest coverage ratio is a non-IFRS financial measure which is calculated by taking the Adjusted EBITDA divided by interest expenses net of financial income (interest expenses exclude early repayment fees, accretion of effective interest, distribution on Class B LP units, accretion of non-derivative liability component of convertible debentures and the fair value adjustment on derivative financial instruments and Class B LP units).</p> <p>The Trust considers this metric useful as it indicates its ability to meet its interest cost obligations for a given period.</p>	Capital Resources – Interest coverage ratio
Debt Service Coverage Ratio	<p>Debt service coverage ratio is a non-IFRS financial measure which is calculated by taking the Adjusted EBITDA divided by the Debt Service Requirements, which consists of principal repayments and interest expenses net of financial income (interest expenses exclude early repayment fees, accretion of effective interest, distribution on Class B LP units, accretion of non-derivative liability component of convertible debentures and the fair value adjustment on derivative financial instruments and Class B LP units).</p> <p>The Trust considers this metric useful as it indicates its ability to meet its debt service obligations for a given period.</p>	Capital Resources – Debt service coverage ratio

Management Discussion & Analysis

Year ended December 31, 2025

Introduction	26
Forward-Looking Statements – Caveat	26
Non-IFRS Financial Measures	27
The Trust	27
Objectives and Business Strategies	28
Highlights of the Fourth Quarter Ended December 31, 2025	29
Selected Financial Information	31
Selected Annual Information	32
Selected Quarterly Information	32
Segmented Information	33
Operating Performance Indicators	34
Real Estate Portfolio	35
Real Estate Operations	36
Operating Results	40
Operating Results – Same-Property Portfolio	45
Distributions	46
Funds from Operations (FFO)	47
Adjusted Funds from Operations (AFFO)	48
Cash Flows	49
Assets	50
Capital Resources	53
Income Taxes	60
Taxation of unitholders	60
Accounting Policies and Estimates	61
Risks and Uncertainties	61
Disclosure Controls and Procedures and Internal Control Over Financial Reporting	61
Appendix 1 – Definitions	62
Appendix 2 – Non-IFRS Financial Measures – Cash NOI Operating Segment & Quarterly Reconciliation	64
Appendix 3 – Non-IFRS Financial Measures – Quarterly Reconciliation	65
Appendix 4 – Non-IFRS Financial Measures – Adjusted EBITDA Reconciliation	67

Introduction

The purpose of this Management Discussion and Analysis (“MD&A”) is to communicate the operating results of BTB Real Estate Investment Trust (“BTB” or the “Trust”) for the year ended December 31, 2025, as well as its financial position on that date. The report presents a summary of some of the Trust’s business strategies, and the business risks it faces. This MD&A, dated February 24, 2026, should be read together with the consolidated financial statements and accompanying notes for the year ended December 31, 2025. It discusses significant information available up to the said date of this MD&A. The Trust’s consolidated annual financial statements were prepared in accordance with International Financial Reporting Standards (“IFRS”), as issued by the International Accounting Standards Board (“IASB”). Unless otherwise indicated, all amounts are in thousands of Canadian dollars, except for per unit and per square foot amounts. Additional information about the Trust is available on the Canadian Security Administrators (“CSA”) website at www.sedarplus.ca and on our website at www.btbreit.com.

The Audit Committee reviewed the contents of this MD&A and the consolidated financial statements and the Trust’s Board of Trustees has approved them.

Forward-Looking Statements – Caveat

From time to time, written or oral forward-looking statements are made within the meaning of applicable Canadian securities legislation. Forward-looking statements are made in this MD&A, in other filings with Canadian regulators, in reports to unitholders and in other communications. These forward-looking statements may include statements regarding the Trust’s future objectives, strategies to achieve the Trust’s objectives, as well as statements with respect to the Trust’s beliefs, outlooks, plans, objectives, expectations, forecasts, estimates and intentions. The words “may,” “could,” “should,” “outlook,” “believe,” “plan,” “forecast,” “estimate,” “expect,” “propose,” and the use of the conditional and similar words and expressions are intended to identify forward-looking statements.

By their very nature, forward-looking statements involve numerous factors and assumptions, and are subject to inherent risks and uncertainties, both general and specific, which give rise to the possibility that predictions, forecasts, projections, and other forward-looking statements will not be achieved. Readers must be warned not to place undue reliance on these statements as several important factors could cause the Trust’s actual results to differ materially from the expectations expressed in such forward-looking statements. These factors include general economic conditions in Canada and elsewhere, the effects of competition in the markets where we operate, the impact of changes in laws and regulations, including tax laws, successful execution of the Trust’s strategy, the ability to complete and integrate strategic acquisitions successfully, potential dilution, the ability to attract and retain key employees and executives, the financial position of lessees, the ability to refinance our debts upon maturity, the ability to renew leases coming to maturity, and to lease vacant space, the ability to complete developments on plan and on schedule and to raise capital to finance the Trust’s growth, as well as changes in interest rates. The foregoing list of important factors likely to affect future results is not exhaustive. When relying on forward-looking statements to make decisions with respect to the Trust, investors and others should carefully consider these factors and other facts and uncertainties. Additional information about these factors can be found in the “Risks and Uncertainties” section.

The Trust cannot assure investors that actual results will be consistent with any forward-looking statements and the Trust assumes no obligation to update or revise such forward-looking statements to reflect new events or circumstances, except as required under applicable securities regulations.

Non-IFRS Financial Measures

Certain terms and measures used in this MD&A, listed and defined in the non-IFRS financial measures table on page 2 and 3 of this report, including any per unit information if applicable, are non-IFRS performance measures and do not have standardized meanings prescribed by IFRS. Explanations on how these non-IFRS financial measures provide useful information to investors and the additional purposes, if any, for which the Trust uses these non-IFRS financial measures, are also included in the table on page 2 and 3. IFRS are International Financial Reporting Standards defined and issued by the IASB, in effect as at the date of this MD&A.

Securities regulations require that non-IFRS financial measures be clearly defined and that they not be assigned greater weight than IFRS measures. The referred non-IFRS financial measures, which are reconciled to the most similar IFRS measure in the Appendices 2 to 4 if applicable, do not have a standardized meaning prescribed by IFRS and these measures cannot be compared to similar measures used by other issuers.

The Trust

The Trust is an unincorporated open-ended real estate trust formed under and governed by the laws of the province of Quebec pursuant to a trust agreement (as amended). The Trust began its real estate operations on October 3, 2006, and as of December 31, 2025, it owned 72 properties, being industrial, suburban office and necessity-based retail properties located in primary markets of the provinces of Quebec, Ontario, Alberta, and Saskatchewan. Since its inception, the Trust has become an important property owner in the province of Quebec, in Eastern Ontario and since December 2021, in Western Canada. The units and Series I convertible debentures are traded on the Toronto Stock Exchange under the symbols “BTB.UN” and “BTB.DB.I”, respectively.

The Trust’s management is entirely internalized, and no service agreements or asset management agreements are in force between the Trust and its officers. The Trust therefore ensures that the interests of management and of its employees are aligned with those of the unitholders. Only two properties are managed by third party managers dealing at arm’s length with the Trust. Management’s objective is, when favourable circumstances will prevail, to directly manage the Trust’s remaining properties to possibly achieve savings in management and operating fees through centralized and improved property management operations.

The following table provides a summary of the real estate portfolio:

	Number of properties	Leasable area (sq. ft.)	Fair value (thousands of \$)
As at December 31, 2025	72	5,979,885	1,217,957

These figures include a 50% interest in one property totalling 74,940 square feet in Gatineau, Québec and total leasable area includes a 55,849 square-foot property in Edmonton reclassified as a finance lease and not included in fair value.

Objectives and Business Strategies

The Trust's primary objective is to maximize total return to unitholders. Total return includes distributions and long-term appreciation of the trading value of its units. More specifically, the objectives are as follows:

- (i) Generate stable monthly cash distributions that are reliable and fiscally beneficial to unitholders.
- (ii) Grow the Trust's assets through internal growth and accretive acquisitions.
- (iii) Optimize the value of its assets through dynamic management of its properties to maximize their long-term value.

Strategically, the Trust seeks to acquire properties with high occupancy rates, good tenant quality, superior locations or low potential lease turnover and properties that are well maintained and may require less capital expenditures.

The Trust's management regularly performs strategic portfolio reviews to determine whether it is financially advisable to dispose of certain investment properties. The Trust may dispose of certain properties if they no longer meet the Trust's investment criteria.

In such cases, the Trust expects to use the proceeds from the sale of properties to reduce indebtedness and/or redeploy capital in property acquisitions.

Highlights of the Fourth Quarter and the Year Ended December 31, 2025

Rental revenue: Stood at \$32.3 million for the quarter, which represents a decrease of \$0.3 million or 1.0% compared to the same quarter of 2024. For the year 2025, rental revenue totalled \$130.1 million, representing an increase of \$0.1 million or 0.1% compared to the same period in 2024.

Net operating income (NOI): Totalled \$18.2 million for the quarter, which represents a decrease of \$0.8 million or 4.4% compared to the same quarter of 2024. For the year 2025, the NOI totalled \$75.1 million, a stable result compared to the same period in 2024.

Cash net operating income (Cash NOI)⁽¹⁾: Totalled \$18.7 million for the quarter, which represents a decrease of \$1.0 million or 5.1% compared to the same quarter of 2024. For the year 2025, the Cash NOI totalled \$78.5 million, which represents an increase of \$1.5 million or 1.9% compared to the same period in 2024. The recorded increase is driven by (1) a \$1.1 million lease cancellation payment received from an industrial tenant with a planned departure at the end of the first quarter of 2026, (2) a partial lease cancellation payment of \$1.0 million recorded in the first quarter of the year from a tenant in the suburban office segment, which space has already been re-leased by the Trust, (3) operating improvements, new leases concluded, higher lease renewal rental rates, and increases in rental spreads for in-place leases representing an increase of \$0.1 million, and (4) a decrease of \$0.7 million as a result of dispositions concluded during the year.

Net income (loss) and comprehensive income (loss): As a result of a reduction of the fair value of investment properties of \$4.7 million reflecting, in part, a minor increase in capitalization rates (non-cash net decrease of \$15.0 million) when compared to the recorded gain in fair value in 2024 of \$10.3 million. The Trust recorded a net loss of \$0.9 million for the quarter, which represents a decrease of \$19.8 million compared to the same quarter of 2024. For the year 2025, net income and comprehensive income totalled \$22.4 million, representing a decrease of \$16.4 million compared to the same period of 2024.

Cash same-property NOI⁽¹⁾: For the quarter, the cash same-property NOI decreased by 3.3% compared to the same period in 2024. The decrease for the quarter is mostly caused by the industrial segment namely (1) the new short term lease negotiated with the group of investors who purchased Lion Electric showing a rent reduction of \$0.2 million and (2) free rent granted to a new tenant in Edmonton with whom a lease was concluded in the third quarter of 2025 (\$0.1 million). The office segment was also negatively impacted by (1) non recoverable one-time expenses (\$0.4 million) and (2) free rent granted to a new tenant in Ottawa (\$0.4 million). The retail segment was positively impacted by a new major tenant in Levis, whose lease began on February 25, 2025. For the year 2025, the cash same-property NOI increased by 2.0% compared to the same period in 2024.

FFO adjusted per unit⁽¹⁾: Was 9.7¢ per unit for the quarter compared to 10.9¢ per unit for the same period in 2024, representing a decrease of 1.2¢ per unit. For the year 2025, the FFO adjusted was 40.6¢ per unit compared to 42.2¢ per unit for the same period in 2024, representing a decrease of 1.6¢ per unit. The decrease was caused by the previously reported non-cash straight-line lease adjustments totalling \$1.8 million recorded in the second quarter of 2025, namely : (1) an adjustment of \$1.6 million due to the short term lease negotiated with the group of investors who purchased Lion Electric; and, (2) an adjustment of \$0.2 million due to the early departure of an industrial tenant in Edmonton, which property was rapidly entirely re-leased, on a long term basis.

AFFO adjusted per unit⁽¹⁾: Was 8.8¢ per unit for the quarter compared to 10.1¢ per unit for the same period in 2024, representing a decrease of 1.3¢ per unit. For the year 2025, the AFFO adjusted per unit was 38.8¢ per unit compared to 38.1¢ per unit for the same period in 2024, representing an increase of 0.7¢ per unit. The increase is explained by: (1) the previously outlined \$1.5 million increase in Cash NOI; (2) a \$0.5 million decrease in administrative corporate expenses; (3) a \$0.3 million increase in expected credit losses and, (4) stable interest expense net of financial income and, (5) a \$0.5 million increase in accretion of non-derivative liability component of convertible debentures.

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

AFFO adjusted payout ratio⁽¹⁾: For the year 2025, the AFFO adjusted payout ratio was 77.3% compared to 78.7% for the same period in 2024, a decrease of 1.4%.

Leasing activity: During the fourth quarter, the Trust total leasing activity was 150,398 square feet including lease renewals totaling 117,190 square feet and new leases totaling 33,208 square feet. The increase in the average lease renewal rental rate for the current quarter was 6.7%. For the year 2025, the Trust total leasing activity was 742,162 square feet thereby completing lease renewals totaling 473,837 square feet and new leases totaling 268,325 square feet. For the year 2025, the increase in the average rent renewal rate was 10.6%. At the end of the year, the occupancy rate of the portfolio stood at 91.3%, a 20 basis points decrease compared to the prior quarter and a 140 basis points decrease compared to the same period in 2024. The decrease in the occupancy rate is primarily due to the departure of two industrial tenants that occupied respectively 24,014 square feet (planned departure) and 32,750 square feet (forced departure), both located in Edmonton, Alberta. The Trust has already retained the services of a national commercial brokerage firm specialized in the industrial sector to lease both properties.

Dispositions: On October 30, 2025, the Trust disposed of its 50% interest in a retail property located at 5791 Laurier Blvd, Terrebonne, for total gross proceeds of \$3.1 million, excluding transaction costs and adjustments.

Liquidity position: The Trust held \$5.4 million of cash and cash equivalent at the end of the quarter and \$25.0 million is available under its credit facilities.⁽²⁾

Debt metrics: BTB ended the quarter with a total debt ratio ⁽¹⁾ of 57.0%, recording a decrease of 90 basis points compared to December 31, 2024. The Trust ended the quarter with a mortgage debt ratio ⁽¹⁾ of 51.3%, a decrease of 150 basis points compared to December 31, 2024.

Summary of significant items as at December 31, 2025

- Total number of properties: 72
- Total leasable area: 6.0 million square feet
- Total asset value: \$1.2 billion
- Market capitalization: \$361 million (unit trading price of \$4.09 as at December 31, 2025)

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) Credit facilities is a term used that reconciles with the bank loans as presented and defined in the Trust's consolidated financial statements and accompanying notes.

Selected Financial Information

The following table presents selected financial information for the three months and year ended December 31, 2025, and December 31, 2024.

Periods ended December 31 (in thousands of dollars, except for ratios and per unit data)	Reference (page)	Three-month		Year	
		2025	2024	2025	2024
		\$	\$	\$	\$
Financial information					
Rental revenue	40	32,339	32,671	130,139	130,030
Net operating income (NOI)	40	18,238	19,082	75,054	75,051
Cash net operating income (Cash NOI) ⁽¹⁾	40	18,674	19,674	78,504	77,020
Net income (loss) and comprehensive income	32	(932)	18,847	22,371	38,742
Adjusted net income ⁽¹⁾	43	6,668	7,938	29,382	30,708
Cash NOI from the same-property portfolio ⁽¹⁾	45	18,447	19,073	77,528	76,034
Distributions	46	6,673	6,648	26,683	26,463
FFO Adjusted ⁽¹⁾	47	8,594	9,656	36,043	37,157
AFFO Adjusted ⁽¹⁾	48	7,863	8,923	34,446	33,554
Cash flow from operating activities	49	20,070	18,482	70,604	66,004
Total assets	32			1,243,928	1,256,003
Investment properties	50			1,217,957	1,233,282
Mortgage loans	54			641,450	662,913
Convertible debentures	55			35,341	19,346
Credit facilities				34,456	44,298
Mortgage debt ratio ⁽¹⁾	56			51.3%	52.8%
Total debt ratio ⁽¹⁾	56			57.0%	57.9%
Weighted average interest rate on mortgage debt	41			4.36%	4.35%
Market capitalization				361,019	295,761
Financial information per unit					
Units outstanding (000)	58			88,269	88,024
Class B LP units outstanding (000)	57			697	697
Weighted average number of units outstanding (000)	58	88,269	87,896	88,146	87,308
Weighted average number of units and Class B LP units outstanding (000)	58	88,966	88,593	88,844	88,005
Net income (loss) and comprehensive income	40	(1.0)¢	21.3¢	25.2¢	44.0¢
Adjusted net income ⁽¹⁾	43	7.5¢	9.0¢	33.1¢	34.9¢
Distributions	46	7.5¢	7.5¢	30.0¢	30.0¢
FFO Adjusted ⁽¹⁾	47	9.7¢	10.9¢	40.6¢	42.2¢
Payout ratio on FFO Adjusted ⁽¹⁾	47	77.3%	68.8%	73.9%	71.1%
AFFO Adjusted ⁽¹⁾	48	8.8¢	10.1¢	38.8¢	38.1¢
Payout ratio on AFFO Adjusted ⁽¹⁾	48	85.2%	74.5%	77.3%	78.7%
Market price of units				4.09	3.36
Operational information					
Number of properties	35			72	75
Leasable area (thousands of sq. ft.)	35			5,980	6,126
Committed occupancy rate	35			91.3%	92.7%
Increase in average lease renewal rate	37	6.7%	18.7%	10.6%	8.3%

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Selected Annual Information

The following table summarizes the Trust's selected financial information for the last three years:

Years ended December 31 (in thousands of dollars, except for ratios and per unit data)	2025	2024	2023
	\$	\$	\$
Financial information			
Rental revenue	130,139	130,030	127,826
Net operating income (NOI)	75,054	75,051	75,379
Fair value adjustment on investment properties	(4,650)	10,264	2,001
Net income (loss) and comprehensive income	22,371	38,742	36,598
Cash flow from operating activities	70,604	66,004	70,852
FFO Adjusted ⁽¹⁾	36,043	37,157	38,946
AFFO Adjusted ⁽¹⁾	34,446	33,554	34,956
Distributions	26,683	26,463	26,003
Total assets	1,243,928	1,256,003	1,227,648
Long-term debt	676,791	682,259	680,540
Financial information per unit			
Net income and comprehensive income	25.2¢	44.0¢	42.4¢
FFO Adjusted ⁽¹⁾	40.6¢	42.2¢	45.1¢
AFFO Adjusted ⁽¹⁾	38.8¢	38.1¢	40.5¢
Distributions	30.0¢	30.0¢	30.0¢

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Selected Quarterly Information

The following table summarizes the Trust's selected financial information for the last eight quarters:

(in thousands of dollars except for per unit data)	2025 Q-4	2025 Q-3	2025 Q-2	2025 Q-1	2024 Q-4	2024 Q-3	2024 Q-2	2024 Q-1
	\$	\$	\$	\$	\$	\$	\$	\$
Rental revenue	32,339	32,876	30,513	34,411	32,671	32,505	32,218	32,636
Net operating income (NOI)	18,238	19,866	17,129	19,821	19,082	18,753	18,856	18,360
Cash net operating income (Cash NOI) ⁽¹⁾	18,674	20,128	19,465	20,237	19,674	19,313	19,377	18,656
Net income (loss) and comprehensive income	(932)	9,501	6,194	7,608	18,847	5,470	7,272	7,153
Net income (loss) and comprehensive income per unit	(1.0)¢	10.7¢	7.0¢	8.6¢	21.3¢	6.2¢	8.3¢	8.2¢
Cash flow from operating activities	20,070	16,383	18,787	15,364	18,482	16,417	18,758	12,345
FFO Adjusted ⁽¹⁾	8,594	10,204	7,365	9,880	9,656	9,426	9,149	8,925
FFO Adjusted per unit ⁽¹⁾	9.7¢	11.5¢	8.3¢	11.1¢	10.9¢	10.7¢	10.4¢	10.2¢
AFFO Adjusted ⁽¹⁾	7,863	8,993	8,423	9,167	8,923	8,581	8,230	7,819
AFFO Adjusted per unit ⁽¹⁾	8.8¢	10.1¢	9.5¢	10.3¢	10.1¢	9.7¢	9.4¢	8.9¢
Distributions ⁽²⁾	6,673	6,678	6,671	6,666	6,648	6,627	6,605	6,581
Distributions per unit ⁽²⁾	7.5¢	7.5¢	7.5¢	7.5¢	7.5¢	7.5¢	7.5¢	7.5¢

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) Includes distributions on Class B LP units.

Segmented Information

The Trust's operations are generated from three segments of properties located in the provinces of Quebec, Ontario, Alberta and Saskatchewan. The following tables summarize each operating segment's contribution to investment properties, to revenues, to net operating income (NOI) and to cash net operating income (Cash NOI) for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars)	Industrial		Suburban office		Necessity-based retail		Total
	\$	%	\$	%	\$	%	
Quarter ended December 31, 2025							
Investment properties	442,026	36.3	502,000	41.2	273,931	22.5	1,217,957
Rental revenue	7,767	24.0	16,214	50.1	8,358	25.9	32,339
Net operating income (NOI)	5,241	28.7	8,099	44.4	4,898	26.9	18,238
Cash net operating income (Cash NOI) ⁽¹⁾	5,250	28.1	8,386	44.9	5,038	27.0	18,674
Committed occupancy rate (%)	-	90.6	-	87.6	-	98.9	-
Quarter ended December 31, 2024							
Investment properties	452,559	36.7	512,829	41.6	267,894	21.7	1,233,282
Rental revenue	8,318	25.5	16,636	50.9	7,717	23.6	32,671
Net operating income (NOI)	5,822	30.5	8,809	46.2	4,451	23.3	19,082
Cash net operating income (Cash NOI) ⁽¹⁾	5,918	30.1	9,228	46.9	4,528	23.0	19,674
Committed occupancy rate (%)	-	93.5	-	88.5	-	99.0	-
Years ended December 31							
(in thousands of dollars)	Industrial		Suburban office		Necessity-based retail		Total
	\$	%	\$	%	\$	%	
Year ended December 31, 2025							
Rental revenue	31,285	24.0	66,249	50.9	32,605	25.1	130,139
Net operating income (NOI)	21,275	28.3	34,515	46.0	19,264	25.7	75,054
Cash net operating income (Cash NOI) ⁽¹⁾	23,245	29.6	35,857	45.7	19,402	24.7	78,504
Year ended December 31, 2024							
Rental revenue	33,368	25.7	66,026	50.8	30,636	23.5	130,030
Net operating income (NOI)	23,981	32.0	33,203	44.2	17,867	23.8	75,051
Cash net operating income (Cash NOI) ⁽¹⁾	23,885	31.0	34,931	45.4	18,204	23.6	77,020

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Industrial performance

The proportional fair value of industrial properties remained stable at 36.3% compared to 36.7% at the same period last year. Year to date, the proportional percentage of rental revenue and cash NOI decreased by 1.7% and 1.4% respectively compared to the same period last year. The decrease of rental revenue is driven by the previously reported non-cash straight-line lease adjustments recorded in the second quarter of 2025. The decrease of cash NOI is due to the previously reported tenant bankruptcy (Q3-2024) and the early departure of an industrial tenant (Q2-2025). The occupancy rate for the segment was impacted by the previously reported tenant bankruptcy (Q3-2024); a forced departure of a tenant occupying 32,750 square feet (Q2-2025); and the known departure of an industrial tenant occupying 24,014 square feet (Q3-2025), resulting in a decrease of 290 basis points to 90.6 % compared to the same period in 2024. There was no significant activity in Q4-2025.

Suburban office performance

The proportional fair value of the suburban office properties decreased from 41.6% to 41.2% compared to the same period last year. Year to date, the proportional percentage of rental revenue and cash NOI increased by 0.1% and 0.3% respectively compared to the same period last year. For the last quarter, an office tenant, leasing 28,049 square feet departed at the end of November which partially resulted in a 90 basis point decrease to 87.6% compared to the same period in 2024. For the fourth quarter, the Trust concluded lease renewals for a total of 68,358 square feet, with an average rent increase of 5.8%. Year to date, the proportional percentage of rental revenue and cash net operating income increased by 0.1% and 0.3% respectively compared to the same period last year.

Necessity-based retail performance

The necessity-based retail segment continues to show good performance as most of the properties in this segment are anchored by necessity-based tenants. For the first quarter, a major new tenant occupying 45,870 square feet contributed approximately \$0.4 million in additional revenue. The occupancy rate for this segment decreased by 10 bps to 98.9% compared to the same period in 2024. For the fourth quarter, the Trust concluded lease renewals for a total of 46,331 square feet, with an average rent increase of 8.3%. Year to date, the proportional percentage of rental revenue and cash net operating income increased by 1.6% and 1.1% respectively compared to the same period last year.

Operating Performance Indicators

The following performance indicators are used to measure the Trust's operating performance:

Committed occupancy rate: provides an indication of the optimization of rental space and the potential revenue gain from the Trust's property portfolio. This rate considers occupied leasable area and the leasable area of leases that have been signed as of the end of the quarter but where the term of the lease has not yet begun.

In-place occupancy rate: shows the percentage of occupied leasable area at the end of the period.

Lease renewal rate: is used to record the Trust's tenant retention with lease renewals.

Average rate of rent for renewed leases: measures organic growth and the Trust's ability to increase its rental revenue for a given period.

Real Estate Portfolio

At the end of the fourth quarter of 2025, BTB owned 72 properties, representing a total fair value of approximately \$1.2 billion and a total leasable area of approximately 6.0 million square feet. A description of all the properties owned by the Trust can be found in the Trust's Annual Information Form available at www.sedarplus.ca.

Summary of investment properties held as at December 31, 2025

Operating segment	Number of properties	Leasable area (sq. ft.)	Committed occupancy rate (%)	In Place occupancy rate (%)	% of portfolio
Industrial	31	2,058,919	90.6	90.6	34.4
Suburban office	31	2,507,235	87.6	87.3	41.9
Necessity-based retail	10	1,413,731	98.9	98.7	23.7
Total portfolio	72	5,979,885	91.3	91.1	100.0

Geographic sector	Number of properties	Leasable area (sq. ft.)	Committed occupancy rate (%)	In Place occupancy rate (%)	% of portfolio
Montreal	37	3,244,779	91.6	91.6	54.3
Quebec City	9	1,174,603	90.4	90.1	19.6
Trois-Rivières	2	149,077	80.3	80.3	2.5
Ottawa	11	809,115	93.4	93.4	13.5
Edmonton	10	405,239	86.0	86.0	6.8
Saskatoon	3	197,072	100.0	100.0	3.3
Total portfolio	72	5,979,885	91.3	91.1	100.0

Dispositions of investment properties

On June 16, 2025, the Trust disposed of an industrial property located at 3911 Millar Avenue, in Saskatoon, Saskatchewan, for total proceeds of \$6.1 million, excluding transactions costs and adjustments.

On July 11, 2025, the Trust disposed of an office property located at 1170 Lebourgneuf boulevard, in Québec City, Quebec, for total proceeds of \$10.5 million, excluding transaction costs and adjustments. To conclude the transaction, the Trust granted to the purchaser a balance of sale of \$1.0 million, maturing on July 11, 2027, at an interest rate of 5.0%.

On October 30, 2025, the Trust disposed of its 50% participation in a retail property located at 5791 boulevard Laurier, in Terrebonne, Quebec, for total proceeds of \$3.1 million, excluding transactions costs and adjustments.

Acquisitions of investment properties

For the year ended December 31 2025, the Trust did not acquire any property.

Real Estate Operations

Portfolio occupancy

The following table summarizes the changes in occupied area for the three months and year ended December 31, 2025, and December 31, 2024.

Periods ended December 31 (in sq. ft.)	Three-month		Year	
	2025	2024	2025	2024
Occupied area at the beginning of the period ⁽¹⁾	5,487,099	5,655,758	5,676,015	5,762,652
Purchased (sold) assets ^{(3) (5)}	(17,114)	-	(89,324)	(24,963)
Signed new leases	33,208	68,726	268,325	185,581
Tenant departures	(43,075)	(48,469)	(395,370)	(293,126)
Other ⁽²⁾	-	-	472	45,871
Occupied leasable area at the end of the period ⁽¹⁾	5,460,118	5,676,015	5,460,118	5,676,015
Vacant area at the beginning of the period	509,900	469,977	449,720	358,034
(Sold) assets vacant ⁽³⁾	-	-	(56,526)	(8,661)
Net absorption ⁽⁴⁾	9,867	(20,257)	126,573	100,347
Vacant leasable area at the end of the period ⁽³⁾	519,767	449,720	519,767	449,720
Total leasable area at the end of the period	5,979,885	6,125,735	5,979,885	6,125,735

(1) The occupied area includes in place and committed agreements.

(2) Other adjustments on the occupied area represent mainly area remeasurements.

(3) The total square footage of the sold property was 102,336 square feet, which 45,810 square feet were occupied, and 56,526 square feet were vacant. The occupied portion is presented under "Purchased (sold) assets", and the vacant portion is presented under "Purchased (sold) vacant assets".

(4) The net absorption is the difference between the signed new leases and Tenant departures.

(5) The trust disposed of its 50% interest in a retail property located at 5791 boulevard Laurier, Terrebonne. The table presents BTB's 50% ownership.

Compared to the same period last year, the Trust saw a decrease in its committed occupancy rate by 140 basis points from 92.7% to 91.3%, primarily due to the forced departure of an industrial tenant occupying 32,750 square feet in Edmonton, Alberta, and two known departures: one is an industrial tenant that occupied 24,014 square feet located in Edmonton, Alberta and an office tenant that occupied 28,049 square feet located in Ottawa, Ontario.

Leasing activities

The following table summarizes the lease renewal activity for the periods ended December 31, 2025, and December 31, 2024, as well as the years ended 2025 and 2024:

Periods ended December 31 (in sq. ft.)	Three-month		Year	
	2025	2024	2025	2024
Leases expired at term	43,066	144,540	566,699	539,363
Renewed leases at term	8,755	96,071	257,876	393,416
Lease renewal rate	20.3%	66.5%	45.5%	72.9%
Lease renewal rate including transactions with no net absorption ⁽¹⁾	20.3%	66.5%	73.7%	72.9%

(1) Represents the lease renewal rate adjusted to exclude one-for-one transactions with no net impact on portfolio occupancy, which were recorded as new leases rather than renewals. See details in paragraph below.

For the year 2025, the average lease renewal rate would have been 73.7%, excluding the impact of tenant departures whose spaces were immediately re-leased to new tenants. These transactions ⁽¹⁾ representing a total of 159,927 square feet include: Kraft Heinz Company (industrial segment), in Montréal, Quebec, representing 80,000 square feet, Value Village (necessity-based retail segment), in Saint-Bruno-de-Montarville, Quebec, representing 30,352 square feet, XCMG Ltd. (industrial segment), in Edmonton, Alberta, representing 30,297 square feet and Field Effect (suburban office segment), in Ottawa, Ontario representing 19,278 square feet. While these transactions had no impact on the portfolio occupancy rate, they were recorded as new leases rather than lease renewals, thereby reducing the renewal rate to 45.5% for the year.

During the quarter, the Trust also renewed leases with existing tenants whose leases were coming to maturity in 2026 or years thereafter, representing a total of 108,435 square feet and a total of 215,960 square feet for the twelve-month period of the year. The most significant early lease renewals during the quarter were concluded with Aubainerie (necessity base retail segment), located in Saint-Bruno-de-Montarville, Quebec representing 30,400 square feet and Canada Post Corporation (suburban office segment), located in Quebec City, Quebec, representing 22,255 square feet.

As previously stated, the known departure of an office tenant occupying 28,049 square feet in Ottawa, Ontario during the quarter had a direct impact on net absorption and partially offsets the effect of new and renewed leasing activity.

For the quarter, the Trust's total lease renewal activity amounted to 117,190 square feet (including 8,755 square feet renewed at term and 108,435 square feet anticipated) for a total of 473,837 square feet for the year.

Average lease rental renewal rate

Operating segment	Three-month		Year	
	Renewals (Sq. ft.)	Increase (%)	Renewals (Sq. ft.)	Increase (Decrease) (%)
Industrial	-	0.0%	7,422	(11.8)%
Suburban office	68,358	5.8%	252,448	12.4%
Necessity-based retail	48,832	7.8%	213,967	6.4%
Total	117,190	6.7%	473,837	10.6%

For the year 2025, the Trust reported an increase in the average rental renewal rate of 10.6%. This performance was largely supported by the suburban office segment, which contributed 53.3% of the total lease renewal activity and recorded the highest increase in the average lease rental renewal rate of all segments standing at 12.4%. This performance is also supported by the necessity-based retail segment which continues to show velocity, contributing 45.2% of total lease renewal activity and a positive rental increase of 6.4%.

New leases

During the quarter, the Trust leased a total of 33,208 square feet to new tenants. The activity represents a combination of new "in place" tenants and "committed" tenants, thereby leaving a total of 519,767 square feet of leasable area available for lease at the end of the quarter.

For the year 2025, the Trust concluded a total of 268,325 square feet of new leases. Of this amount 116,235 square feet or 43% of the new leases were concluded in the suburban office segment; 110,297 square feet, or 41% of new leases were concluded in the industrial segment; and 41,793 square feet or 16% of new leases were concluded in the necessity-based retail segment.

(1) Represents the lease renewal rate adjusted to exclude one-for-one transactions with no net impact on portfolio occupancy, which were recorded as new leases rather than renewals. See details in paragraph above.

Occupancy rates

The following tables detail the Trust's committed occupancy rates by operational segments and geographic sectors, including committed lease agreements:

	December 31, 2025	September 30, 2025	June 30, 2025	March 31, 2025	December 31, 2024
Operating segment	%	%	%	%	%
Industrial	90.6	90.6	91.8	93.5	93.5
Suburban office	87.6	88.0	86.6	88.5	88.5
Necessity-based retail	98.9	98.9	98.8	98.5	99.0
Total portfolio	91.3	91.5	91.2	92.5	92.7

	December 31, 2025	September 30, 2025	June 30, 2025	March 31, 2025	December 31, 2024
Geographic sector	%	%	%	%	%
Montreal	91.6	91.6	91.6	92.0	92.2
Quebec City	90.4	90.0	85.8	87.6	87.9
Trois-Rivières	80.3	75.9	75.9	75.9	75.2
Ottawa	93.4	96.9	98.8	99.6	99.7
Edmonton	86.0	86.0	91.9	100.0	100.0
Saskatoon	100.0	100.0	100.0	100.0	100.0
Total portfolio	91.3	91.5	91.2	92.5	92.7

Lease maturities

The following table summarizes the Trust's lease maturity profile for the next five years:

	2026	2027	2028	2029	2030
Industrial					
Leasable area (sq. ft.)	298,878	270,870	301,941	86,014	128,200
Average lease rate/square foot (\$) ⁽¹⁾	\$13.03	\$9.33	\$15.91	\$16.42	\$11.59
% of industrial portfolio	14.52%	13.16%	14.67%	4.18%	6.23%
Suburban office					
Leasable area (sq. ft.)	364,874	330,751	243,543	295,777	405,060
Average lease rate/square foot (\$) ⁽¹⁾	\$14.63	\$17.54	\$16.33	\$16.08	\$17.17
% of office portfolio	14.55%	13.19%	9.71%	11.80%	16.16%
Necessity-based retail					
Leasable area (sq. ft.)	45,351	158,877	59,697	255,182	74,090
Average lease rate/square foot (\$) ⁽¹⁾	\$16.65	\$13.80	\$19.36	\$13.26	\$20.43
% of retail portfolio	3.21%	11.24%	4.22%	18.05%	5.24%
Total portfolio					
Leasable area (sq. ft.)	709,103	760,498	605,181	636,973	607,350
Average lease rate/square foot (\$) ⁽¹⁾	\$14.09	\$13.83	\$16.42	\$15.00	\$16.39
% of total portfolio	11.86%	12.72%	10.12%	10.65%	10.16%

(1) This is a non-IFRS financial measure. The average lease rate / square foot (\$) ratio is calculated by dividing the annual rental revenues related to leases

maturing within a specific year divided by the total leasable area (square feet) of the leases maturing within a specific year.

Weighted average lease term

For the quarter ended December 31, 2025, the weighted average lease term stood at 5.0 years compared to 5.6 years for the same period in 2024. In addition, to secure future revenue for the Trust and to solidify its tenant base, the Trust's lease renewal strategy is also focused on renewing leases prior to their maturities to increase the average outstanding lease terms.

Top 10 tenants

The Trust's three largest tenants are the Government of Quebec, and the Government of Canada (both in the suburban office segment), and Walmart (in the necessity-based retail segment), representing respectively 5.6%, 4.9%, and 2.9% of rental revenue.

42.8% of the Trust's total revenue is generated by leases signed with federal, provincial and municipal governments and publicly traded entities.

The following table shows the Top 10 tenants' contribution to total revenue as a percentage of revenue as at December 31, 2025. Their contribution accounts for 24.6% of rental revenue and represents 20.9% of the Trust's total leasable area:

Client	% of rental revenue	% of leasable area	Leasable area (sq. ft.)
Government of Quebec	5.6	4.6	273,604
Government of Canada	4.9	4.1	246,456
Walmart	2.9	4.4	264,550
Nors (previously known as Strongco)	2.4	2.0	118,585
Bristol-Myers Squibb Canada Co	1.9	1.0	61,034
Groupe BBA Inc.	1.7	1.2	69,270
Loblaw Companies Limited	1.4	1.1	64,745
Intrado Life & Safety Canada Inc.	1.3	0.9	53,567
WSP	1.3	0.8	48,478
Mouvement Desjardins	1.2	0.8	50,502
	24.6	20.9	1,250,791

Operating Results

The following tables summarize the financial results for the three months and year ended December 31, 2025, and December 31, 2024. These tables should be read in conjunction with the consolidated financial statements and the accompanying notes:

Periods ended December 31 (in thousands of dollars)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Rental revenue	32,339	32,671	130,139	130,030
Operating expenses	14,101	13,589	55,085	54,979
Net operating income (NOI)	18,238	19,082	75,054	75,051
Net financial expenses and financial income	9,682	7,678	37,665	36,671
Administration expenses	2,713	2,531	9,929	9,433
Transaction costs	156	-	439	468
Fair value adjustment on investment properties	6,619	(9,974)	4,650	(10,263)
Net income and comprehensive income	(932)	18,847	22,371	38,742

Periods ended December 31 (in thousands of dollars)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Net operating income (NOI)	18,238	19,082	75,054	75,051
Lease incentive amortization	852	966	3,339	3,167
Straight-line lease adjustment	(416)	(374)	111	(1,198)
Cash net operating income (Cash NOI) ⁽¹⁾	18,674	19,674	78,504	77,020

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Rental revenue

For the quarter, rental revenue stood at \$32.3 million, which represents a decrease of \$0.3 million or 1.0% compared to the same quarter in 2024. For the year 2025, rental revenue increased by \$0.1 million or 0.1%. Excluding the previously reported non-cash straight-line lease adjustments recorded in the second quarter of 2025 of \$1.8 million, rental revenue for the year 2025 would have increased by \$1.9 million or 1.5%.

Operating expenses

The following table summarizes the Trust's operating expenses for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Operating expenses				
Maintenance, repairs and other operating costs	5,321	4,892	19,864	19,591
Energy	1,647	1,307	6,614	5,956
Property taxes and insurance	7,133	7,390	28,607	29,432
Total operating expenses	14,101	13,589	55,085	54,979
% of rental revenue	43.6%	41.6%	42.3%	42.3%

As a percentage of revenues, operating expenses increased by 2.0% for the quarter compared to the same quarter last year. Excluding the previously reported non-cash straight-line lease adjustments recorded in the second quarter of 2025 of \$1.8 million, the operating expenses as a percentage of revenue would have been 41.8%, a decrease of 0.5%.

Financial expenses and income

The following table summarizes financial expenses for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Financial income	(294)	(584)	(1,407)	(2,329)
Interest on mortgage loans	7,180	7,335	28,936	28,880
Interest on convertible debentures	736	468	2,945	2,594
Interest on credit facilities	454	704	1,885	3,203
Other interest expense	124	135	512	499
Interest expense net of financial income	8,200	8,058	32,871	32,847
Distributions on Class B LP units	53	52	209	209
Net financial expenses before non-monetary items	8,253	8,110	33,080	33,056
Accretion of effective interest on mortgage loans and convertible debentures	458	402	1,788	1,462
Accretion of non-derivative liability component of convertible debentures	146	100	875	391
Net financial expenses before the following items:	8,857	8,612	35,743	34,909
Fair value adjustment on derivative financial instruments	581	(760)	1,413	1,462
Fair value adjustment on Class B LP units	244	(174)	509	300
Net financial expenses net of financial income	9,682	7,678	37,665	36,671

Financial income consists of interest income generated from interest rate swap agreements on mortgages and earned finance income generated from a lease reclassified as a finance lease triggered by the exercise of an option to purchase the property located at 18028, 114th Avenue NW, in Edmonton, Alberta.

Interest expense, net of financial income increased by \$0.1 million for the quarter. This is mainly due to (i) an increase of \$0.3 million for the interest on convertible debentures, (ii) a decrease of \$0.3 million for the interest expense payable on the revolving credit facilities due to a lower utilization and decrease in prime lending rates; (iii) a decrease of \$0.2 million for the interest expense on mortgages loans and finally; (iv) a decrease of \$0.3 million of the financial income. For the year 2025, Interest expense, net of financial income remained stable compared to the same period last year.

As at December 31, 2025, the weighted average mortgage interest rate was 4.36%, 1 basis points higher than the average rate as at December 31, 2024 which stood at 4.35%. The increase is primarily due to fixed-rate mortgages being refinanced at rates slightly higher to those prior to refinancing.

The weighted average interest rate for fixed mortgage loans increased by 9 basis points to 4.25% (4.16% as at December 31, 2024). Interest rates on first-ranking mortgage loans ranged from 3.10% to 6.80% as at December 31, 2025, (2.37% to 7.07% as at December 31, 2024). The cumulative balance of the Trust's loans subject to a fixed interest rate is \$538.9 million.

The weighted average contractual interest rate for mortgages subject to variable interest rates was 5.45%, a decrease of 162 basis points compared to the same period in 2024 which was 7.07%. The cumulative balance of the Trust's loans subject to a variable rate is \$4.9 million. The weighted average contractual interest rate for mortgages subject to floating-for-fixed interest rate swap net of finance income was 4.90%, (5.09% floating rate), an increase of 4 basis points compared to the same period in 2024 which was 4.86%, (6.06% floating rate).

The cumulative balance of the Trust's loans subject to a floating-for-fixed interest rate swap is \$100.2 million.

The weighted average term of mortgage loans in place as at December 31, 2025, was 2.3 years (2.8 years as at December 31, 2024).

Net financial expenses, net of financial income, described above, include non-monetary items. These non-monetary items are the accretion of effective interest on mortgage loans and on convertible debentures, the accretion of non-derivative liability component of convertible debentures and the fair value adjustment on derivative financial instruments and on Class B LP units.

Administration expenses

The following table summarizes the Trust's administration expenses for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Corporate expenses	1,911	2,079	7,160	7,606
Expected credit losses	123	244	1,185	890
Unit-based compensation	679	208	1,584	937
Trust administration expenses	2,713	2,531	9,929	9,433

Fair value adjustment of investment properties

Under IAS 40, the Trust accounts for its investment properties at fair value and recognizes the gain or loss arising from a change in the fair value in profit or loss for the period in which it arises. Furthermore, upon a disposition the Trust will reevaluate the investment property at the disposition consideration.

On an annual basis, the Trust retains the services of independent external appraisers to evaluate the fair value of a significant portion of its portfolio. Pursuant to its policy, the Trust ensures that all properties are externally appraised on a three-year rotation basis. In addition, the Trust externally appraises the 15 most valuable properties and properties that are part of acquisitions, financing, or refinancing transactions, or at a lender's request. As at December 31, 2025, the Trust externally appraised 58% of its properties, for an aggregate amount of \$702.8 million. For the year, a loss of \$4.7 million in net changes in fair value has been recorded, reflecting an increase in capitalization rates across all three (3) asset classes as well as the updated cash flows assumptions. To determine the value of the properties not independently appraised during a given year, the Trust receives quarterly market data regarding capitalization rates and discount rates reflecting real estate market conditions from independent external appraisers or independent experts. The capitalization rate reports provide a range of rates for various geographic regions where the Trust operates and for various types and qualities of properties within each said region. The Trust utilizes capitalization and discount rates within ranges provided by these external experts.

The following tables summarize the changes in fair value of investment properties by segment for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Industrial	(3,354)	5,627	(6,496)	8,553
Suburban office	(2,261)	1,907	(4,911)	(5,426)
Necessity-based retail	(1,004)	2,440	6,757	7,136
Total change in fair value	(6,619)	9,974	(4,650)	10,263

The following tables summarize the significant assumptions used in the modelling process for both internal and external appraisals for the periods ended December 31, 2025 and December 31, 2024:

As at December 31, 2025	Industrial	Suburban office	Necessity-based retail
Capitalization rate	5.50% - 7.50%	6.00% - 8.50%	5.75% - 7.75%
Terminal capitalization rate	5.75% - 8.00%	6.25% - 8.50%	6.00% - 8.00%
Discount rate	6.25% - 8.75%	6.75% - 9.00%	6.50% - 8.75%
Weighted average capitalization rate	6.18%	6.98%	7.03%
As at December 31, 2024			
Capitalization rate	5.25% - 7.75%	6.00% - 8.25%	5.75% - 7.75%
Terminal capitalization rate	5.25% - 8.00%	6.25% - 8.50%	6.00% - 8.00%
Discount rate	6.00% - 8.50%	6.25% - 9.00%	6.50% - 8.75%
Weighted average capitalization rate	6.11%	7.00%	7.03%

The weighted average capitalization rate for the entire portfolio as at December 31, 2025, was 6.70% (6.68% as at December 31, 2024), an increase of 2 basis points compared to December 31, 2024.

As at December 31, 2025, the Trust has estimated that if an increase / decrease of 0.25% in the capitalization rate were applied to the overall portfolio, this variation would affect the fair value of its investment properties respectively by a reduction of \$44.2 million or an increase of \$47.7 million. The change in the capitalization rates is an appropriate proxy of the changes for the discount and terminal capitalization rates.

Adjusted net income

Net income and comprehensive income fluctuate from one quarter to the next based on volatile non-monetary items. The fair value of derivative financial instruments and the fair value of investment properties fluctuate based on the stock market volatility of the Trust's units, the forward interest rate curve and the discount and capitalization rates of its real estate portfolio.

The following table summarizes the adjusted net income ⁽¹⁾ before these volatile non-monetary items and transaction costs for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars, except for per unit)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Net income and comprehensive income	(932)	18,847	22,371	38,742
Transaction costs on acquisitions and dispositions of investment properties and early repayment fees	156	-	439	468
Fair value adjustment on investment properties	6,619	(9,975)	4,650	(10,264)
Fair value adjustment on derivative financial instruments	581	(760)	1,413	1,462
Fair value adjustment on Class B LP units	244	(174)	509	300
Adjusted net income ⁽¹⁾	6,668	7,938	29,382	30,708
Per unit	7.5¢	9.0¢	33.1¢	34.9¢

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Adjusted net income decreased by \$1.3 million for the quarter compared to the same period last year, mainly due to (1) a decrease in NOI of \$0.8 million; (2) a \$0.3 million increase in net financial expenses before fair value adjustments; and (3) a \$0.2 million increase in administrative expenses.

Adjusted net income decreased by \$1.3 million for the year 2025 compared to the same period last year.

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Operating Results – Same-Property Portfolio

Same-property portfolio

The same-property portfolio includes all the properties owned by the Trust on December 31, 2024, and that are still owned by the Trust on December 31, 2025. Therefore, it excludes all the acquired ⁽²⁾⁽³⁾ and disposed ⁽²⁾⁽³⁾ properties during the years 2024 and 2025 and straight-line rent.

The following table summarizes the results of the same-property NOI ⁽¹⁾ for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars)	Three-month			Year		
	2025	2024	Δ %	2025	2024	Δ %
	\$	\$		\$	\$	
Cash Net operating income (NOI) ⁽¹⁾	18,674	19,673	(5.1)%	78,504	77,022	1.9%
Cash NOI ⁽¹⁾ sourced from:						
Dispositions	-	(242)		(397)	(1,104)	
Corporation	(227)	(358)		(579)	116	
Cash Same-Property NOI ⁽¹⁾	18,447	19,073	(3.3)%	77,528	76,034	2.0%
Cash Same-Property NOI ⁽¹⁾ sourced from:						
Industrial	5,250	5,840	(10.1)%	23,105	23,570	(2.0)%
Suburban office	8,160	8,748	(6.7)%	35,137	34,429	2.1%
Necessity-based retail	5,037	4,485	12.3%	19,286	18,035	6.9%
Cash Same-Property NOI ⁽¹⁾	18,447	19,073	(3.3)%	77,528	76,034	2.0%

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Compared to the same quarter last year, the cash same-property net operating income (SPNOI) ⁽¹⁾ decreased by 3.3% and for the year 2025, cash same-property net operating income (SPNOI) ⁽¹⁾ increased by 2.0%.

For the quarter, the Cash SPNOI for the industrial segment decreased by \$0.6 million or 10.1% compared to the same quarter last year. This decrease is primarily due to new lease negotiated with the group of investors who purchased Lion Electric (\$0.2 million), (2) planned departure at the end of the third quarter of 2025 of the previously outlined tenant that occupied 24,014 square feet in Edmonton (\$0.2 million) and (3) free rent granted to a new tenant in Edmonton (\$0.1 million). For the year 2025, the Cash SPNOI of the industrial segment decreased by \$0.5 million or 2.0%.

For the quarter, the Cash SPNOI for the suburban office segment decreased by \$0.6 million or 6.7% compared to the same quarter last year. The decrease is due to (1) new tenants who were granted free rent during the quarter in Ottawa (\$0.4 million) and (2) non recoverable one-time expenses (\$0.4 million). For the year 2025, the Cash SPNOI for the suburban office segment increased by \$0.7 million or 2.1%.

Finally, for the quarter, the Cash SPNOI for necessity-based retail segment increased by \$0.6 million or 12.3% compared to the same quarter last year. For the year 2025, the Cash SPNOI of the necessity-based retail segment increased by \$1.3 million or 6.9%. These increases were primarily driven by leasing effort, particularly the new major tenant in Levis, which began on February 25, 2025.

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) Refer to the Trust's consolidated financial statements dated February 24, 2026, note 3, section a) for the acquired properties details.

(3) Refer to the audited consolidated financial statements and accompanying notes for the year ended December 31, 2024, for the acquisitions and dispositions of the year 2024.

Distributions

Distributions and per unit

The following table summarizes the distributions for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars, except for per unit data)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Distributions				
Cash distributions	6,620	5,719	25,900	22,695
Cash distributions – Class B LP units	53	52	209	209
Distributions reinvested under the distribution reinvestment plan ⁽³⁾	-	877	574	3,559
Total distributions to unitholders	6,673	6,648	26,683	26,463
Percentage of reinvested distributions ^{(1) (2)}	0.0%	13.2%	2.2%	13.4%
Per unit ⁽²⁾				
Distributions	7.5¢	7.5¢	30.0¢	30.0¢

(1) This is a non-IFRS financial measure. The percentage of reinvested distributions ratio is calculated by dividing the distributions reinvested under the distribution reinvestment plan by the total distributions to unitholders.

(2) Including Class B LP units.

(3) The distribution reinvestment plan was suspended on February 24th, 2025.

For the quarter, the monthly distributions paid to unitholders totalled 2.5¢ per unit and for the quarter, totalled 7.5¢ per unit, unchanged from the same quarter of 2024. For the year, the monthly distributions totalled 30.0¢ per unit, unchanged from the same period last year.

Funds from Operations (FFO) ⁽¹⁾

The following table provides a reconciliation of net income and comprehensive income established in accordance with IFRS and FFO ⁽¹⁾ for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars, except for per unit)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Net income and comprehensive income (IFRS)	(932)	18,847	22,371	38,742
Fair value adjustment on investment properties	6,619	(9,975)	4,650	(10,264)
Fair value adjustment on Class B LP units	244	(174)	509	300
Amortization of lease incentives	852	966	3,339	3,167
Fair value adjustment on derivative financial instruments	581	(760)	1,413	1,462
Leasing payroll expenses	522	739	1,995	2,298
Distributions - Class B LP units	53	52	209	209
Unit-based compensation (Unit price remeasurement)	499	(39)	1,118	775
FFO ⁽¹⁾	8,438	9,656	35,604	36,689
Transaction costs on disposition of investment properties and mortgage early repayment fees	156	-	439	468
FFO Adjusted ⁽¹⁾	8,594	9,656	36,043	37,157
FFO per unit ^{(1) (2) (3)}	9.5¢	10.9¢	40.1¢	41.7¢
FFO Adjusted per unit ^{(1) (2) (4)}	9.7¢	10.9¢	40.6¢	42.2¢
FFO payout ratio ⁽¹⁾	78.9%	68.8%	74.8%	72.0%
FFO Adjusted payout ratio ⁽¹⁾	77.3%	68.8%	73.9%	71.1%

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) Including Class B LP units.

(3) The FFO per unit ratio is calculated by dividing the FFO ⁽¹⁾ by the Trust's total weighted average number of units outstanding (including the Class B LP units).

(4) The FFO Adjusted per unit ratio is calculated by dividing the FFO Adjusted ⁽¹⁾ by the Trust's total weighted average number of units outstanding (including the Class B LP units).

For the quarter, FFO Adjusted ⁽¹⁾ was 9.7¢ per unit, compared to 10.9¢ per unit for the same period in 2024, representing a decrease of 1.2¢ per unit or 11.0%. For the year 2025, the FFO adjusted was 40.6¢ per unit compared to 42.2¢ per unit for the same period in 2024, representing a decrease of 1.6¢ per unit or 3.8%. The decrease is driven by (1) the previously reported 2 non-cash straight-line lease adjustments of \$1.8 million recorded in the second quarter of 2025 and offset by (2) a \$0.5 million decrease in trust administration expenses.

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Adjusted Funds from Operations (AFFO) ⁽¹⁾

The following table provides a reconciliation of FFO ⁽¹⁾ and AFFO ⁽¹⁾ for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars, except for per unit data)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
FFO ⁽¹⁾	8,438	9,656	35,604	36,689
Straight-line rental revenue adjustment	(416)	(374)	111	(1,198)
Accretion of effective interest	458	402	1,788	1,462
Amortization of other property and equipment	69	21	141	72
Unit-based compensation expenses	180	247	466	162
Provision for non-recoverable capital expenditures ⁽¹⁾	(647)	(654)	(2,603)	(2,601)
Provision for unrecovered rental fees ⁽¹⁾	(375)	(375)	(1,500)	(1,500)
AFFO ⁽¹⁾	7,707	8,923	34,007	33,086
Transaction costs on disposition of investment properties and mortgage early repayment fees	156	-	439	468
AFFO Adjusted ⁽¹⁾	7,863	8,923	34,446	33,554
AFFO per unit ⁽¹⁾⁽²⁾⁽³⁾	8.7¢	10.1¢	38.3¢	37.6¢
AFFO Adjusted per unit ⁽¹⁾⁽²⁾⁽⁴⁾	8.8¢	10.1¢	38.8¢	38.1¢
AFFO payout ratio ⁽¹⁾	86.2%	74.5%	78.3%	79.8%
AFFO Adjusted payout ratio ⁽¹⁾	85.2%	74.5%	77.3%	78.7%

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) Including Class B LP units.

(3) The AFFO per unit ratio is calculated by dividing the AFFO ⁽¹⁾ by the Trust's total weighted average number of units outstanding (including the Class B LP units).

(4) The AFFO Adjusted per unit ratio is calculated by dividing the AFFO Adjusted ⁽¹⁾ by the Trust's total weighted average number of units outstanding (including the Class B LP units).

For the quarter, the AFFO adjusted ⁽¹⁾ per unit was 8.8¢ per unit compared to 10.1¢ per unit for the same period in 2024, representing a decrease of 1.3¢ per unit or 12.9%. For the year 2025, the AFFO adjusted ⁽¹⁾ per unit was 38.8¢ per unit compared to 38.1¢ per unit for the same period in 2024, representing an increase of 0.7¢ per unit or 1.8%, compared to the same period in 2024. The increase is explained by: (1) the previously outlined \$1.5 million increase in Cash NOI, (2) a \$0.5 million decrease in administrative corporate expenses, (3) a \$0.3 million increase in expected credit losses, (4) stable interest expense net of financial income and (5) a \$0.5 million increase in accretion of non-derivative liability component of convertible debentures.

In calculating AFFO ⁽¹⁾, the Trust deducts a provision for non-recoverable capital expenditures ⁽²⁾ to consider capital expenditures invested to maintain the condition of its properties and to preserve rental revenue. The provision for non-recoverable capital expenditures is calculated based on 2% of rental revenues. This provision is based on management's assessment of industry practices and its investment forecasts for the coming years.

The Trust also deducts a provision for unrecoverable rental fees ⁽²⁾ in the amount of approximately 25¢ per square foot of the leasable area of the Trust's properties, on an annualized basis. Even though quarterly rental fee disbursements vary significantly from one quarter to another, management considers that this provision fairly represents, in the long term, the average disbursements not recovered directly in the rent that the Trust will receive. These disbursements consist of inducements paid or granted to its tenants when leases are signed that are generally amortized over the term of the lease and are subject to an equivalent increase in rent per square foot, of brokerage commissions and its leasing team payroll expenses.

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) This is a non-IFRS financial measure as defined in this page.

The following table compares the amount of the provision for non-recoverable capital investments to the amount of investment made during the last three years:

Years ended December 31 (in thousands of dollars)	December 31, 2025	December 31, 2024	December 31, 2023
	\$	\$	\$
Provision for non-recoverable capital expenditures ⁽¹⁾	2,603	2,601	2,557
Non-recoverable capital expenditures	2,070	2,878	3,858

(1) This is a non-IFRS financial measure, refer to AFFO section for detailed explanations.

The Trust intends to achieve a balance between actual investment and the estimated provisions over the long term. Management may change the calculation of the provision, as required.

Cash Flows

The following table shows the Trust's net distributions to unitholders compared to net cash flows from operating activities less interest paid for the years 2025, 2024 and 2023:

Years ended December 31 (in thousands of dollars)	2025	2024	2023
	\$	\$	\$
Net cash flows from operating activities	70,604	66,004	70,852
Interest paid	(33,113)	(32,594)	(31,324)
Net cash flows from operating activities less interest paid	37,491	33,410	39,528
Net distributions to unitholders	25,894	22,638	22,292
Surplus of net cash flows from operating activities less interest paid compared to net distributions to unitholders	11,597	10,772	17,236

The following table summarizes the reconciliation of net cash flows from operating activities presented in the financial statements, AFFO ⁽¹⁾ and FFO ⁽¹⁾ for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Cash flows from operating activities	20,070	18,482	70,604	66,004
Leasing payroll expenses	522	739	1,995	2,297
Transaction costs on purchase and disposition of investment properties and early repayment fees	(156)	-	(439)	(468)
Adjustments for changes in other working capital items	(3,361)	(1,112)	(304)	2,592
Financial income	294	584	1,407	2,329
Interest expenses	(8,494)	(8,642)	(34,278)	(35,176)
Provision for non-recoverable capital expenditures ⁽²⁾	(647)	(654)	(2,603)	(2,601)
Provision for non-recovered rental fees ⁽²⁾	(375)	(375)	(1,500)	(1,500)
Accretion of non-derivative liability component of convertible debentures	(146)	(99)	(875)	(391)
AFFO ⁽¹⁾	7,707	8,923	34,007	33,086
Provision for non-recoverable capital expenditures ⁽²⁾	647	654	2,603	2,601
Provision for non-recovered rental fees ⁽²⁾	375	375	1,500	1,500
Straight-line rental revenue adjustment	416	374	(111)	1,198
Unit-based compensation expenses	(180)	(247)	(466)	(162)
Accretion of effective interest	(458)	(402)	(1,788)	(1,462)
Amortization of property and equipment	(69)	(21)	(141)	(72)
FFO ⁽¹⁾	8,438	9,656	35,604	36,689

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) This is a non-IFRS financial measure, refer to AFFO section for detailed explanations.

Assets

Investment properties

The Trust has grown through the acquisitions of quality properties based on its selection criteria, while maintaining an appropriate allocation among three operating segments: industrial, suburban office, and necessity-based retail.

The real estate portfolio consists of direct interests in wholly owned investment properties and of the Trust's share of a jointly controlled investment property where the assets, liabilities, revenues, and expenses are shared in accordance with the ownership interest.

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

The following table summarizes the changes in the fair value of investment properties for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Balance, beginning of period	1,224,630	1,215,717	1,233,282	1,207,522
Additions:				
Initial recognition of right-of-use assets	-	1,343	-	1,343
Adjustments to right-of-use assets	-	-	295	-
Dispositions	(3,115)	-	(19,715)	(6,206)
Construction on investment property	-	3,590	101	10,359
Capital expenditures	1,352	1,524	4,867	4,510
Leasing fees and capitalized lease incentives	2,145	1,726	7,227	7,460
Fair value adjustment on investment properties	(6,619)	9,974	(4,650)	10,263
Other non-monetary changes ⁽¹⁾	(436)	(592)	(3,450)	(1,969)
Balance, end of period	1,217,957	1,233,282	1,217,957	1,233,282

(1) The other non-monetary changes are composed of the lease incentives amortization and straight-line lease adjustments.

Improvements in investment properties

The Trust invests its capital to improve its properties to preserve the quality of their infrastructure and services provided to tenants. These investments include value-added expenditures required to upkeep properties, as well as property improvements and redevelopment projects intended to increase leasable area, occupancy rates, quality of space available for rent or fair value. Some capital expenditures are amortized and may be recovered from tenants.

The following table summarizes capital expenditures, incentives, and leasing fees, for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Recoverable capital expenditures	349	1,086	2,797	1,632
Non-recoverable capital expenditures	1,003	438	2,070	2,878
Total capital expenditures	1,352	1,524	4,867	4,510
Leasing fees and leasehold improvements	2,145	1,726	7,227	7,460
Construction on investment property	-	3,590	101	10,359
Total	3,497	6,840	12,195	22,329

Finance lease

In August 2023, a tenant exercised a purchase option of an industrial property in Edmonton, Alberta. The purchase price is \$10.25 million and the closing date is December 1, 2026. The Trust derecognized the property from investment properties to classify it as a finance lease receivable.

When the Trust classified the lease as a finance lease, it recognized the net investment in the lease as a finance lease receivable on the balance sheet. The Trust subsequently recognizes financial income as earned.

The following table summarizes the finance lease for the year ended December 31, 2025, and sets out a maturity analysis of lease receivables, showing the undiscounted lease payments to be received after the reporting date.

	Finance lease receivable	Undiscounted finance lease at inception	Unearned finance income at inception	Implicit interest rate	Interest payments	Purchase option
	\$	\$	\$	%		
Beginning balances	10,399	13,379	(2,980)	8.44	Monthly	December 2026
As at December 31,					2025	2024
Beginning balance undiscounted finance lease					13,379	13,379
Received lease payments					2,213	1,298
					11,166	12,081
Beginning balance unearned finance income at inception					(2,980)	(2,980)
Earned finance income					2,185	1,314
					(795)	(1,666)
Finance lease receivable					10,371	10,415
					Lease payments	
						\$
2026 ⁽¹⁾						11,166
Total						11,166
Unearned finance income						795
Finance lease receivable						10,371

(1) Includes purchase option price of \$10,250.

Receivables

(in thousands of dollars)	December 31, 2025	December 31, 2024
	\$	\$
Rent receivable	4,699	2,554
Allowance for expected credit losses	(1,683)	(901)
Net rent receivable	3,016	1,653
Unbilled recoveries	1,863	2,793
Other receivables	602	410
Receivables	5,481	4,856

Prepaid expenses, Deposits and Property and equipment

(in thousands of dollars)	December 31, 2025	December 31, 2024
	\$	\$
Property and equipment	1,592	1,493
Accumulated depreciation	(1,356)	(1,285)
Net property and equipment	236	208
Prepaid expenses	1,128	1,215
Deposits	2,323	1,878
Other assets	3,687	3,301

Capital Resources

Long-term debt

The following table summarizes the balance of BTB's indebtedness on December 31, 2025, including mortgage loans and convertible debentures, based on the year of maturity and corresponding weighted average contractual interest rates:

As at December 31, 2025 (in thousands of dollars)	Balance of convertible debentures ⁽¹⁾	Balance of mortgages payable ⁽¹⁾	Weighted average contractual interest rate
	\$	\$	%
Year of maturity			
2026	-	201,952	4.31
2027	-	141,426	4.58
2028	-	89,989	4.69
2029	-	107,666	4.41
2030	40,250	43,024	5.73
2031 and thereafter	-	59,887	3.49
Total	40,250	643,944	4.53

(1) Gross amounts.

The Trust has \$202.0 million of mortgages that are maturing in the year. The Trust as of the date of this report has received commitment letters or letters of intent from financial institutions for the refinancing of \$20.1 million and is in the process of negotiating the remaining 2026 mortgages coming to maturity.

Weighted average contractual interest rate

As at December 31, 2025, the weighted average contractual interest rate of the Trust's long-term debt stood at 4.53% (4.36% for mortgage loans and 7.25% for convertible debentures), representing an increase of 11 basis points compared to the same period last year which was 4.42% (4.35% for mortgage loans and 7.00% for convertible debentures).

Mortgage loans

The following table summarizes the changes in mortgage loans payable for the period ended December 31, 2025, as well as the year ended 2025:

Periods ended December 31, 2025 (in thousands of dollars)	Three-month	Year
	\$	\$
Balance at beginning ⁽¹⁾	648,403	665,607
Mortgage loans contracted or assumed ⁽²⁾	27,200	55,441
Balance repaid at maturity or upon disposition ⁽³⁾⁽⁴⁾	(26,753)	(56,949)
Monthly principal repayments ⁽⁵⁾	(4,906)	(20,155)
Balance as at December 31, 2025 ⁽¹⁾	643,944	643,944

(1) Before unamortized financing expenses and fair value assumption adjustments.

(2) This is a non-IFRS measure. Mortgage loans contracted or assumed are included in the Consolidated Statements of Cash Flows within the *Mortgage loans, net of financing expenses*.

(3) This is a non-IFRS measure. Balance repaid at maturity or upon disposition are included in the Consolidated Statements of Cash Flows within the following: *Repayment of mortgage loans and Net proceeds from disposition of investment properties*.

(4) The balance repaid upon disposition of 4.3M\$ during the year 2025 is included in the net proceeds from disposition of investment properties in the cash flow.

(5) This is a non-IFRS measure. Principal monthly repayments are included in the Consolidated Statements of Cash Flows within *Repayment of mortgage loans*.

The weighted average term of existing mortgage loans was 2.3 years as at December 31, 2025, compared to 2.8 years for the same period last year. The Trust attempts to spread the maturities of its mortgages over many years to mitigate the risk associated with mortgage renewals.

The following table summarizes future mortgage loan repayments for the next few years:

As at December 31, 2025 (in thousands of dollars)	Principal repayment	Balance at maturity	Total	% of total
	\$	\$	\$	
Maturity				
2026	16,669	198,223	214,892	33.4
2027	11,870	134,153	146,023	22.7
2028	7,672	84,100	91,772	14.3
2029	5,018	95,956	100,974	15.7
2030	2,955	36,773	39,728	6.1
2031 and thereafter	5,930	44,625	50,555	7.8
Total	50,114	593,830	643,944	100.0
Unamortized financing expenses and fair value assumption adjustments			(2,494)	
Balance as at December 31, 2025			641,450	

As at December 31, 2025, the Trust was in compliance with all the contractual mortgage covenants to which it is subject.

Convertible debentures

The following table summarizes the convertible debentures for the year ended December 31, 2025:

(in thousands of dollars)	Series I ⁽¹⁾⁽²⁾
Par value	40,250 ⁽³⁾
Contractual interest rate	7.25%
Effective interest rate	8.54%
Date of issuance	January 2025
Per-unit conversion price	4.10
Date of interest payment	February 28 and August 31
Maturity date	February 2030
Balance as at December 31, 2025	35,341

(1) Redeemable by the Trust, under certain conditions, on or after February 28, 2028 and prior to February 28, 2029, at a redemption price equal to the principal amount plus accrued, unpaid interest, provided that the unit market price is at least 125% of the Series I conversion price and, on or after February 28, 2029, and prior to February 28, 2030, at a redemption price equal to their principal amount plus accrued and unpaid interest.

(2) The Trust may, at its option and under certain conditions, elect to satisfy its obligation to pay the principal amount of the Series I debentures by issuing tradable units freely to Series I debenture holders obtained by dividing the principal amount of the debentures by 95% of the current market price on the date of redemption or maturity.

(3) Conversion of \$0 since the issuance of the Series I debentures.

On February 24, 2025, the Trust fully redeemed and paid at maturity the Series H convertible debentures at their nominal value of \$19,576.

Debt ratio

In accordance with its trust agreement, the Trust cannot contract a mortgage loan if, after having contracted the said loan, the total mortgage debt would exceed 75% of the fair value of the Trust's total assets. When establishing this calculation, the convertible debentures should not be considered in the calculation of total indebtedness. Moreover, under its trust indenture, in case of failure to abide by this condition, the Trust benefits from a 12-month additional period from the date of its knowledge to remedy the situation.

The following table summarizes the Trust's debt ratios as at December 31, 2025, and December 31, 2024:

(in thousands of dollars)	December 31, 2025	December 31, 2024
	\$	\$
Cash and cash equivalents	(5,432)	(2,471)
Mortgage loans outstanding ⁽¹⁾	643,944	665,607
Convertible debentures ⁽¹⁾	37,108	19,576
Credit facilities	34,456	44,298
Total long-term debt less cash and cash equivalents ⁽²⁾⁽³⁾	710,076	727,010
Total gross value of the assets of the Trust less cash and cash equivalents ⁽²⁾⁽⁴⁾	1,245,284	1,254,818
Mortgage debt ratio (excluding convertible debentures and credit facilities) ⁽²⁾⁽⁵⁾	51.3%	52.8%
Debt ratio – convertible debentures ⁽²⁾⁽⁶⁾	3.0%	1.6%
Debt ratio – credit facilities ⁽²⁾⁽⁷⁾	2.8%	3.5%
Total debt ratio ⁽²⁾	57.0%	57.9%

(1) Before unamortized financing expenses and fair value assumption adjustments.

(2) This is a non-IFRS financial measure, refer to page 2 and 27.

(3) Long-term debt less free cash flow is a non-IFRS financial measure, calculated as total of: (i) fixed rate mortgage loans payable; (ii) floating rate mortgage loans payable; (iii) Series I debenture capital adjusted with non-derivative component less conversion options exercised by holders; and (iv) credit facilities, less cash and cash equivalents. The most directly comparable IFRS measure to net debt is debt.

(4) Gross value of the assets of the Trust less cash and cash equivalent ("GVALC") is a non-IFRS financial measure defined as the Trust total assets adding the cumulated amortization property and equipment and removing the cash and cash equivalent. The most directly comparable IFRS measure to GVALC is total assets.

(5) Mortgage debt ratio is calculated by dividing the mortgage loans outstanding by the GVALC.

(6) Debt ratio – convertible debentures is calculated by dividing the convertible debentures by GVALC.

(7) Debt ratio – credit facilities is calculated by dividing the credit facilities by the GVALC.

The Trust seeks to finance its acquisitions with a maximum mortgage debt ratio of 65% since the cost of financing is lower than the capital cost of the Trust's equity. Liquidity refers to the Trust having credit availability under committed credit facilities and/or generating enough cash and cash equivalents to fund the ongoing operational commitments including maintenance capital and development capital expenditures, distributions to unitholders and planned growth in the business. The Trust maintains credit facilities to provide financial liquidity which can be drawn or repaid on short notice, reducing the need to hold liquid resources in cash and deposits.

Interest coverage ratio

The following table summarizes the interest coverage ratio for the periods ended December 31, 2025, and December 31, 2024, as well as the years ended 2025 and 2024:

Periods ended December 31 (in thousands of dollars, except for the ratios)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Adjusted EBITDA ⁽¹⁾	16,624	17,556	70,157	70,162
Interest expenses net of financial income ⁽²⁾	8,200	8,058	32,871	32,847
Interest coverage ratio ⁽³⁾	2.03	2.18	2.13	2.14

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) This is a non-IFRS financial measure. Interest expenses exclude early repayment fees, accretion of effective interest, distribution on Class B LP units, accretion of non-derivative liability component of convertible debentures and the fair value adjustment on derivative financial instruments and Class B LP units.

(3) This is a non-IFRS financial measure. Interest coverage ratio is calculated by dividing the Adjusted EBITDA ⁽¹⁾ by Interest expenses net of financial income (as previously defined).

Debt service coverage ratio

The following table summarizes the debt service coverage ratio for the periods ended December 31, 2025, and December 31, 2024, as well as the years ended 2025 and 2024:

Periods ended December 31 (in thousands of dollars, except for the ratios)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Adjusted EBITDA ⁽¹⁾	16,624	17,556	70,157	70,162
Interest expenses net of financial income ⁽²⁾	8,200	8,058	32,871	32,847
Principal repayments	4,906	4,971	20,155	19,321
Debt service requirements	13,106	13,029	53,026	52,168
Debt service coverage ratio ⁽³⁾	1.27	1.35	1.32	1.34

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) This is a non-IFRS financial measure. Interest expenses exclude early repayment fees, accretion of effective interest, distribution on Class B LP units, accretion of non-derivative liability component of convertible debentures and the fair value adjustment on derivative financial instruments and Class B LP units.

(3) This is a non-IFRS financial measure. Debt service coverage ratio is calculated by dividing the Adjusted EBITDA ⁽¹⁾ by Debt service requirements.

Class B LP units

The following table summarizes the Class B LP units for the period and year ended December 31, 2025:

Periods ended December 31, 2025 (in number of units)	Three-month		Year	
	Units	\$	Units	\$
Class B LP units outstanding, beginning of period	697,265	2,608	697,265	2,343
Fair value adjustment	-	244	-	509
Class B LP units outstanding, end of period	697,265	2,852	697,265	2,852

The Class B LP units are exchangeable at any time, at the option of the holder, for an equal number of units of the Trust trading on the TSX. They are entitled to receive the same distributions as declared on the Trust units. In accordance with IFRS, distributions paid on Class B LP units are recorded as financial expenses when declared. Distributions declared are adjusted in calculating FFO and AFFO.

On May 30, 2018, Class B LP units were issued in payment for the acquisition of a 25% equity portion in the property located at 815 Boulevard Lebourgneuf in Québec City.

On February 14, 2023, the holders of the class B LP units converted 150,000 units into units of the Trust and on August 18, 2023, the holders of the class B LP units converted 50,000 units into units of the Trust.

On May 1, 2023, 550,000 Class B LP units were issued as part of the payment for the acquisition of the property located at 8810, 48th Avenue NW in Edmonton.

Units outstanding

The following table summarizes the total number of units outstanding and the weighted number of units outstanding for the periods ended December 31, 2025, and December 31, 2024, as well as the years ended 2025 and 2024:

Periods ended December 31 (in number of units)	Three-month		Year	
	2025	2024	2025	2024
Units outstanding, beginning of the period	88,268,679	87,767,499	88,024,109	86,705,901
Distribution reinvestment plan	-	256,610	177,541	1,132,079
Issued - employee unit purchase plan	-	-	29,710	26,650
Issued - restricted unit compensation plan	-	-	37,319	159,479
Units outstanding, end of the period	88,268,679	88,024,109	88,268,679	88,024,109
Weighted average number of units outstanding	88,268,679	87,895,804	88,146,394	87,307,540
Weighted average number of Class B LP units and units outstanding	88,965,944	88,593,069	88,843,659	88,004,805

On March 4, 2025, the Toronto Stock Exchange (TSX) approved the renewal of the normal course issuer bid ("NCIB"), permitting BTB to repurchase for cancellation up to 6,063,797 units from March 6, 2025, to March 5, 2026, representing approximately 7% of the Trust's issued and outstanding units at the time of the renewal. As of December 31, 2025, no units have been repurchased for cancellation.

Deferred unit compensation plan

The Trust has implemented a deferred unit compensation plan for its trustees and certain executive officers. Under this plan, beneficiaries may elect to receive their compensation in cash, deferred units or a combination of both.

The following table summarizes deferred units outstanding for the periods ended December 31, 2025, and December 31, 2024, as well as the years ended 2025 and 2024:

Periods ended December 31 (in number of units)	Three-month		Year	
	2025	2024	2025	2024
Deferred units outstanding, beginning of the period	272,722	191,634	213,792	151,412
Trustees' compensation	26,822	18,099	56,569	46,748
Distributions paid in units	10,455	4,059	20,445	15,632
Deferred units outstanding, end of the period	309,999	213,792	290,806	213,792

Restricted unit compensation plan

Under this plan, beneficiaries are awarded restricted units that become fully vested over a maximum period of three years. The purpose of the plan is to encourage senior officers and selected employees to support the Trust's growth objectives and align their interests with the interests of unitholders. The purpose of the plan is also to serve as an executive retention tool.

The following table summarizes restricted units outstanding for the periods ended December 31, 2025, and December 31, 2024, as well as the years ended 2025 and 2024:

Periods ended December 31 (in number of units)	Three-month		Year	
	2025	2024	2025	2024
Restricted units outstanding, beginning of the period	502,466	301,249	301,249	220,306
Granted	-	-	257,284	268,634
Cancelled	(8,996)	-	(17,177)	(28,212)
Settled	1,571	-	(37,319)	(159,479)
Restricted units outstanding, end of the period	495,041	301,249	504,037	301,249

Employee unit purchase plan

The Trust offers its employees an optional unit purchase plan. Under this plan, the employees may contribute, each year, pursuant to a maximum of 7% to 10% of their base salary depending on their position occupied within the Trust. Subject to the plan's conditions, for each two units purchased by an employee, the Trust shall issue one unit from treasury to the employee.

Off-balance sheet arrangements and contractual commitments

The Trust does not have any other off-balance sheet arrangement or commitment that have or are likely to have an impact on its operating results or financial position, specifically its cash position and sources of financing.

Income Taxes

The Trust is taxed as a mutual fund trust for Canadian income tax purposes. The Trust intends to distribute or allocate all of the taxable income to its unitholders and to deduct these distributions for income tax purposes.

A special tax regime applies to trusts that are considered specified investment flow-through (SIFT) entities as well as those individuals who invest in SIFT entities. Under this regime, SIFT entities must generally pay taxes on their income at rates that are close to those of companies. In short, a SIFT entity is an entity (including a trust) that resides in Canada, whose investments are listed on a stock exchange or other public market and that holds one or more non-portfolio properties.

However, for a given taxation year, BTB is not considered a SIFT entity and is therefore not subject to SIFT rules if, during that year, it constitutes a real estate investment trust (REIT).

Generally, to qualify as a REIT, a trust must be resident in Canada and meet the following conditions all year long: (i) the total fair market value of all the "non-portfolio properties" that are "qualified REIT properties" held by the trust is at least 90% of the total fair market value at that time of all the "nonportfolio assets" held by the trust (ii) not less than 90% of its "gross REIT revenue" for the taxation year is from one or more of the following sources: rent from "real or immovable properties," interest, dispositions of "real or immovable properties" that are capital properties, dividends, royalties and dispositions of "eligible resale properties" (iii) not less than 75% of its "gross REIT revenue" for the taxation year comes from one or more of the following sources: rent from "real or immovable properties," interest from mortgages on "real or immovable properties," and dispositions of "real or immovable properties" that are capital properties (iv) at each time in the taxation year, an amount that is equal to 75% or more of the equity value of the trust at that time, is the amount that is the total fair market value of all properties held by the trust, each of which is "real or immovable property" which is a capital property, an "eligible resale property," the indebtedness of a Canadian corporation represented by a banker's acceptance, cash or, generally, an amount receivable from the Government of Canada or from certain other public agencies; and (v) the investments that are made therein are, at any time in the taxation year, listed or traded on a stock exchange or other public market.

As at December 31, 2025, BTB met all these conditions and qualified as a REIT. As a result, the SIFT trust tax rules do not apply to BTB. BTB's management intends to take the necessary steps to meet the conditions for the REIT Exception on an ongoing basis in the future.

Nonetheless, there is no guarantee that BTB will continue to meet all the required conditions to be eligible for the REIT exception for 2026 or any other subsequent year.

Taxation of Unitholders

For Canadian unitholders, in previous years, BTB's distributions qualified as 100% tax deferred. However, for the calendar year 2025, to the best of the Trust's knowledge, it is expected that tax distributions not be 100% tax deferred.

Additional information on the tax distribution implication for unitholders and breakdown can be found on BTB's website at www.btbreit.com/investors/distribution.

Accounting Policies and Estimates

The preparation of consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses. Estimates are based on historical experience and other assumptions that are considered reasonable under given circumstances. The result of the continual review of these estimates is the basis for exercising judgment on the carrying amounts of assets and liabilities and the reported amounts of revenues and expenses. Actual results may differ from these estimates. Critical judgments made by BTB in applying significant accounting policies, the most significant of which is the fair value of investment properties, are described in the annual consolidated financial statements as at and for the years ended December 31, 2025, and 2024.

The Trust used the income approach to determine fair value. Fair value is estimated by capitalizing the cash flow that a property can reasonably be expected to produce over its remaining economic life. The income approach is based on two methods: the overall capitalization rate method, whereby net operating income is capitalized at the requisite overall capitalization rate, or the discounted cash flow method, whereby cash flows are projected over the expected term of the investment plus a terminal value discounted using an appropriate discount rate.

Risks and Uncertainties

Numerous risks and uncertainties could cause BTB's actual results to differ materially from those expressed, implied or projected in the forward-looking statements, including those described in the "Risk Factors" section of BTB's 2025 Annual Information Form for the year ended December 31, 2024, and those described in the "Risk Factors" section of BTB's Prospectus Supplement filed on January 16, 2025 on www.sedarplus.ca which is hereby incorporated by reference.

BTB is vulnerable to global economic conditions and their impact on Canada, including but not limited to general global economic uncertainty. The impacts or effects of recent announcements made by the United States regarding tariffs imposed on Canadian exports, and any retaliatory tariffs imposed on the United States by Canada, remain unknown and could have significant effects on the economy, which in turn could impact BTB's tenants and BTB's cash flows, financial condition and results of operations.

Disclosure Controls and Procedures and Internal Control Over Financial Reporting

The President and Chief Executive Officer and the Vice-President and Chief Financial Officer of BTB are responsible for establishing and maintaining disclosure controls and procedures ("DC&P") and internal control over financial reporting ("ICFR"), as those terms are defined in Canadian Securities Administrators Multilateral Instrument 52-109.

Evaluations are performed regularly to assess the effectiveness of DC&P, including this MD&A and the consolidated financial statements. Based on these evaluations, the President and Chief Executive Officer and the Vice-President and Financial Officer concluded that the DC&P were effective as at December 31, 2025.

Evaluations are also performed to assess the effectiveness of ICFR. Based on those evaluations, the President and Chief Executive Officer and the Vice-President and Chief Financial Officer of BTB concluded that ICFR was effective as at December 31, 2025, and, more specifically, that the financial reporting is reliable and that the consolidated financial statements have been prepared for financial reporting purposes in accordance with IFRS

During the fourth quarter of 2025, management made no changes to internal control over financial reporting that materially affected, or are likely to materially affect, internal control over financial reporting.

Appendix 1 – Definitions

Class B LP Units

Class B LP units means the Class B LP limited partnership units of BTB LP, which are exchangeable for units, on a one for one basis.

Rental revenue

Rental revenue includes all amounts earned from tenants related to lease agreements, including basic rent and additional rent from operating expense recoveries. It also includes other service charges for parking and storage, lease termination revenues and straight-line rent adjustments.

Some of the Trust's leases include clauses providing for the recovery of rental revenue based on amounts that increase every few years. These increases are negotiated when the leases are signed. Under IFRS, these increases must be recognized on a straight-line basis over the terms of the leases.

Operating expenses

Operating expenses are expenses directly related to real estate operations and are generally charged back to tenants as provided for in the contractual terms of the leases. Operating expenses include property taxes and public utilities, costs related to indoor and outdoor maintenance, heating, ventilation and air conditioning, elevators, insurance, janitorial services and management and operating fees. The amount of operating expenses that the Trust can recover from its tenants depends on the occupancy rate of the properties and the nature of the existing leases containing clauses regarding the recovery of expenses. Most of the Trust's leases are net rental leases under which tenants are required to pay their share of the properties' operating expenses. The Trust pays particular attention to compliance with existing leases and the recovery of these operating expenses.

Net operating income (NOI)

NOI is used in the real estate industry to measure operational performance. The Trust defines it as rental revenue from properties, less the combined operating expenses of investment properties. This definition may differ from that of other issuers and accordingly, the Trust's NOI may not be comparable to the NOI of other issuers.

Financial expenses

Financial expenses arise from the following loans and financing:

- Mortgage loans payable contracted or assumed totalling approximately \$643.9 million as at December 31, 2025, compared to \$665.6 million as at December 31, 2024.
- Series I convertible debentures for a total par value of \$40.3 million as at December 31, 2025.
- Credit facilities used as needed.
- Financing costs on mortgages, convertible debentures and other loans netted against the related debt and amortized on an effective interest basis over the expected life of the debt.

Administration expenses

Administration expenses include corporate costs such as payroll expenses and professional fees associated with executive and administrative staff of the Trust, the compensation plan for trustees, legal and auditing services, expenses related to listed fund status, insurance costs, office expenses and expected credit losses and related legal fees. Administration expenses include amortization of the head office building and property and equipment, as well as unit-based compensation, a non-monetary item that affects the volatility of administrative expenses from quarter to quarter.

Fair value adjustment on investment properties

Under IAS 40, the Trust accounts for its investment properties at fair value and recognizes the gain or loss arising from a change in the fair value in profit or loss for the quarters in which it arises.

The fair value of investment properties is determined using the discounted cash flow method, the capitalized net operating income (NOI) method or the comparable method, which are generally accepted valuation methods.

Management receives quarterly capitalization rate and discount rate data from external chartered valuers and independent experts. The capitalization rate reports provide a range of rates for various geographic regions and for various types and qualities of properties within each region. The Trust utilizes capitalization and discount rates within ranges provided by external valuers. To the extent that the externally provided capitalization rate ranges change from one reporting quarter to the next or should another rate within the provided ranges be more appropriate than the rate previously used, the fair value of the investment properties would increase or decrease accordingly.

Same-property portfolio

The same-property portfolio includes all the properties owned by the Trust as at January 1, 2024 and still owned as at December 31, 2025, but does not include the financial impacts from dispositions, acquisitions and developments completed in 2024 and 2025, as well as the results of subsequently sold properties.

Cash net operating income (NOI) from the same-property portfolio

Cash net operating income (NOI) from the same-property portfolio provides an indication of the profitability of existing portfolio operations and the Trust's ability to increase its revenues and reduce its costs, excluding non-cash items. It is defined as rental revenue from properties from the same-property portfolio, less operating expenses of the same portfolio and less lease incentive amortization and straight-line lease adjustment.

Appendix 2 – Non-IFRS Financial Measures – Cash NOI Operating Segment and Quarterly Reconciliation

Cash net operating income (Cash NOI) ⁽¹⁾

The following table provides a reconciliation of cash NOI ⁽¹⁾ with NOI for the three months and year ended December 31, 2025, and December 31, 2024:

	Industrial	Suburban office	Necessity-based retail	Total
	\$	\$	\$	\$
Quarter ended December 31, 2025				
Net operating income (NOI)	5,241	8,099	4,898	18,238
Lease incentive amortization	194	489	169	852
Straight-line lease adjustment	(185)	(202)	(29)	(416)
Cash net operating income (Cash NOI) ⁽¹⁾	5,250	8,386	5,038	18,674
Quarter ended December 31, 2024				
Net operating income (NOI)	5,822	8,809	4,451	19,082
Lease incentive amortization	300	530	136	966
Straight-line lease adjustment	(204)	(111)	(59)	(374)
Cash net operating income (Cash NOI) ⁽¹⁾	5,918	9,228	4,528	19,674

	Industrial	Suburban office	Necessity-based retail	Total
Year ended December 31, 2025				
Net operating income (NOI)	21,275	34,515	19,264	75,054
Lease incentive amortization	683	2,040	616	3,339
Straight-line lease adjustment	1,287	(698)	(478)	111
Cash net operating income (Cash NOI) ⁽¹⁾	23,245	35,857	19,402	78,504
Year ended December 31, 2024				
Net operating income (NOI)	23,981	33,203	17,867	75,051
Lease incentive amortization	647	1,984	536	3,167
Straight-line lease adjustment	(743)	(256)	(199)	(1,198)
Cash net operating income (Cash NOI) ⁽¹⁾	23,885	34,931	18,204	77,020

This is a non-IFRS financial measure, refer to page 2 and 27.

The following table provides a reconciliation of cash NOI ⁽¹⁾ with NOI for the last eight quarters:

	2025 Q-4	2025 Q-3	2025 Q-2	2025 Q-1	2024 Q-4	2024 Q-3	2024 Q-2	2024 Q-1
(in thousands of dollars, except for per unit)	\$	\$	\$	\$	\$	\$	\$	\$
Net Operating Income	18,238	19,866	17,129	19,821	19,082	18,753	18,856	18,360
Lease incentive amortization	852	854	836	797	966	807	704	690
Straight-line lease adjustment	(416)	(592)	1,500	(381)	(374)	(247)	(183)	(394)
Cash net operating income ⁽¹⁾	18,674	20,128	19,465	20,237	19,674	19,313	19,377	18,656

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Appendix 3 – Non-IFRS Financial Measures – Quarterly Reconciliation

Funds from Operations (FFO) ⁽¹⁾

The following table provides a reconciliation of net income and comprehensive income established in accordance with IFRS and FFO ⁽¹⁾ for the last eight quarters:

	2025 Q-4	2025 Q-3	2025 Q-2	2025 Q-1	2024 Q-4	2024 Q-3	2024 Q-2	2024 Q-1
(in thousands of dollars, except for per unit)	\$	\$	\$	\$	\$	\$	\$	\$
Net income and comprehensive income (IFRS)	(932)	9,501	6,194	7,608	18,847	5,470	7,272	7,153
Fair value adjustment on investment properties	6,619	(1,269)	(700)	-	(9,975)	(283)	-	(6)
Fair value adjustment on Class B LP units	244	70	167	28	(174)	335	(21)	160
Amortization of lease incentives	852	854	836	797	966	807	704	690
Fair value adjustment on derivative financial instruments	581	140	(176)	868	(760)	2,168	379	(325)
Leasing payroll expenses	522	482	525	466	739	535	433	591
Distributions – Class B LP units	53	52	52	52	52	52	53	52
Unit-based compensation (Unit price remeasurement)	499	357	201	61	(39)	342	63	409
FFO ⁽¹⁾	8,438	10,187	7,099	9,880	9,656	9,426	8,883	8,724
Transaction costs on disposition of investment properties and mortgage early repayment fees	156	17	266	-	-	-	266	201
FFO Adjusted ⁽¹⁾	8,594	10,204	7,365	9,880	9,656	9,426	9,149	8,925
FFO per unit ^{(1) (2) (3)}	9.5¢	11.5¢	8.0¢	11.1¢	10.9¢	10.7¢	10.1¢	10.0¢
FFO Adjusted per unit ^{(1) (2) (4)}	9.7¢	11.5¢	8.3¢	11.1¢	10.9¢	10.7¢	10.4¢	10.2¢
FFO payout ratio ⁽¹⁾	78.9%	65.2%	94.0%	67.4%	68.8%	70.0%	74.3%	75.2%
FFO Adjusted payout ratio ⁽¹⁾	77.3%	65.2%	90.6%	67.4%	68.8%	70.3%	72.2%	73.5%

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) Including Class B LP units.

(3) The FFO per unit ratio is calculated by dividing the FFO ⁽¹⁾ by the Trust's total weighted average number of units (including the Class B LP units).

(4) The FFO Adjusted per unit ratio is calculated by dividing the FFO Adjusted ⁽¹⁾ by the Trust's total weighted average number of units (including the Class B LP units).

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Adjusted Funds from Operations (AFFO) ⁽¹⁾

The following table provides a reconciliation of FFO ⁽¹⁾ and AFFO ⁽¹⁾ for the last eight quarters:

	2025 Q-4	2025 Q-3	2025 Q-2	2025 Q-1	2024 Q-4	2024 Q-3	2024 Q-2	2024 Q-1
(in thousands of dollars, except for per unit)	\$	\$	\$	\$	\$	\$	\$	\$
FFO ⁽¹⁾	8,438	10,187	7,099	9,880	9,656	9,426	8,883	8,724
Straight-line rental revenue adjustment	(416)	(592)	1,500	(381)	(374)	(247)	(183)	(394)
Accretion of effective interest	458	383	367	580	402	391	361	308
Amortization of other property and equipment	69	37	17	18	21	17	17	17
Unit-based compensation expenses	180	(6)	159	133	247	19	(95)	(9)
Provision for non-recoverable capital expenditures ⁽¹⁾	(647)	(658)	(610)	(688)	(654)	(650)	(644)	(653)
Provision for unrecovered rental fees ⁽¹⁾	(375)	(375)	(375)	(375)	(375)	(375)	(375)	(375)
AFFO ⁽¹⁾	7,707	8,976	8,157	9,167	8,923	8,581	7,964	7,618
Transaction costs on disposition of investment properties and mortgage early repayment fees	156	17	266	-	-	-	267	201
AFFO Adjusted ⁽¹⁾	7,863	8,993	8,423	9,167	8,923	8,581	8,231	7,819
AFFO per unit ⁽¹⁾⁽²⁾⁽³⁾	8.7¢	10.1¢	9.2¢	10.3¢	10.1¢	9.7¢	9.1¢	8.7¢
AFFO Adjusted per unit ⁽¹⁾⁽²⁾⁽⁴⁾	8.8¢	10.1¢	9.5¢	10.3¢	10.1¢	9.7¢	9.4¢	8.9¢
AFFO payout ratio ⁽¹⁾	86.2%	74.3%	81.8%	72.7%	74.5%	76.8%	82.9%	86.2%
AFFO Adjusted payout ratio ⁽¹⁾	85.2%	74.3%	79.2%	72.7%	74.5%	77.2%	80.2%	83.9%

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

(2) Including Class B LP units.

(3) The AFFO per unit ratio is calculated by dividing the AFFO ⁽¹⁾ by the Trust's total weighted average number of units (including the Class B LP units).

(4) The AFFO Adjusted per unit ratio is calculated by dividing the AFFO Adjusted ⁽¹⁾ by the Trust's total weighted average number of units (including the Class B LP units).

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

Appendix 4 – Non-IFRS Financial Measures – Adjusted EBITDA ⁽¹⁾ Reconciliation

Adjusted Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA) ⁽¹⁾

The following table provides a reconciliation of net income and comprehensive income established in accordance with IFRS and Adjusted EBITDA ⁽¹⁾ for the three months and year ended December 31, 2025, and December 31, 2024:

Periods ended December 31 (in thousands of dollars, except for per unit)	Three-month		Year	
	2025	2024	2025	2024
	\$	\$	\$	\$
Net income being total comprehensive income for the period	(932)	18,847	22,371	38,742
Interest expense	8,494	8,642	34,278	35,176
Accretion of effective interest on mortgage loans and convertible debentures	458	402	1,788	1,462
Amortization of property and equipment	69	21	141	72
Lease incentive amortization	852	966	3,339	3,167
Fair value adjustment on investment properties	6,619	(9,975)	4,650	(10,264)
Fair value adjustment on derivative financial instruments	581	(760)	1,413	1,462
Fair value adjustment on Class B LP units	244	(174)	509	300
Unit-based compensation (Unit price remeasurement)	499	(39)	1,118	775
Transaction costs on acquisitions and dispositions of investment properties and early repayment fees	156	-	439	468
Straight-line lease adjustment	(416)	(374)	111	(1,198)
Adjusted EBITDA ⁽¹⁾	16,624	17,556	70,157	70,162

(1) This is a non-IFRS financial measure, refer to page 2 and 27.

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