



BTB Celebrates its 20th anniversary by Closing the Market at the Toronto Stock Exchange

Montréal, Quebec, October 8, 2026 - BTB Real Estate Investment Trust (**TSX: BTB.UN**) ("**BTB**" or the "**REIT**") is proud to celebrate its 20th anniversary. To mark the occasion, Michel Léonard, President and Chief Executive Officer, Marc-André Lefebvre, Executive Vice President, Chief Financial Officer and Chief Operating Officer, and Luc Martin, Chair of the Board, were joined today by Robert Peterman, Chief Commercial Officer of the Toronto Stock Exchange, along with business partners and members of BTB's Board of Trustees, to close the market at the TMX Market Centre in Toronto.

"Twenty years ago, we launched BTB with its first acquisitions in Montréal and a clear vision of what we wanted to create. Closing the market today, surrounded by the partners and trustees who helped build this REIT, is a proud moment for our entire team. I want to thank our unitholders, our employees and our partners for the trust they have placed in us over the past two decades. BTB enters its next chapter with a stronger, more focussed portfolio and the dedication that has guided our team from the very beginning," says Michel Léonard, President and CEO of BTB.

20 YEARS OF GROWTH

Founded in 2006 with a first wave of acquisitions in Montréal, Province of Quebec, BTB internalized its management functions in 2008 and graduated from the TSX Venture Exchange to the TSX in 2012, the same year it completed its first acquisitions in Ottawa, Ontario. In 2018 the REIT strategically elected to pivot its investments in the industrial segment. At that time, 18% of its portfolio was invested in industrial properties. It then concluded a substantial industrial property investment in Western Canada in 2021. Thereafter, BTB accelerated the repositioning of its portfolio by selling non-strategic properties (mostly office properties) and reinvesting the proceeds in the industrial segment. This momentum continued in 2026 with the recent acquisition of three industrial properties in Leduc, Alberta. Over two decades, the fair value of BTB's investment properties has grown from \$36 million to \$1.3 billion (as at June 30th, 2026). Today, BTB's industrial properties represent approximately 38% of its portfolio.



About BTB

BTB is a real estate investment trust listed on the Toronto Stock Exchange. BTB's investment strategy is focused on acquiring industrial properties in the Canadian major markets. As of today, BTB owns and self-manages a portfolio of **72 properties**, including industrial, necessity-based retail and suburban office assets, representing a total leasable area of approximately **5.9 million square feet**.

People and their stories are at the heart of our success.

For more detailed information, visit BTB's website at www.btbreit.com or contact

Kassandra Antunes, Director of Marketing & Communications

(T) 514 286-0188 ext. 236

(E) kantunes@btbreit.com