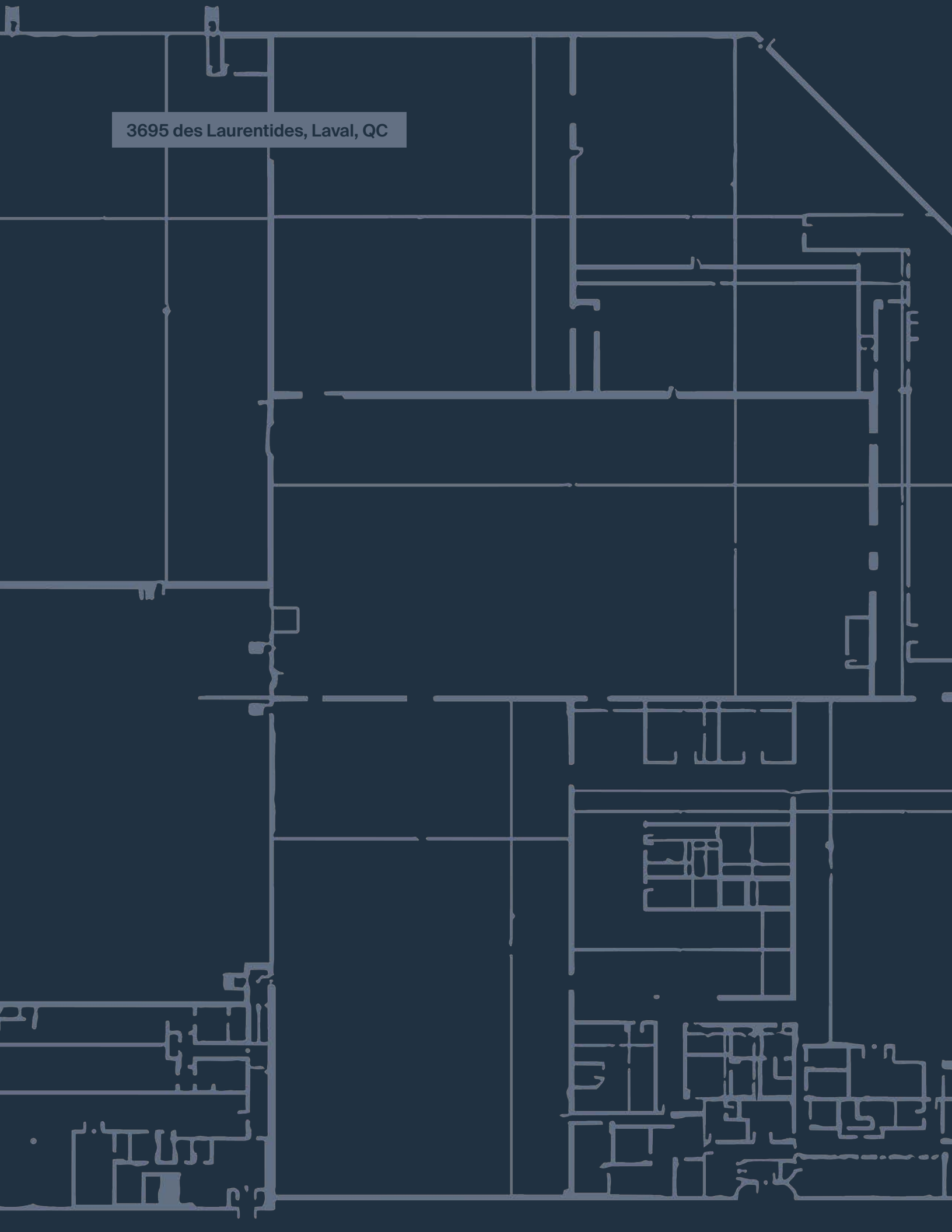

Q1 2026 Condensed Consolidated Interim
Financial Statements

Positioned for Strategic Growth



BTB

3695 des Laurentides, Laval, QC



Condensed Consolidated Interim Financial Statements

Three-month period ended March 31, 2026

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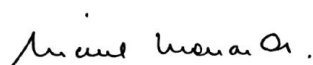
Condensed Consolidated Interim Statements of Financial Position

(Unaudited - in thousands of CAD dollars)

		As at March 31,	As at December 31,
	Notes	2026	2025
		\$	\$
Assets			
Investment properties	3	1,239,849	1,217,957
Property and equipment		163	236
Prepaid expenses and deposits		7,575	3,451
Finance lease receivable		10,359	10,371
Receivables	4	8,399	5,481
Balance of sale	4	1,000	1,000
Cash and cash equivalents		1,448	5,432
Total assets		1,268,793	1,243,928
Liabilities and unitholders' equity			
Mortgage loans payable	5	660,811	641,450
Convertible debentures	6	35,584	35,341
Bank loans	7	37,233	34,456
Lease liabilities		8,918	8,929
Class B LP Units	8	2,650	2,852
Unit-based compensation	10	3,421	3,444
Derivative financial instruments	9	2,970	4,148
Trade and other payables		22,153	20,127
Distribution payable to unitholders		2,207	2,207
Total liabilities		775,947	752,954
Unitholders' equity		492,846	490,974
		1,268,793	1,243,928

See accompanying notes to condensed consolidated interim financial statements.

Approved by the Board on May 12, 2026.



Michel Léonard, Trustee



Jocelyn Proteau, Trustee

Condensed Consolidated Interim Statements of Comprehensive Income

(Unaudited - in thousands of CAD dollars)

	Notes	For the three-month periods ended March 31,	
		2026	2025
		\$	\$
Operating revenues			
Rental revenue	12	31,959	34,411
Operating expenses			
Public utilities and other operating expenses		7,207	7,468
Property taxes and insurance		6,974	7,122
		14,181	14,590
Net operating income		17,778	19,821
Financial income		265	427
Expenses			
Financial expenses		9,109	9,674
Distributions - Class B LP Units	8	52	52
Fair value adjustment - Class B LP Units	8	(202)	28
Net adjustment to fair value of derivative financial instruments		(1,177)	868
Net financial expenses	13	7,782	10,622
Administration expenses		1,708	2,018
Net change in fair value of investment properties and disposition expenses	3	192	-
Net income and comprehensive income for the period		8,361	7,608

See accompanying notes to condensed consolidated interim financial statements.

Condensed Consolidated Interim Statements of Changes in Unitholders' Equity

(Unaudited - in thousands of CAD dollars)

	Notes	Unitholders' contributions	Cumulative distribution	Cumulative comprehensive income	Total
Balance as at January 1, 2026		405,709	(280,793)	366,058	490,974
Issuance of units, net of issuance expenses	11	133	-	-	133
Distribution to unitholders	11	-	(6,622)	-	(6,622)
		405,842	(287,415)	366,058	484,485
Comprehensive income		-	-	8,361	8,361
Balance as at March 31, 2026		405,842	(287,415)	374,419	492,846
Balance as at January 1, 2025		404,914	(254,319)	343,687	494,282
Issuance of units, net of issuance expenses		667	-	-	667
Distribution to unitholders		-	(6,614)	-	(6,614)
		405,581	(260,933)	343,687	488,335
Comprehensive income		-	-	7,608	7,608
Balance as at March 31, 2025		405,581	(260,933)	351,295	495,943

See accompanying notes to condensed consolidated interim financial statements.

Condensed Consolidated Interim Statements of Cash Flows

(Unaudited - in thousands of CAD dollars)

	Notes	For the three-month periods ended March 31,	
		2026	2025
		\$	\$
Operating activities			
Net income for the period		8,361	7,608
Adjusted for:			
Net change in fair value of investment properties and disposition expenses	3	192	-
Depreciation of property and equipment	14	19	18
Unit-based compensation	10	110	194
Straight-line lease adjustment	12	(454)	(381)
Lease incentive amortization	12	849	797
Financial income		(265)	(427)
Net financial expenses	13	7,782	10,622
		16,594	18,431
Adjustment for changes in other working capital items		(5,006)	(3,067)
Net cash from operating activities		11,588	15,364
Investing activities			
Acquisitions of investment properties net of mortgage loans assumed	3	(31,662)	-
Additions to investment properties and others	3	(2,325)	(2,493)
Construction on investment property	3	-	(101)
Net proceeds from dispositions of investment properties and transaction costs	3	1,857	-
Net cash from (used in) investing activities		(32,130)	(2,594)
Financing activities			
Mortgage loans, net of financing expenses		43,499	1,066
Repayment of mortgage loans		(14,791)	(4,874)
Bank loans		2,739	(10,063)
Lease liability payments		(11)	(5)
Net proceeds from convertible debentures		-	38,172
Repayment of convertible debenture	6	-	(19,917)
Net distribution to unitholders		(6,622)	(6,035)
Net distribution - Class B LP units	8	(52)	(52)
Interest paid		(8,204)	(8,083)
Net cash (used in) from financing activities		16,558	(9,791)
Net change in cash and cash equivalents		(3,984)	2,979
Cash and cash equivalents, beginning of period		5,432	2,471
Cash and cash equivalents, end of period		1,448	5,450

See accompanying notes to condensed consolidated interim financial statements.

Notes to Condensed Consolidated Interim Financial Statements

For the three-months ended March 31, 2026 and 2025
(Unaudited - in thousands of CAD dollars, except unit and per unit amounts)

1. Reporting Entity

BTB Real Estate Investment Trust (“BTB”) is an unincorporated open-ended real estate investment trust formed and governed under the Civil code of Quebec pursuant to a trust agreement and is domiciled in Canada. The address of BTB’s registered office is 1411 Crescent Street, Suite 300, Montreal, Quebec, Canada, H3G 2B2. The condensed consolidated interim financial statements of BTB for the three-month period ended March 31, 2026 and 2025 comprise BTB and its wholly-owned subsidiaries (together referred to as the “Trust”) and the Trust’s interest in joint operations.

2. Basis of Preparation

(a) Statement of compliance

The unaudited condensed consolidated interim financial statements have been prepared in accordance with International Accounting Standard 34, Interim Financial Reporting (“IAS 34”) as issued by the International Accounting Standards Board (“IASB”). They do not include all of the information required for full annual consolidated financial statements and should be read in conjunction with the Trust’s consolidated financial statements for the year ended December 31, 2025.

The accounting policies applied by the Trust in these unaudited condensed interim financial statements are the same as those applied by the Trust in its consolidated financial statements for the year ended December 31, 2025.

These unaudited condensed consolidated interim financial statements were approved by the Board of Trustees on May 12, 2026.

(b) Functional and presentation currency

These unaudited condensed consolidated financial statements are presented in Canadian dollars, which is BTB’s functional currency. All financial information has been rounded to the nearest thousand, except per unit amounts.

(c) Use of estimates and judgments

The preparation of consolidated financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the unaudited condensed consolidated financial statements and reported amounts of revenues and expenses during the reporting period. Estimates and assumptions are continuously evaluated and are based on management’s experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. Actual results may differ from these estimates, and the differences may be material.

3. Investment Properties

	Three-month period ended March 31,	Year ended December 31,
	2026	2025
	\$	\$
Balance beginning of period	1,217,957	1,233,282
Adjustments to right-of-use assets	-	295
Acquisitions of investment properties (note 3(a))	31,662	-
Dispositions of investment properties (note 3(b))	(11,700)	(19,715)
Construction on investment property	-	101
Capital expenditures	816	4,867
Capitalized leasing fees	166	2,345
Capitalized lease incentives	1,343	4,882
Lease incentives amortization	(849)	(3,339)
Straight-line lease adjustment	454	(111)
Net changes in fair value of investment properties	-	(4,650)
Balance end of period	1,239,849	1,217,957

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. In addition, as part of acquisitions, financing, or refinancing transactions, or at the request of lenders, other properties are also independently appraised during the year. Management may also select properties based on its assessment of circumstances that in its view would require an independent external appraisal. These appraisers have appropriate professional qualifications and use recognized valuation techniques, comprising the discounted cash flow, the direct capitalization and comparable methods.

At March 31, 2026, no independent external appraisals were obtained for investment properties (December 31, 2025 - appraisals were obtained for investment properties having a total fair value of \$702,785).

The fair value of the remaining investment properties is determined by management using internally generated valuations based on the discounted cash flow method.

In determining the fair value of investment properties, the Trust has adjusted cash flow assumptions for its estimate of near-term disruptions to cash flows to reflect collections, vacancy and assumptions on new leasing. The Trust undertook a process to assess the appropriateness of the rates considering changes to property level cash flows and any risk premium inherent in such cash flow changes. These considerations are reflected in the fair value adjustments of investment properties.

The fair value of investment properties is based on Level 3 inputs. There have been no transfers during the period between levels. The significant inputs used to determine the fair value of the Trust's investment properties are as follows:

	Industrial	Suburban office	Necessity-based retail
As at March 31, 2026			
Capitalization rate	5.50% - 7.50%	6.00% - 8.25%	5.75% - 7.50%
Terminal capitalization rate	5.75% - 8.00%	6.25% - 8.50%	6.00% - 7.75%
Discount rate	6.25% - 8.75%	6.75% - 9.00%	6.50% - 8.25%
Weighted average capitalization rate	6.23%	6.98%	7.00%
As at December 31, 2025			
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%

The following table provides a sensitivity analysis of the fair value of investment properties for changes in the weighted average capitalization rate as at March 31, 2026, which is representative of the sensitivity to changes in the discount rate and terminal capitalization rate as at March 31, 2026.

Capitalization rate sensitivity	Fair Value	Change in fair value
Increase (decrease)	\$	\$
(0.50) %	1,306,934	67,085
(0.25) %	1,288,425	48,576
Base rate	1,239,849	-
0.25 %	1,194,836	(45,013)
0.50 %	1,153,005	(86,844)

(a) Acquisitions

The fair value of the assets and liabilities recognized in the consolidated statement of financial position on the date of the acquisition during the three-month period ended March 31, 2026, were as follows:

Fair value recognized on acquisition						
Acquisition date	Property type	Location	Interest acquired	Investment properties, including acquisition costs	Mortgage loan assumed	Net consideration
			%	\$	\$	\$
March 2026	Industrial	Edmonton, AB	100	31,662	-	31,662
Total				31,662	-	31,662

(b) Dispositions

The fair value of the assets and liabilities derecognized in the consolidated statement of financial position on the date of the disposition were as follows:

Disposal date	Property type	Location	Gross proceeds	Balance of sale	Mortgage reimbursement	Disposition expenses	Net proceeds
				\$	\$	\$	\$
March 2026	Office	Québec, QC	11,700	-	(9,651)	(192)	1,857
Total			11,700	-	(9,651)	(192)	1,857

(c) Net changes in fair value of investment properties and disposition expenses

Three-month periods ended March 31,	2026	2025
	\$	\$
Net changes in fair value of investment properties (loss)/gain	-	-
Disposition expenses	(192)	-
	(192)	-

The disposition expenses include mainly commissions and debt prepayment penalties on mortgage loans related to the disposed properties.

There were no changes in fair value of investment properties for the three-month period ended March 31, 2026, and March 31, 2025.

4. Receivables

	As at March 31,	As at December 31,
	2026	2025
	\$	\$
Rents receivable	8,729	4,699
Allowance for expected credit losses	(1,651)	(1,683)
Net rents receivable	7,078	3,016
Unbilled recoveries	1,055	1,863
Other receivables	266	602
Total	8,399	5,481

Credit risk arises from the possibility that tenants may experience financial difficulty and be unable to fulfill their lease commitments. The Trust mitigates this risk by varying its tenant mix, staggering its lease terms and avoiding dependence on a single tenant for a significant portion of the Trust's operating revenues. Management conducts due diligence on new tenants and if deemed necessary credit assessments for certain new tenants. The Trust analyzes its trade receivables on a regular basis and establishes an allowance for expected credit losses that represents its estimate of lifetime expected credit losses to be incurred in respect of its trade receivables. In assessing the adequacy of the allowance for expected credit losses on tenant receivables, management has considered the likelihood of collection of current receivables.

The Trust's assessment of expected credit losses is inherently subjective due to the forward-looking nature of the assessments. As a result, the value of the expected credit loss is subject to a degree of uncertainty and is made on the basis of assumptions.

Balance of sale

The balance of sale consists of a loan receivable due July 11, 2027, bearing interest at 5% annually for the term. The balance of sale as at March 31, 2026 is \$1,000 (December 31, 2025 - \$1,000).

5. Mortgage Loans Payable

Mortgage loans payable are secured by immovable hypothecs on investment properties having a fair value of approximately \$1,196,431 as at March 31, 2026 (December 31, 2025 - \$1,178,560).

	As at March 31, 2026	As at December 31, 2025
	\$	\$
Fixed rate mortgage loans payable	552,301	538,918
Floating rate mortgage loans payable	111,058	105,026
Unamortized financing expenses	(2,548)	(2,494)
Mortgage loans payable	660,811	641,450
Short-term portion	200,196 ⁽¹⁾	214,892
Weighted average interest rate	4.41%	4.36%
Weighted average term to maturity (years)	2.23	2.33
Range of annual rates	3.20% - 6.44%	3.10% - 6.80%

(1) For the nine-month period remaining

As at March 31, 2026, the mortgage loan scheduled repayments are as follows:

	Scheduled repayments	Principal maturity	Total
	\$	\$	\$
2026 ⁽¹⁾	12,284	187,912	200,196
2027	12,515	132,900	145,415
2028	8,400	84,100	92,500
2029	5,310	110,608	115,918
2030	3,318	36,743	40,061
Thereafter	6,001	63,268	69,269
	47,828	615,531	663,359
Unamortized financing expenses and fair value assumption adjustments			(2,548)
			660,811

(1) For the nine-month period remaining

The Trust may enter into floating-for-fixed interest rate swap agreements on floating interest rate mortgages to hedge the variability in cash flows attributed to fluctuating interest rates. The Trust does not apply hedge accounting to such cash flow hedging relationships (see Note 9). The following table presents relevant information on interest rate swap agreements:

Transaction date	Original principal amount	Effective fixed interest rate	Settlement basis	Maturity date	Outstanding amount	
					As at March 31, 2026	As at December 31, 2025
	\$	%			\$	\$
June 2016	13,000	3.46	Quarterly	June 2026	9,375	9,473
November 2017	23,075	3.91	Monthly	December 2027	17,777	17,962
May 2024	16,860	6.44	Monthly	May 2029	16,333	16,410
June 2024	25,400	5.83	Monthly	June 2029	24,592	24,725
August 2024	23,132	3.97	Monthly	November 2027	20,808	21,032
September 2024	11,000	4.59	Monthly	September 2029	10,480	10,570
Total	112,467				99,365	100,172

6. Convertible Debentures

As at March 31, 2026 and 2025, the Trust had the following subordinated, unsecured, convertible debenture outstanding.

Capital	Non-derivative liability component at issuance	Financing expenses at issuance	Interest rates		Unit conversion price	Interest payments	Maturity	
			Coupon	Effective				
			%	%	\$			
Series I	40,250	3,676	2,077	7.25	8.54	4.10	Semi-annual	February 2030
								Series I
								\$
As at March 31, 2026								
Non-derivative liability component upon issuance							36,574	
Accretion of non-derivative liability component							687	
							37,261	
Conversion options exercised by holders							-	
							37,261	
Unamortized financing expenses							(1,677)	
Non-derivative liability component							35,584	
Conversion and redemption options liability component at fair value							2,524	

Series I

On January 23, 2025, the Trust issued Series I unsecured, subordinated, convertible debentures bearing 7.25% interest payable semi-annually and maturing on February 28, 2030, in the amount of \$40,250. The debentures are convertible at the holder's option at any time before February 28, 2030, at a conversion price of \$4.10 per unit.

The Series I debentures will not be redeemable before February 28, 2028, except in the case of a change in control. On or after February 28, 2028 and prior to February 28, 2029, under certain conditions, the debentures may be redeemed by the Trust at a redemption price equal to the principal amount plus accrued and unpaid interest, provided that the volume-weighted average trading price of the Units on the Toronto Stock Exchange for the 20 consecutive trading days ending on the fifth trading day preceding the date on which notice of redemption is given is at least 125% of the Conversion Price.

On or after February 28, 2029, and prior to February 28, 2030, under certain conditions, the debentures will be redeemable by the Trust, in whole or in part at any time and for a redemption price equal to the principal amount thereof plus accrued and unpaid interest. The Trust may, under certain conditions, elect to satisfy its obligation to pay the principal amount of the debentures that are to be redeemed or that have matured by issuing a number of units obtained by dividing the principal amount of the debentures by 95% of the current market price on the date of redemption or maturity.

As of March 31, 2026, no conversion options have been exercised by holders of debentures.

7. Bank Loans

The Trust has access to three credit facilities. The first is a revolving credit facility in the amount of \$50,000 with an accordion option of up to an additional \$10,000. This revolving credit facility bears interest at a rate of 1% above the prime rate or 2.25% above the Term CORRA Rate or Daily Compounded CORRA Rate. At March 31, 2026, \$37,233 was due under the revolving credit facility (December 31, 2025, \$31,856).

The revolving credit facility is secured by an immoveable first rank hypothec on two properties having a fair value of \$39,394 and by negative pledge of a selection of borrowing base properties having a fair value of \$385,718.

The second facility is a revolving line of credit in the amount of \$7,500. This line of credit bears interest at a rate of 1% above the prime rate. At March 31, 2026, no amount was due under this line of credit (December 31, 2025 – \$2,600). The line of credit is secured by an immoveable second rank hypothec on four properties having a fair value of \$90,860.

The third facility is a revolving line of credit, unsecured in the amount of \$2,000. This line of credit bears interest at a rate of 1% above the prime rate. At March 31, 2026, no amount was due under the operating line of credit (December 31, 2025 – \$0).

8. Class B LP Units

	Three-month period ended March 31, 2026		Year ended December 31, 2025	
	Units	\$	Units	\$
Units outstanding, beginning of period	697,265	2,852	697,265	2,343
Fair value adjustment	-	(202)	-	509
Units outstanding, end of period	697,265	2,650	697,265	2,852

The Class B LP Units are exchangeable into Trust units on a one-for-one basis at any time at the option of the holder.

The Class B LP Units are entitled to distribution equal to distribution declared on Trust units, on a one-to-one basis. Distributions on Class B LP Units are recognized in the statement of comprehensive income when declared.

Three-month periods ended March 31,	2026	2025
	\$	\$
Distribution to Class B LP unitholders	52	52
Distribution per Class B LP unit	0.075	0.075

9. Fair Value Measurement

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. They do not include the fair value of cash and cash equivalents, receivables, trade and other payables and distribution payable to unitholders, which approximated their carrying amount as at March 31, 2026, because of their short-term maturity or because they bear interest at current market rates.

As at March 31, 2026	Carrying amount	Fair value		
		Level 1	Level 2	Level 3
	\$	\$	\$	\$
Measured at fair value				
Conversion and redemption options of convertible debentures (note 6)	2,524	-	-	2,524
Interest rate swap liability	446	-	446	-
Class B LP Units (note 8)	2,650	2,650	-	-
For which fair values are disclosed				
Mortgage loans payable (note 5)	663,359	-	656,215	-
Convertible debentures, including their conversion and redemption features (note 6)	38,108	42,705	-	-
Bank loans (note 7)	37,233	-	37,233	-

The fair value of mortgage loans payable was calculated by discounting cash flows from future payments of principal and interest using the period end market rates for various loans with similar risk and credit profiles. The period end market rates have been estimated by reference to published mortgage rates by major financial institutions for similar maturities.

The carrying amount of the bank loans approximates their fair value due to their short-term maturity.

The fair value of convertible debentures, including their conversion and redemption features, was determined with reference to the last quoted trading price preceding the period end.

The fair value of the Class B LP Units is determined with reference to the market price of the Trust units as at period end.

The fair values of derivative financial instruments, which comprise the conversion and redemption options of convertible debentures and interest rate swaps, are based respectively on the partial differential equation method and the discounted future cash flows method. The assumptions used in the partial differential equation method are estimated by reference to the market price of the Trust units and its volatility and take into account the credit risk of the financial instrument. The assumptions used in the discounted future cash flows method are estimated by reference to the Canadian Overnight Repo Rate Average ("CORRA") forward rates.

Such fair value estimates are not necessarily indicative of the amounts the Trust might pay or receive in actual market transactions. Potential transaction costs have also not been considered in estimating fair value.

The following table provides a reconciliation of Level 3 fair value measurements on the consolidated statements of financial position:

Conversion and redemption options of convertible debentures (Assets) / Liabilities	
	\$
Three-months period ended March 31, 2026	
Balance beginning of period	3,377
Change for the period recognized in profit or loss under net adjustment to fair value of derivative financial instruments	(853)
Balance end of period	2,524

The following table provides a sensitivity analysis for the volatility applied in fair value measurement of the conversion and redemption options of convertible debentures at March 31, 2026:

	Conversion and redemption options of convertible debentures	Volatility
	\$	%
Volatility sensitivity		
Increase (decrease)		
(0.50)%	2,395	17.42
March 31, 2026	2,524	17.92
0.50%	2,653	18.42

As shown in the sensitivity analysis above, the fair value of the conversion and redemption options of convertible debentures is impacted by a change in the volatility used in the valuation model. Generally, an increase in the volatility, other things being equal, will result in an increase in fair value of the conversion and redemption options of convertible debentures and vice-versa.

10. Unit-based Compensation

(a) Deferred unit compensation plan for trustees and certain executive officers

The Trust offers a deferred unit compensation plan for its trustees and certain executive officers. Under this plan, the trustees and certain executive officers may elect to receive as compensation either cash, deferred units, or a combination of both.

The following table presents relevant information on changes in the number of deferred units:

For the three-month period ended March 31,	2026	2025
	Deferred units	Deferred units
Outstanding, beginning of period	290,806	213,792
Trustees' compensation	13,830	15,324
Distributions paid in units	5,441	4,835
Outstanding, end of period	310,077	233,951

As at March 31, 2026, the liability related to the plan was \$1,177 (December 31, 2025 - \$1,190). The related figures recorded in the statement of comprehensive income amounted to a revenue of \$12 for the three-month period ended March 31, 2026 (for the three-month period ended March 31, 2025 - expense of \$79).

(b) Employee unit purchase plan

The Trust offers an optional employee unit purchase plan to all its employees. 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. For each two units purchased by an employee, the Trust issues one unit from treasury.

As at March 31, 2026, the liability related to the plan was \$0 (December 31, 2025 - \$123). The related expense recorded in the statement of comprehensive income amounted to \$9 for the three-month period ended March 31, 2026 (for the three-month period ended March 31, 2025 - expense of \$14). The 31,544 units related to 2025 purchases were issued in March 2026 (29,710 units related to 2024 purchases).

(c) Restricted unit compensation plan

The Trust offers a restricted unit compensation plan for all executive officers and key employees. Under this plan, the executive officers and key employees are eligible to receive restricted units.

The following table presents relevant information on changes in the restricted units:

Three-month period ended March 31,	2026	2025
	Restricted units	Restricted units
Outstanding, beginning of period	504,037	301,249
Cancelled	-	(8,181)
Outstanding, end of period	504,037	293,068

As at March 31, 2026, the liability related to the plan was \$1,432 (December 31, 2025 - \$1,289). The related expense recorded in the statement of comprehensive income amounted to \$143 for the three-month period ended March 31, 2026 (for the three-month period ended March 31, 2025 - expense of \$102).

(d) Cash settled share-based retirement compensation plan

As at March 31, 2026, the long-term obligation related to the plan was \$812 (December 31, 2025 - \$842). The related revenue recorded in the statement of comprehensive income amounted to \$30 for the three-month period ended March 31, 2026 (for the three-month period ended March 31, 2025 - income of \$2).

11. Trust Units Issued and Outstanding

BTB is authorized to issue an unlimited number of trust units. Each trust unit represents a single vote at any meeting of unitholders and entitles the unitholder to receive a pro rata share of all distributions. The unitholders have the right to require BTB to redeem their trust units on demand. Upon receipt of the redemption notice, all rights to and under the trust units tendered for redemption are surrendered and the holder thereof is entitled to receive a price per trust unit ("Redemption Price"), as determined by a market formula. The Redemption Price is to be paid in accordance with the conditions provided for in the Declaration of Trust. BTB trust units are considered liability instruments under IFRS because the trust units are redeemable at the option of the holder, however, they are presented as equity in accordance with IAS 32.

Trust units issued and outstanding are as follows:

Three-month period ended March 31,	2026	
	Units	\$
Trust units outstanding, beginning of period	88,268,679	405,709
Issue pursuant to the employee unit purchase plan (note 10 (b))	31,544	133
Trust units outstanding, end of period	88,300,223	405,842

(a) Distribution reinvestment plan

BTB offers a distribution reinvestment plan for its trust unitholders. Participation in the plan is optional and under the terms of the plan, the unitholders can elect to have the cash distributions reinvested in additional trust units. The trust units are issued from BTB's treasury at a price based on the volume-weighted average of the trading prices on the Toronto Stock Exchange for the last five trading days before the distribution date, less a 3% discount. The distribution reinvestment plan was suspended on February 24, 2025.

(b) Distributions

Three-month periods ended March 31,	2026	2025
	\$	\$
Distribution to unitholders	6,622	6,614
Distribution per Trust unit	0.075	0.075

(c) Normal course issuer bid ("NCIB")

As of March 31, 2026, no units have been repurchased for cancellation.

12. Rental Revenues

Three-month periods ended March 31,	2026	2025
	\$	\$
Base rent and other lease generated revenues	19,418	20,183
Lease cancellation fees	-	981
Property tax and insurance recoveries	6,545	6,795
	25,963	27,959
Operating expenses recoveries and other revenues	6,391	6,868
Lease incentive amortization	(849)	(797)
Straight-line lease adjustment	454	381
	31,959	34,411

13. Net Financial Expenses

Three-month periods ended March 31,	2026	2025
	\$	\$
Interest on mortgage loans payable	7,194	7,301
Interest on convertible debentures	727	754
Interest on bank loans	486	475
Interest on lease liabilities	112	108
Other interest expense	6	18
Accretion of non-derivative liability component of convertible debentures	153	438
Accretion of effective interest on mortgage loans payable and convertible debentures	431	580
Distributions - Class B LP Units	52	52
Fair value adjustment - Class B LP Units	(202)	28
Net adjustment to fair value of derivative financial instruments	(1,177)	868
	7,782	10,622

14. Expenses by Nature

Three-month periods ended March 31,	2026	2025
	\$	\$
Depreciation	19	18
Employee compensation and benefits expense	2,823	2,740

15. Earnings per Unit

BTB's trust units being puttable financial instruments presented as equity in accordance with IAS 32, the Trust is not required to report a profit or loss per trust unit figure on its consolidated statements of comprehensive income. However, for disclosure purposes only, the Trust has determined basic earnings per unit using the same basis that would apply in accordance with IAS 33, *Earnings per Share*.

Net earnings per unit are calculated based on the weighted average number of trust units outstanding as follows:

Three-month periods ended March 31,	2026	2025
	\$	\$
Net income	8,361	7,608
Weighted average number of trust units outstanding – basic ⁽¹⁾	88,981,716	88,823,890
Earnings per unit – basic	0.09	0.09

(1) Class B LP Units included

16. Liquidity Risk Management

Liquidity risk is the risk that the Trust will not be able to meet its financial obligations as they come due. Liquidity risk is managed by:

- maximizing cash flows from operations;
- adopting an investment property acquisition and improvement program that takes into account available liquidity;
- using credit facilities;
- staggering mortgage loan maturities;
- maximizing the value of investment properties, thus increasing mortgage financing on renewal of loans; and
- issuing debt securities or BTB's units on the financial markets.

Management believes that the Trust will be able to obtain the financing required to make the payments coming due in the next year. However, there is a risk that changes affecting market conditions and access to financing may invalidate this assumption.

Some mortgage loans include subjective and restrictive covenant clauses under which the Trust must comply with financial conditions and ratios. As at March 31, 2026, the Trust was in compliance with all the covenants to which it was subject.

17. Operating Segments

For investment properties, discrete financial information is provided to the Chief Executive Officer and Chief Financial Officer on an aggregated investment property basis. The information provided is net rentals (including gross rent and property expenses) and fair value of investment properties. The individual investment properties are aggregated into segments with similar economic characteristics. The Chief Executive Officer and Chief Financial Officer consider that this is best achieved by aggregating into necessity-based retail, suburban office and industrial.

Consequently, the Trust is considered to have three operating segments, as follows:

- Industrial
- Suburban office
- Necessity-based retail

	Industrial	Suburban office	Necessity-based retail	Total
	\$	\$	\$	\$
Three-month period ended March 31, 2026				
Investment properties	473,992	503,496	262,361	1,239,849
Rental revenue from properties	8,197	15,599	8,163	31,959
Net operating income	5,483	7,538	4,757	17,778
Three-month period ended March 31, 2025				
Investment properties	453,174	513,871	268,415	1,235,460
Rental revenue from properties	8,392	18,011	8,008	34,411
Net operating income	5,870	9,350	4,601	19,821

18. Commitments and Contingencies

Litigation

The Trust is involved in litigation and claims which arise from time to time in the normal course of business. These litigation and claims are generally covered by insurance. In the opinion of management, any liability that may arise from such contingencies will not have a significant adverse effect on the Trust's consolidated financial statements.

19. Subsequent Events

On April 30, 2026, the Trust acquired the remaining 50% interest in Huntington/BTB Montclair in Gatineau, Quebec, for \$7,000, excluding transaction costs, resulting in the Trust holding a 100% interest in the property.

