



BTB Continues Portfolio Repositioning with its Second Industrial Acquisition of 2026 in Acheson, Alberta

Ongoing Portfolio Strategy

Montréal, Quebec, October 14, 2026 - BTB Real Estate Investment Trust (TSX: BTB.UN) ("BTB" or the "REIT") announces the acquisition of a single-tenant industrial property in Acheson, Alberta, for **\$18.75 million**, excluding transaction costs and adjustments. This transaction reflects BTB's ongoing focus on growing its industrial portfolio.

Industrial Acquisition – Acheson, Alberta



**Photo enhanced using artificial intelligence (lighting, colours and angle).*

This marks BTB's second industrial acquisition of 2026. Together, the two acquisitions demonstrate continued execution of BTB's industrial investment strategy.

Located at 27057 100 Avenue in Acheson, in the western Edmonton metropolitan area, the property was built in 2019 and expanded in 2022 and comprises 52,197 square feet of leasable area. The property is leased to North American Construction Group, an established heavy civil construction contractor serving the mining, resource and

infrastructure markets. The acquisition adds a modern industrial property to BTB's portfolio and further strengthens its presence in the Alberta market.

Combined, BTB's two industrial acquisitions in 2026 represent a total investment of \$50.25 million, adding approximately 195,000 square feet of gross leasable area and generating approximately \$3.7 million in annualized net operating income (NOI).

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 major Canadian markets. As of today, BTB owns and self-manages a portfolio of **73 properties**, including industrial (38% of the portfolio), necessity-based retail (22.3% of the portfolio) and suburban office assets (39.7% of the portfolio), 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

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