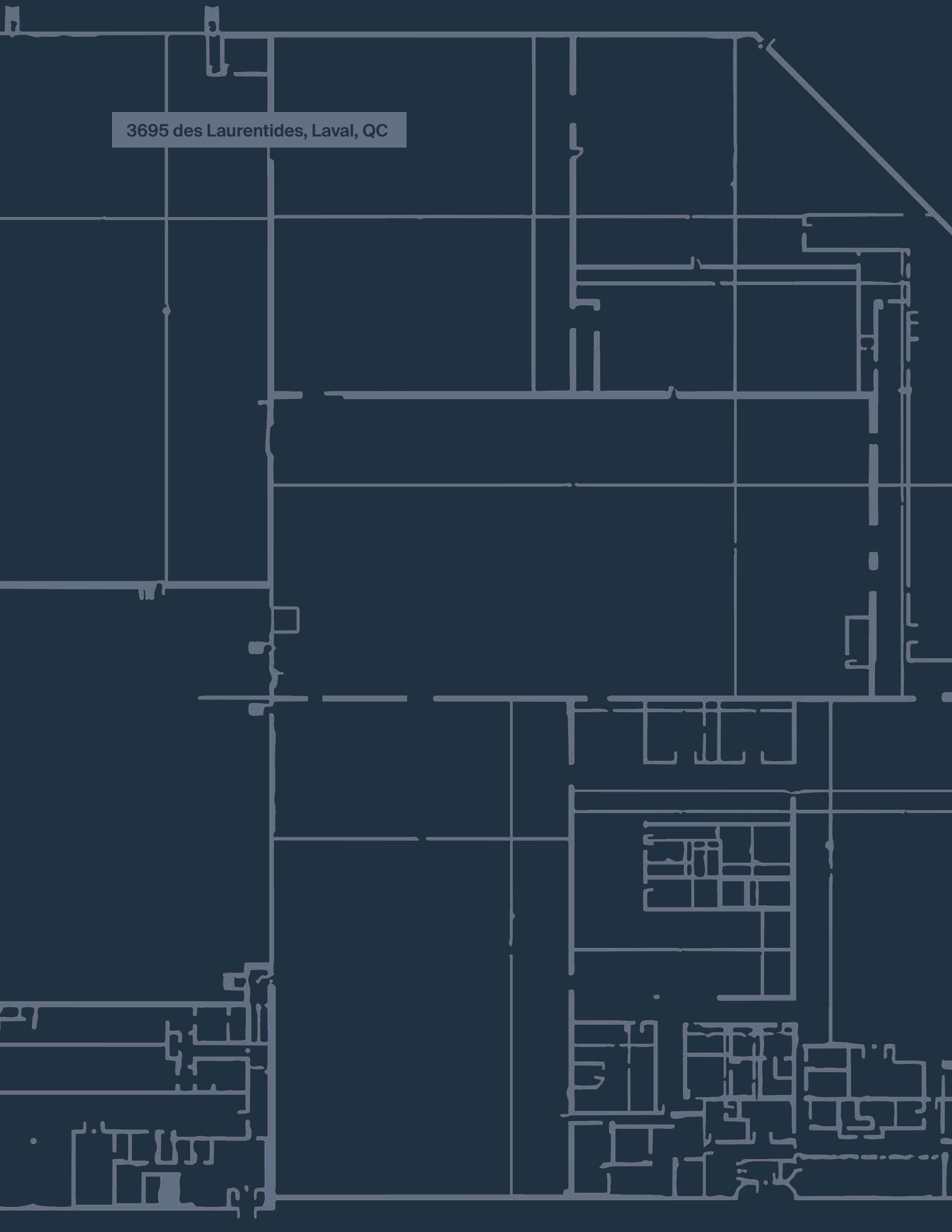
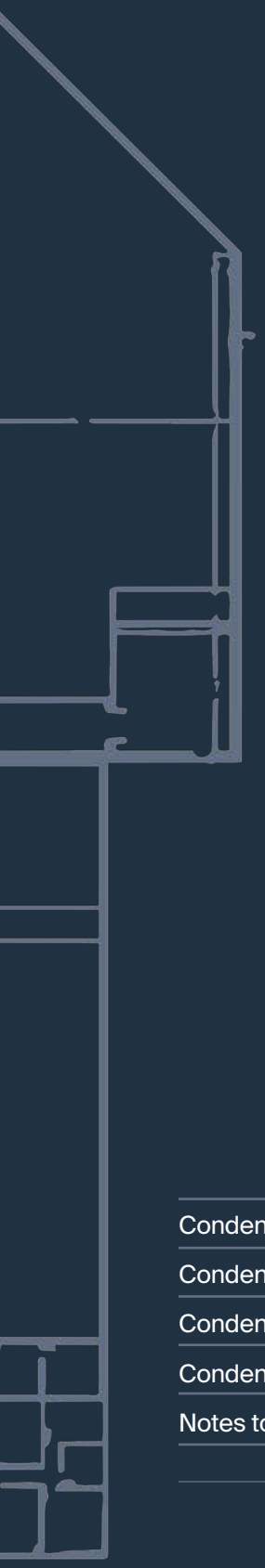
Q3 2026 Condensed Consolidated Interim Financial Statements

Positioned for Strategic Growth


3695 des Laurentides, Laval, QC

Condensed Consolidated Interim Financial Statements

Three-month and nine-month periods ended September 30, 2026



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Condensed Consolidated Interim Statements of Financial Position

(Unaudited - in thousands of CAD dollars)

	Notes	As at September 30, 2026	As at December 31, 2025
		$	$
Assets			
Investment properties	3	1,236,808	1,217,957
Property and equipment		196	236
Prepaid expenses and deposits		10,716	3,451
Finance lease receivable		10,335	10,371
Receivables	4	8,474	5,481
Balance of sale	4	1,000	1,000
Cash and cash equivalents		1,414	5,432
Total assets		**1,268,943**	**1,243,928**
Liabilities and unitholders' equity			
Mortgage loans payable	5	646,345	641,450
Convertible debentures	6	36,100	35,341
Bank loans	7	44,437	34,456
Lease liabilities		8,895	8,929
Class B LP Units	8	538	2,852
Unit-based compensation	10	3,301	3,444
Derivative financial instruments	9	184	4,148
Trade and other payables		25,139	20,127
Distribution payable to unitholders		2,225	2,207
Total liabilities		**767,164**	**752,954**
Unitholders' equity		**501,779**	**490,974**
		1,268,943	**1,243,928**

See accompanying notes to condensed consolidated interim financial statements.

Approved by the Board on November 10, 2026.

Michel Léonard, Trustee

Luc Martin, Trustee

Condensed Consolidated Interim Statements of Comprehensive Income

(Unaudited - in thousands of CAD dollars)

		For the three-month periods ended September 30,		For the nine-month periods ended September 30,	
	Notes	**2026**	**2025**	**2026**	**2025**
		$	$	$	$
Operating revenues					
Rental revenue	12	31,498	32,876	95,331	97,800
Operating expenses					
Public utilities and other operating expenses		6,031	5,887	18,951	19,510
Property taxes and insurance		7,605	7,123	21,816	21,474
		13,636	13,010	40,767	40,984
Net operating income		**17,862**	**19,866**	**54,564**	**56,816**
Financial income		237	338	765	1,113
Expenses					
Financial expenses		9,330	9,079	27,571	27,843
Distributions - Class B LP Units	8	38	52	143	156
Fair value adjustment – Class B LP Units	8	(154)	70	(307)	265
Net adjustment to fair value of derivative financial instruments		(1,437)	140	(3,963)	832
Net financial expenses	13	7,777	9,341	23,444	29,096
Administration expenses		2,097	2,614	6,314	7,216
Net change in fair value of investment properties and disposition expenses	3	(2,522)	(1,252)	(2,306)	(1,686)
Net income and comprehensive income for the period		**10,747**	**9,501**	**27,877**	**23,303**

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	2,832	-	-	2,832
Distribution to unitholders	11	-	(19,904)	-	(19,904)
		408,541	(300,697)	366,058	473,902
Comprehensive income		-	-	27,877	27,877
Balance as at September 30, 2026		**408,541**	**(300,697)**	**393,935**	**501,779**
Balance as at January 1, 2025		**404,914**	**(254,319)**	**343,687**	**494,282**
Issuance of units, net of issuance expenses	11	795	-	-	795
Distribution to unitholders	11	-	(19,854)	-	(19,854)
		405,709	(274,173)	343,687	475,223
Comprehensive income		-	-	23,303	23,303
Balance as at September 30, 2025		**405,709**	**(274,173)**	**366,990**	**498,526**

See accompanying notes to condensed consolidated interim financial statements.

Condensed Consolidated Interim Statements of Cash Flows

(Unaudited - in thousands of CAD dollars)

		For the three-month periods ended September 30,		For the nine-month periods ended September 30,	
	Notes	2026	2025	2026	2025
		$	$	$	$
Operating activities					
Net income for the period		10,747	9,501	27,877	23,303
Adjusted for:					
Net change in fair value of investment properties and disposition expenses	3	(2,522)	(1,252)	(2,306)	(1,686)
Depreciation of property and equipment	14	14	37	49	72
Unit-based compensation	10	232	351	624	905
Straight-line lease adjustment	12	148	(592)	(322)	527
Lease incentive amortization	12	847	854	2,556	2,487
Financial income		(237)	(338)	(765)	(1,113)
Net financial expenses	13	7,777	9,341	23,444	29,096
		17,006	17,902	51,157	53,591
Adjustment for changes in other working capital items		(1,217)	(1,519)	(5,039)	(3,058)
Net cash from operating activities		**15,789**	**16,383**	**46,118**	**50,533**
Investing activities					
Acquisitions of investment properties, net of mortgage loans assumed	3	(211)	-	(34,105)	-
Additions to investment properties and others	3	(3,412)	(3,046)	(10,791)	(8,597)
Construction on investment property	3	-	-	-	(101)
Net proceeds from dispositions of investment properties and transaction costs	3	9,133	9,483	10,870	12,477
Acquisition of property and equipment		-	(147)	-	(147)
Net cash from (used in) investing activities		**5,510**	**6,290**	**(34,026)**	**3,632**
Financing activities					
Mortgage loans, net of financing expenses		(67)	(91)	43,582	27,908
Repayment of mortgage loans		(4,870)	(10,691)	(24,409)	(42,605)
Bank loans		(364)	3,152	9,856	(10,277)
Lease liability payments		(11)	(16)	(34)	(36)
Net proceeds from convertible debentures		-	-	-	38,172
Repayment of convertible debenture	6	-	-	-	(19,917)
Net distribution to unitholders	11	(6,634)	(6,620)	(19,890)	(19,274)
Net distribution – Class B LP units	8	(53)	(52)	(158)	(156)
Interest paid		(8,487)	(8,510)	(25,057)	(24,929)
Net cash (used in) financing activities		**(20,486)**	**(22,828)**	**(16,110)**	**(51,114)**
Net change in cash and cash equivalents		**813**	**(155)**	**(4,018)**	**3,051**
Cash and cash equivalents, beginning of period		**601**	**5,677**	**5,432**	**2,471**
Cash and cash equivalents, end of period		**1,414**	**5,522**	**1,414**	**5,522**

See accompanying notes to condensed consolidated interim financial statements.

Notes to Condensed Consolidated Interim Financial Statements

For the nine-months ended September 30, 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 and nine-month periods ended September 30, 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 November 10, 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

	Nine-month period ended September 30,	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))	38,909	-
Dispositions of investment properties (note 3(b))	(31,700)	(19,715)
Construction on investment property	-	101
Capital expenditures	4,332	4,867
Capitalized leasing fees	1,801	2,345
Capitalized lease incentives	4,658	4,882
Lease incentives amortization	(2,556)	(3,339)
Straight-line lease adjustment	322	(111)
Net changes in fair value of investment properties	3,085	(4,650)
Balance end of period	**1,236,808**	**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 September 30, 2026, independent external appraisals were obtained for investment properties having a total fair value of $390,570 equivalent to 32% of the fair value of the investment properties. Year-to-date, a gain of $3,085 of net changes in fair value has been recorded, reflecting an increase in leasing costs and CAPEX across the 3 asset classes as well as the updated cash flows assumptions. For the remainder of the year, the Trust will continue to assess the changing market and property conditions.

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 September 30, 2026			
Capitalization rate	5.50% - 7.50%	6.00% - 8.50%	6.00% - 7.00%
Terminal capitalization rate	6.00% - 8.00%	6.25% - 8.75%	6.25% - 7.25%
Discount rate	6.50% - 8.50%	6.75% - 9.25%	6.75% - 7.75%
Weighted average capitalization rate	6.34%	7.18%	6.52%
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 September 30, 2026, which is representative of the sensitivity to changes in the discount rate and terminal capitalization rate as at September 30, 2026.

Capitalization rate sensitivity Increase (decrease)	Fair Value	Change in fair value
	$	$
(0.50) %	1,337,546	100,738
(0.25) %	1,285,188	48,380
Base rate	1,236,808	-
0.25 %	1,191,967	(44,841)
0.50 %	1,150,288	(86,520)

(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 and nine-month periods ended September 30, 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
April 2026	Office	Gatineau, QC	50	7,247	4,804	2,443
Total				**38,909**	**4,804**	**34,105**

(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	Retail	Québec, QC	11,700	-	(9,651)	(312)	1,737
August 2026	Office	Trois-Rivières, QC	20,000	-	(10,400)	(467)	9,133
Total			**31,700**	**-**	**(20,051)**	**(779)**	**10,870**

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

	Three-month periods ended September 30,		Nine-month periods ended September 30,	
	2026	**2025**	**2026**	**2025**
	$	$	$	$
Net changes in fair value of investment properties (loss)/gain	3,085	1,269	3,085	1,969
Disposition expenses	(563)	(17)	(779)	(283)
	2,522	**1,252**	**2,306**	**1,686**

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

The following table summarizes the changes in fair value of investment properties by segment for the three-month and nine-month periods ended September 30, 2026, and September 30, 2025.

Periods ended September 30 (in thousands of dollars)	Quarter		Cumulative (9 months)	
	2026	**2025**	**2026**	**2025**
	$	**$**	**$**	**$**
Industrial	(1,758)	(3,842)	(1,758)	(3,142)
Suburban office	(16,313)	(2,650)	(16,313)	(2,650)
Necessity-based retail	21,156	7,761	21,156	7,761
Total change in fair value	**3,085**	**1,269**	**3,085**	**1,969**

4. Receivables

	As at September 30,	As at December 31,
	2026	**2025**
	$	$
Rents receivable	6,312	4,699
Allowance for expected credit losses	(1,249)	(1,683)
Net rents receivable	5,063	3,016
Unbilled recoveries	1,501	1,863
Other receivables	1,910	602
Total	**8,474**	**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 September 30, 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 $1,193,650 as at September 30, 2026 (December 31, 2025 – $1,178,560).

	As at September 30,	As at December 31,
	2026	**2025**
	$	$
Fixed rate mortgage loans payable	537,106	538,918
Floating rate mortgage loans payable	111,286	105,026
Unamortized financing expenses	(2,047)	(2,494)
Mortgage loans payable	**646,345**	**641,450**
Short-term portion [1]	91,385	214,892
Weighted average interest rate	4.47%	4.36%
Weighted average term to maturity (years)	2.25	2.33
Range of annual rates	3.20% - 6.37%	3.10% - 6.80%

(1) For the three-month period remaining

As at September 30, 2026, the mortgage loan scheduled repayments are as follows:

	Scheduled repayments	**Principal maturity**	**Total**
	$	$	$
2026 [1]	4,450	86,935	91,385
2027	14,341	156,347	170,688
2028	10,229	84,100	94,329
2029	6,853	133,505	140,358
2030	4,899	36,743	41,642
Thereafter	6,762	103,228	109,990
	47,534	**600,858**	**648,392**
Unamortized financing expenses and fair value assumption adjustments			(2,047)
			646,345

1) For the three-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 September 30, **2026**	As at December 31, **2025**
	$	%			$	$
November 2017	23,075	3.96	Monthly	December 2027	17,401	17,962
May 2024	16,860	5.99	Monthly	April 2031	16,169	16,410
August 2024	23,132	4.02	Monthly	November 2027	20,387	21,032
Total	**63,067**				**53,957**	**55,404**

6. Convertible Debentures

As at September 30, 2026 and 2025, the Trust had the following subordinated, unsecured, convertible debenture outstanding.

				Interest rates				
	Capital	Non-derivative liability component at issuance	Financing expenses at issuance	Coupon	Effective	Unit conversion price	Interest payments	Maturity
				%	%	$		
Series I	40,250	3,676	2,077	7.25	8.54	4.10	Semi-annual	February 2030

	Series I
	$
As at September 30, 2026	
Non-derivative liability component upon issuance	36,574
Accretion of non-derivative liability component	1,018
	37,592
Conversion options exercised by holders	-
	37,592
Unamortized financing expenses	(1,492)
Non-derivative liability component	**36,100**
Conversion and redemption options liability component at fair value	**821**

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 September 30, 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 September 30, 2026, $40,037 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 $39,159, by an immoveable second rank hypothec on two properties having a fair value of $60,666 and by a negative pledge of a selection of borrowing base properties having a fair value of $375,190.

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 September 30, 2026, $4,400 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 $71,546.

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 September 30, 2026, no amount was due under the operating line of credit (December 31, 2025 – $0).

8. Class B LP Units

	Nine-month period ended September 30,		Year ended December 31,	
	2026			**2025**
	Units	$	Units	$
Units outstanding, beginning of period	697,265	2,852	697,265	2,343
Exchange into Trust units	(550,000)	(2,007)	-	-
Fair value adjustment	-	(307)	-	509
Units outstanding, end of period	**147,265**	**538**	**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. On September 30, 2026, the holders of the Class B LP units converted 550,000 units into units of the Trust.

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 September 30,		Nine-month periods ended September 30,	
	2026	2025	2026	2025
	$	$	$	$
Distribution to Class B LP unitholders	38	52	143	156
Distribution per Class B LP unit	0.075	0.075	0.225	0.225

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 amounts as at September 30, 2026, because of their short-term maturity or because they bear interest at current market rates.

As at September 30, 2026	Carrying amount	Fair value		
		Level 1	Level 2	Level 3
	$	$	$	$
Measured at fair value				
Conversion and redemption options of convertible debentures (note 6)	821	-	-	821
Interest rate swap asset	(637)	-	(637)	-
Class B LP Units (note 8)	538	538	-	-
For which fair values are disclosed				
Mortgage loans payable (note 5)	648,392	-	637,587	-
Convertible debentures, including their conversion and redemption features (note 6)	36,921	42,363	-	-
Bank loans (note 7)	44,437	-	44,437	-

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 provide a reconciliation of Level 3 fair value measurements on the consolidated statements of financial position:

	Conversion and redemption options of convertible debentures (Assets) / Liabilities
	$
Nine-months period ended September 30, 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	(2,556)
Balance end of period	**821**

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 September 30, 2026:

	Conversion and redemption options of convertible debentures	Volatility
	$	%
Volatility sensitivity		
Increase (decrease)		
(0.50)%	734	15.03
September 30, 2026	821	15.53
0.50%	909	16.03

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 nine-month periods ended September 30,	2026	2025
	Deferred units	Deferred units
Outstanding, beginning of period	290,806	213,792
Trustees' compensation	55,525	43,740
Distributions paid in units	17,913	15,190
Outstanding, end of period	**364,244**	**272,722**

As at September 30, 2026, the liability related to the plan was $1,333 (December 31, 2025 - $1,190). The related figures recorded in the statement of comprehensive income amounted to an expense of $52 and $143 for the three and nine-month periods ended September 30, 2026 (for the three and nine-month periods ended September 30, 2025 – expense of $100 and $300).

(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 September 30, 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 $0 and $9 for the three and nine-month periods ended September 30, 2026 (for the three and nine-month periods ended September 30, 2025 - expense of $0 and $21). The 32,130 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:

Nine-month periods ended September 30,	**2026**	**2025**
	Restricted units	Restricted units
Outstanding, beginning of period	504,037	301,249
Granted	266,693	257,284
Cancelled	(47,363)	(17,177)
Settled	(156,004)	(38,890)
Outstanding, end of period	**567,363**	**502,466**

As at September 30, 2026, the liability related to the plan was $1,188 (December 31, 2025 - $1,289). The related expense recorded in the statement of comprehensive income amounted to $211 and $534 for the three and nine-month periods ended September 30, 2026 (for the three and nine-month periods ended September 30, 2025 – expense of $224 and $509).

(d) Cash settled share-based retirement compensation plan

As at September 30, 2026, the long-term obligation related to the plan was $780 (December 31, 2025 - $842). The related income recorded in the statement of comprehensive income amounted to $31 and $62 for the three and nine-month periods ended September 30, 2026 (for the three and nine-month periods ended September 30, 2025 – expense of $26 and $75).

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:

Nine-month period ended September 30,		2026
	Units	$
Trust units outstanding, beginning of period	88,268,679	405,709
Issue pursuant to the employee unit purchase plan (note 10 (b))	32,130	133
Issue pursuant to the restricted unit compensation plan (note 10 (c))	156,004	591
Class B LP units exchanged into Trust units	550,000	2,108
Trust units outstanding, end of period	**89,006,813**	**408,541**

(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 September 30,		Nine-month periods ended September 30,	
	2026	**2025**	**2026**	**2025**
	$	$	$	$
Distribution to unitholders	6,648	6,620	19,904	19,854
Distribution per Trust unit	0.075	0.075	0.225	0.225

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

The term of the NCIB expired on March 5, 2026. As of September 30, 2026, no units have been repurchased for cancellation.

(d) At-the-market equity program ("ATM program")

On May 14, 2026, the Trust filed a prospectus supplement to its short form base shelf prospectus dated December 19, 2025, to establish an at-the-market equity program (the "ATM Program"), which was approved by the Toronto Stock Exchange ("TSX") on the same date. The ATM program permits the Trust to issue and sell, from time to time and at the Trust's discretion, up to $30,000 of trust units from treasury to the public. The ATM Program will be effective until the earlier of: (i) the issuance and sale of an aggregate of $30,000 of trust units, which is the limit of the ATM Program; (ii) the receipt for the Base Shelf Prospectus ceasing to be effective in accordance with applicable securities laws which, per the Trust's short form base shelf prospectus would be on January 19, 2027; and (iii) the termination of the Equity Distribution Agreement dated May 14, 2026 in accordance with its terms. As of September 30, 2026, no units have been issued.

12. Rental Revenues

	Three-month periods ended September 30,		Nine-month periods ended September 30,	
	2026	**2025**	**2026**	**2025**
	$	$	$	$
Base rent and other lease generated revenues	19,631	19,166	59,191	59,361
Lease cancellation fees	37	80	39	1,061
Property tax and insurance recoveries	6,633	6,729	19,703	20,359
	26,301	25,975	78,933	80,781
Operating expenses recoveries and other revenues	6,192	7,163	18,632	20,033
Lease incentive amortization	(847)	(854)	(2,556)	(2,487)
Straight-line lease adjustment	(148)	592	322	(527)
	31,498	**32,876**	**95,331**	**97,800**

13. Net Financial Expenses

	Three-month periods ended September 30,		Nine-month periods ended September 30,	
	2026	**2025**	**2026**	**2025**
	$	$	$	$
Interest on mortgage loans payable	7,326	7,166	21,629	21,756
Interest on convertible debentures	730	727	2,186	2,209
Interest on bank loans	532	517	1,534	1,431
Interest on lease liabilities	111	126	334	343
Other interest expense	24	14	40	45
Accretion of non-derivative liability component of convertible debentures	165	146	485	729
Accretion of effective interest on mortgage loans payable and convertible debentures	442	383	1,363	1,330
Distributions - Class B LP Units	38	52	143	156
Fair value adjustment – Class B LP Units	(154)	70	(307)	265
Net adjustment to fair value of derivative financial instruments	(1,437)	140	(3,963)	832
	7,777	**9,341**	**23,444**	**29,096**

14. Expenses by Nature

	Three-month periods ended September 30,		Nine-month periods ended September 30,	
	2026	**2025**	**2026**	**2025**
	$	$	$	$
Depreciation	14	37	49	72
Employee compensation and benefits expense	2,868	2,721	8,499	8,115

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 September 30,		Nine-month periods ended September 30,	
	2026	**2025**	**2026**	**2025**
	$	$	$	$
Net income	10,747	9,501	27,877	23,303
Weighted average number of trust units outstanding – basic [1]	89,154,078	88,965,944	89,098,254	88,843,659
Earnings per unit – basic	**0.12**	**0.11**	**0.31**	**0.26**

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 September 30, 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 September 30, 2026				
Investment properties	472,652	479,996	284,160	**1,236,808**
Rental revenue from properties	8,312	15,271	7,915	**31,498**
Net operating income	5,409	7,789	4,664	**17,862**
Three-month period ended September 30, 2025				
Investment properties	444,767	502,208	277,655	**1,224,630**
Rental revenue from properties	8,975	15,737	8,164	**32,876**
Net operating income	6,505	8,357	5,004	**19,866**

	Industrial	Suburban office	Necessity-based retail	Total
	$	$	$	**$**
Nine-month period ended September 30, 2026				
Rental revenue from properties	25,114	46,311	23,906	**95,331**
Net operating income	16,813	23,474	14,277	**54,564**
Nine-month period ended September 30, 2025				
Rental revenue from properties	23,518	50,035	24,247	**97,800**
Net operating income	16,034	26,416	14,366	**56,816**

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 October 14, 2026, the Trust acquired a fully leased industrial property located in Acheson, Alberta for $18,750, excluding transaction fees and adjustments. As part of the transaction the Trust assumed a mortgage loan of $11,740.

On November 2, 2026, the Trust completed the sale of a suburban office property located in Longueuil, Quebec, for $8,000, excluding transaction fees and adjustments. To conclude the transaction, the Trust granted to the purchaser a balance of sale of $1,000, maturing on June 1, 2029, bearing interest at 0% annually for the term.

