

MORGUARD REAL ESTATE INVESTMENT TRUST
CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

SEPTEMBER 30, 2026

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BALANCE SHEETS

In thousands of Canadian dollars

As at	Note	September 30, 2026	December 31, 2025
ASSETS			
Non-current assets			
Real estate properties	3	**$2,155,065**	$2,138,207
Right-of-use asset		**155**	209
Equity-accounted investment	4	**4,214**	3,423
		2,159,434	2,141,839
Current assets			
Amounts receivable	5	**6,354**	9,988
Prepaid expenses and other		**9,700**	4,077
Cash		**8,883**	7,085
		24,937	21,150
Total assets		**$2,184,371**	$2,162,989
LIABILITIES AND UNITHOLDERS' EQUITY			
Non-current liabilities			
Mortgages payable	7	**$579,436**	$679,106
Lease liabilities	9	**16,117**	16,254
Derivative liability	7	**237**	2,005
Accounts payable and accrued liabilities		**6,422**	5,843
		602,212	703,208
Current liabilities			
Mortgages payable	7	**332,175**	245,888
Convertible debentures	8	**158,374**	156,470
Lease liabilities	9	**181**	172
Accounts payable and accrued liabilities		**50,514**	54,557
Morguard loan payable	14(b)	**95,000**	50,000
Bank indebtedness	10	**60,581**	87,973
		696,825	595,060
Total liabilities		**1,299,037**	1,298,268
Unitholders' equity		**885,334**	864,721
		$2,184,371	$2,162,989
Commitments and contingencies	17		

See accompanying notes to the condensed consolidated financial statements.

On Behalf Of The Trustees:

(Signed) "K. Rai Sahi" — **K. Rai Sahi,** **Trustee**

(Signed) "Bart S. Munn" — **Bart S. Munn,** **Lead Trustee**

STATEMENTS OF INCOME/(LOSS) AND COMPREHENSIVE INCOME/(LOSS)

In thousands of Canadian dollars, except per unit amounts

		Three months ended		Nine months ended	
		September 30,	September 30,	**September 30,**	September 30,
	Note	**2026**	2025	**2026**	2025
Revenue from real estate properties	11	**$60,374**	$57,688	**$179,054**	$176,336
Property operating costs					
Property operating expenses	12(a)	**(18,444)**	(18,247)	**(56,019)**	(56,166)
Property taxes		**(12,502)**	(6,199)	**(36,819)**	(31,516)
Property management fees		**(2,096)**	(1,979)	**(6,224)**	(6,030)
Net operating income		**27,332**	31,263	**79,992**	82,624
Interest expense	13	**(15,896)**	(15,838)	**(47,268)**	(47,835)
General and administrative	12(b)	**(840)**	(1,003)	**(2,827)**	(2,924)
Amortization expense		**(18)**	(18)	**(54)**	(54)
Other income		**24**	31	**62**	90
Fair value gains/(losses) on real estate properties	3	**3,054**	(10,345)	**(9,347)**	(41,914)
Net income from equity-accounted investment	4	**355**	574	**1,480**	1,314
Net income/(loss)		**$14,011**	$4,664	**$22,038**	($8,699)
OTHER COMPREHENSIVE INCOME					
Item that may be reclassified to profit or loss in subsequent periods:					
Unrealized fair value gain/(loss) on cash flow hedge		**1,308**	(136)	**1,768**	(303)
Comprehensive income/(loss)		**$15,319**	$4,528	**$23,806**	($9,002)
NET INCOME/(LOSS) PER UNIT	15(d)				
Basic		**$0.21**	$0.07	**$0.33**	($0.13)
Diluted		**$0.18**	$0.07	**$0.32**	($0.13)

See accompanying notes to the condensed consolidated financial statements.

STATEMENTS OF UNITHOLDERS' EQUITY

In thousands of Canadian dollars, except number of units

	Note	Number of Units	Issue of Units	Retained Earnings	Equity Component of Convertible Debentures	Contributed Surplus	Accumulated Other Comprehensive Income	Total Unitholders' Equity
Unitholders' equity, January 1, 2025		64,292,073	$639,635	$233,644	$6,879	$6,458	($2,389)	$884,227
Net loss		—	—	(8,699)	—	—	—	(8,699)
Distributions to unitholders	15(a)	—	—	(3,708)	—	—	—	(3,708)
Issue of units – DRIP [1]	15(c)	1,405,922	7,983	(7,983)	—	—	—	—
Other comprehensive income		—	—	—	—	—	(303)	(303)
Unitholders' equity, September 30, 2025		65,697,995	647,618	213,254	6,879	6,458	(2,692)	871,517
Net loss		—	—	(7,862)	—	—	—	(7,862)
Distributions to unitholders	15(a)	—	—	379	—	—	—	379
Issue of units – DRIP [1]	15(c)	735,122	4,348	(4,348)	—	—	—	—
Other comprehensive income		—	—	—	—	—	687	687
Unitholders' equity, December 31, 2025		66,433,117	651,966	201,423	6,879	6,458	(2,005)	864,721
Net income		**—**	**—**	**22,038**	**—**	**—**	**—**	**22,038**
Distributions to unitholders	15(a)	**—**	**—**	**(3,193)**	**—**	**—**	**—**	**(3,193)**
Issue of units – DRIP [1]	15(c)	**1,327,676**	**8,886**	**(8,886)**	**—**	**—**	**—**	**—**
Other comprehensive income		**—**	**—**	**—**	**—**	**—**	**1,768**	**1,768**
Unitholders' equity, September 30, 2026		**67,760,793**	**$660,852**	**$211,382**	**$6,879**	**$6,458**	**($237)**	**$885,334**

1. Distribution Reinvestment Plan ("DRIP").

See accompanying notes to the condensed consolidated financial statements.

STATEMENTS OF CASH FLOWS

In thousands of Canadian dollars

	Note	Three months ended September 30, 2026	Three months ended September 30, 2025	Nine months ended September 30, 2026	Nine months ended September 30, 2025
OPERATING ACTIVITIES					
Net income/(loss)		**$14,011**	$4,664	**$22,038**	($8,699)
Add items not affecting cash	16(a)	**(2,497)**	10,313	**11,158**	42,835
Distributions from equity-accounted investment, net	4	**244**	101	**689**	706
Additions to tenant incentives and leasing commissions		**(843)**	(1,158)	**(3,551)**	(5,536)
Net change in non-cash operating assets and liabilities	16(b)	**8,032**	8,892	**(4,927)**	(6,982)
Cash provided by operating activities		**18,947**	22,812	**25,407**	22,324
FINANCING ACTIVITIES					
Proceeds from new mortgages		**9,060**	25,251	**110,625**	85,839
Financing costs on new mortgages		**(9)**	(127)	**(518)**	(428)
Repayment of mortgages					
Repayments on maturity		**(17,810)**	(25,251)	**(106,380)**	(90,651)
Principal instalment repayments		**(5,901)**	(6,629)	**(18,258)**	(19,916)
Payment of lease liabilities, net		**(44)**	(40)	**(128)**	(120)
Proceeds from bank indebtedness	10	**7,203**	9,000	**26,608**	33,000
Repayment of bank indebtedness	10	**(35,000)**	(26,893)	**(54,000)**	(17,489)
Proceeds from Morguard loan payable	14(b)	**35,000**	15,000	**50,000**	15,000
Repayment of Morguard loan payable	14(b)	**—**	—	**(5,000)**	—
Distributions to unitholders		**(623)**	(704)	**(1,838)**	(2,848)
Cash (used in)/provided by financing activities		**(8,124)**	(10,393)	**1,111**	2,387
INVESTING ACTIVITIES					
Capital expenditures on real estate properties		**(5,234)**	(7,793)	**(17,385)**	(17,071)
Expenditures on properties under development		**(4,956)**	(3,713)	**(7,718)**	(8,111)
Proceeds from sale of real estate properties, net	3	**—**	—	**383**	—
Cash used in investing activities		**(10,190)**	(11,506)	**(24,720)**	(25,182)
Net change in cash		**633**	913	**1,798**	(471)
Cash, beginning of period		**8,250**	6,513	**7,085**	7,897
Cash, end of period		**$8,883**	$7,426	**$8,883**	$7,426

See accompanying notes to the condensed consolidated financial statements.

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the three months and nine months ended September 30, 2026, and 2025

In thousands of Canadian dollars, except units, per unit amounts and where otherwise noted

NOTE 1

NATURE AND FORMATION OF THE TRUST

Morguard Real Estate Investment Trust (the "Trust") is a "closed-end" real estate investment trust governed pursuant to an amended and restated declaration of trust dated May 5, 2021 (the "Declaration of Trust"), under, and governed by, the laws of the Province of Ontario. The Trust commenced active operations on October 14, 1997. The Trust units trade on the Toronto Stock Exchange ("TSX") under the symbol "MRT.UN". The Trust owns a diverse portfolio of retail, office and industrial properties located in six Canadian provinces. The Trust's head office is located at 55 City Centre Drive, Suite 1000, Mississauga, Ontario, L5B 1M3.

The Trust has a property management agreement with Morguard Investments Limited ("MIL"), a subsidiary of Morguard Corporation ("Morguard"). Morguard is the parent company of the Trust, owning 69.0% of the outstanding units as at September 30, 2026 (December 31, 2025 – 68.6%). Morguard is a real estate company that owns a diversified portfolio of multi-suite residential, retail, hotel, office and industrial properties. Morguard also provides advisory and management services to institutional and other investors.

NOTE 2

STATEMENT OF COMPLIANCE AND MATERIAL ACCOUNTING POLICIES

These condensed consolidated financial statements have been prepared in accordance with International Accounting Standards 34, "Interim Financial Reporting", as issued by the International Accounting Standards Board, and thus do not contain all of the disclosures applicable to the annual audited consolidated financial statements.

These condensed consolidated financial statements use the same accounting policies and methods of their application as the most recent annual audited consolidated financial statements and should be read in conjunction with the most recent annual audited consolidated financial statements.

The condensed consolidated financial statements were approved and authorized for issue by the Trustees on October 28, 2026.

Significant assumptions are used in the assessment of fair value, including estimates of future operating cash flows, the time period over which they will occur, appropriate discount and capitalization rates and stabilized net operating income (which is primarily influenced by revenue growth, vacancy rates, inflation rates and operating costs). These assumptions could change periodically and ultimately impact the underlying valuation of the Trust's real estate properties and equity-accounted investment.

NOTE 3

REAL ESTATE PROPERTIES

Real estate properties consist of the following:

As at	**September 30, 2026**	December 31, 2025
Income producing properties	**$2,063,353**	$2,053,453
Properties under development	**27,406**	17,499
Held for development	**64,306**	67,255
	$2,155,065	$2,138,207

Reconciliations of the carrying amounts for real estate properties at the beginning and end of the current and comparable financial periods are set out below:

	Income Producing Properties	Properties Under Development	Held for Development	Total Real Estate Properties
Balance as at December 31, 2024	$2,062,060	$19,908	$68,105	$2,150,073
Additions:				
Capital expenditures/capitalized costs	21,017	12,146	—	33,163
Tenant improvements, tenant incentives and commissions	15,252	—	—	15,252
Transfers	14,555	(14,555)	—	—
Fair value losses	(60,706)	—	(850)	(61,556)
Other changes	1,275	—	—	1,275
Balance as at December 31, 2025	**2,053,453**	**17,499**	**67,255**	**2,138,207**
Additions:				
Capital expenditures/capitalized costs	9,213	9,222	—	18,435
Tenant improvements, tenant incentives and commissions	8,338	—	—	8,338
Transfers	(685)	685	—	—
Disposition	(383)	—	—	(383)
Fair value losses	(6,398)	—	(2,949)	(9,347)
Other changes	(185)	—	—	(185)
Balance as at September 30, 2026	**$2,063,353**	**$27,406**	**$64,306**	**$2,155,065**

Dispositions

On April 15, 2026, the District of Saanich municipal government expropriated a small portion of land at one of the Trust's retail properties in British Columbia, for total net proceeds of $383.

APPRAISAL CAPITALIZATION AND DISCOUNT RATES

Morguard's subsidiary has a valuation team that consists of Appraisal Institute of Canada ("AIC") designated Accredited Appraiser Canadian Institute ("AACI") members who are qualified to offer valuation and consulting services and expertise for all types of real property, all of whom are knowledgeable and have recent experience in the fair value techniques for investment properties. AACI-designated members must adhere to AIC's Canadian Uniform Standards of Professional Appraisal Practice and undertake ongoing professional development. Morguard's appraisal division is responsible for determining the fair value of investment properties every quarter. The team reports to a senior executive, and the internal valuation team's valuation processes and results are reviewed by senior management at least once every quarter, in line with the Trust's quarterly reporting dates.

Generally, the Trust's real estate properties are appraised using a number of approaches, depending on the asset, that would typically include a discounted cash flow analysis, a direct capitalization approach and a direct comparison approach.

The primary method of valuation used by the Trust is discounted cash flow analysis. This approach involves determining the fair value of each income producing property based on, among other things, rental income from current leases and assumptions about rental income from future leases reflecting market conditions at the applicable balance sheet dates, less future cash outflows pertaining to the respective leases. Fair values are primarily determined by discounting the expected future cash flows, generally over a term of 10 years and include a terminal value based on the application of a capitalization rate to estimated year 11 net operating income. Discount and capitalization rates are estimated using market surveys, available appraisals and market comparables.

The direct comparison approach compares a subject property's characteristics with those of comparable properties that have recently been sold. The Trust has a retail property in British Columbia where the highest and best use is a redevelopment to mixed residential and commercial use. Since the value of the property is in the underlying land with minimal holding income, it has been valued using the direct comparison approach.

Under the direct capitalization approach, capitalization rates are applied to the estimated stabilized net operating income of the properties. Estimated stabilized net operating income is based on projected rental revenue and property operating costs adjusted for such items as vacancy loss. The direct capitalization approach is typically used to corroborate the discounted cash flow analysis.

The stabilized capitalization rates in the following table exclude the property valued using the comparable sales method, as well as one property with expected variable income that did not have its discounted cash flow analysis corroborated using the direct capitalization approach.

Using the direct capitalization income approach to corroborate the discounted cash flow method, the properties were valued using capitalization rates in the range of 5.0% to 9.5% applied to a stabilized net operating income (December 31, 2025 – 5.0% to 10.0%), resulting in an overall weighted average capitalization rate of 7.59% (December 31, 2025 – 7.58%).

The stabilized capitalization rates by business segments are set out in the following table:

	September 30, 2026					December 31, 2025				
	Stabilized Occupancy		**Capitalization Rates**			Stabilized Occupancy		Capitalization Rates		
	Max.	**Min.**	**Max.**	**Min.**	**Weighted Average**	Max.	Min.	Max.	Min.	Weighted Average
Retail	**97.0%**	**90.0%**	**8.0%**	**5.0%**	**7.7%**	97.0%	90.0%	8.0%	5.0%	7.6%
Office	**100.0%**	**85.0%**	**9.5%**	**5.3%**	**7.7%**	100.0%	85.0%	10.0%	5.3%	7.8%
Industrial	**100.0%**	**95.0%**	**5.5%**	**5.3%**	**5.5%**	100.0%	95.0%	5.5%	5.3%	5.4%

The table below provides further details of the discount rates and terminal cap rates used in the discounted cash flow method by business segments:

	September 30, 2026			December 31, 2025		
	Maximum	**Minimum**	**Weighted Average**	Maximum	Minimum	Weighted Average
RETAIL						
Discount rate	**9.0%**	**5.8%**	**7.7%**	9.0%	5.8%	7.7%
Terminal cap rate	**8.0%**	**5.3%**	**6.8%**	8.0%	5.3%	6.9%
OFFICE						
Discount rate	**10.0%**	**6.3%**	**7.6%**	10.0%	6.3%	7.6%
Terminal cap rate	**9.3%**	**5.3%**	**6.7%**	9.3%	5.3%	6.7%
INDUSTRIAL						
Discount rate	**6.5%**	**6.0%**	**6.2%**	6.5%	6.0%	6.2%
Terminal cap rate	**5.8%**	**5.5%**	**5.5%**	5.8%	5.5%	5.5%

Fair values are most sensitive to changes in discount rates, capitalization rates and stabilized or forecast net operating income. Generally, an increase in net operating income will result in an increase in the fair value of the income producing properties, and an increase in capitalization rates will result in a decrease in the fair value of the properties. The capitalization rate magnifies the effect of a change in net operating income, with a lower capitalization rate resulting in a greater impact to the fair value of the property than a higher capitalization rate. If the weighted

average stabilized capitalization rate were to increase or decrease by 25 basis points, the value of the income producing properties as at September 30, 2026, would decrease by $62,854 or increase by $67,177, respectively.

The sensitivity of the fair values of the Trust's income producing properties is set out in the table below:

As at September 30, 2026		
Change in capitalization rate	**0.25%**	**(0.25%)**
Retail	**($35,213)**	**$37,589**
Office	**(24,516)**	**26,164**
Industrial	**(3,125)**	**3,424**
	($62,854)	**$67,177**

NOTE 4

EQUITY-ACCOUNTED INVESTMENT

On December 22, 2011, the Trust and a major Canadian pension fund each acquired a 50% interest in a limited partnership that owns and operates a 304,000 square foot Class A office complex located in downtown Edmonton, Alberta. The Trust has joint control over the limited partnership and accounts for its investment using the equity method.

As at	**September 30, 2026**	December 31, 2025
Balance, beginning of period	**$3,423**	$4,210
Equity income	**1,480**	520
Distributions to partners, net	**(689)**	(1,307)
Balance, end of period	**$4,214**	$3,423

The following details the Trust's share of the limited partnership's aggregated assets, liabilities and results of operations accounted for under the equity method:

As at	**September 30, 2026**	December 31, 2025
Real estate property	**$28,900**	$29,000
Current assets	**764**	1,065
Total assets	**29,664**	30,065
Non-current liabilities	**(3)**	(3)
Current liabilities	**(25,447)**	(26,639)
Net equity	**$4,214**	$3,423

	Three months ended		Nine months ended	
	September 30, 2026	September 30, 2025	**September 30, 2026**	September 30, 2025
Revenue from real estate property	**$1,321**	$1,302	**$3,882**	$3,960
Property operating expenses	**(519)**	(482)	**(1,466)**	(1,529)
Net operating income	**802**	820	**2,416**	2,431
Interest and other expenses	**(196)**	(253)	**(637)**	(855)
Fair value losses on real estate property	**(251)**	7	**(299)**	(262)
Net income	**$355**	$574	**$1,480**	$1,314

The real estate property included above in the Trust's equity-accounted investment is appraised using a number of approaches that typically include a discounted cash flow analysis, a direct capitalization approach and a direct comparison approach. As at September 30, 2026, the property was valued using a discount rate of 8.8% (December 31, 2025 – 8.8%), a terminal cap rate of 8.0% (December 31, 2025 – 8.0%) and a stabilized cap rate of 7.8% (December 31, 2025 – 7.8%). The stabilized annual net operating income as at September 30, 2026, was $2,617 (December 31, 2025 – $2,503).

NOTE 5

AMOUNTS RECEIVABLE

Amounts receivable consist of the following:

	September 30, 2026	December 31, 2025
As at		
Tenant receivables	**$2,770**	$3,354
Unbilled other tenant receivables	**1,582**	4,942
Receivables from related parties	**304**	331
Other	**3,087**	3,121
Allowance for expected credit loss	**(1,389)**	(1,760)
	$6,354	$9,988

NOTE 6

CO-OWNERSHIP INTERESTS

The Trust is a co-owner in several properties, listed below, which are subject to joint control based on the Trust's decision-making authority with regard to the relevant activities of the properties. These co-ownerships have been classified as joint operations and, accordingly, the Trust recognizes its rights to and obligations for the assets, liabilities, revenue and expenses of these co-ownerships in the respective lines in the condensed consolidated financial statements.

			Trust's Ownership Share	
Jointly Controlled Operations	**Location**	**Property Type**	**2026**	2025
505 Third Street	Calgary, AB	Office	**50%**	50%
Rice Howard Place	Edmonton, AB	Office	**20%**	20%
Prairie Mall	Grande Prairie, AB	Retail	**50%**	50%
Heritage Place	Ottawa, ON	Office	**50%**	50%
Standard Life Centre	Ottawa, ON	Office	**50%**	50%
77 Bloor	Toronto, ON	Office	**50%**	50%
Woodbridge Square	Woodbridge, ON	Retail	**50%**	50%
Place Innovation	Saint-Laurent, QC	Office	**50%**	50%

The following amounts, included in these condensed consolidated financial statements, represent the Trust's proportionate share of the assets and liabilities of its co-ownerships as at September 30, 2026, and December 31, 2025, and the results of operations for the three and nine months ended September 30, 2026, and 2025:

As at	**September 30, 2026**	December 31, 2025
Assets	**$357,710**	$347,995
Liabilities	**$204,121**	$203,752

	Three months ended		**Nine months ended**	
	September 30, 2026	September 30, 2025	**September 30, 2026**	September 30, 2025
Revenue	**$11,279**	$11,349	**$33,286**	$33,545
Expenses	**(8,621)**	(8,709)	**(25,521)**	(25,799)
Income before fair value adjustments	**2,658**	2,640	**7,765**	7,746
Fair value losses on real estate properties	**(243)**	(2,486)	**(2,850)**	(16,702)
Net income/(loss)	**$2,415**	$154	**$4,915**	($8,956)

NOTE 7

MORTGAGES PAYABLE

Mortgages payable consist of the following:

As at	September 30, 2026	December 31, 2025
Mortgages payable before deferred financing costs	**$913,858**	$927,871
Deferred financing costs	**(2,247)**	(2,877)
Mortgages payable	**$911,611**	$924,994
Mortgages payable – non-current	**$579,436**	$679,106
Mortgages payable – current	**332,175**	245,888
Mortgages payable	**$911,611**	$924,994
Range of interest rates	**2.7% to 7.8%**	2.7% to 7.8%
Weighted average fixed interest rate	**4.8%**	4.7%
Weighted average interest rate on all mortgages	**4.7%**	4.7%
Weighted average term to maturity (years)	**2.5**	2.6

The mortgages payable above include floating-rate mortgages. As at September 30, 2026, these mortgages total $114,243 (December 31, 2025 – $125,018), excluding hedged debt.

The aggregate principal repayments and balances maturing on the mortgages payable as at September 30, 2026, together with the weighted average contractual rate on debt maturing in the year indicated, are as follows:

	Principal Instalment Repayments	Balances Maturing	Total	Weighted Average Contractual Rate on Balance Maturing
2026 (remainder of year)	$6,230	$117,845	$124,075	4.1%
2027	19,465	194,170	213,635	5.7%
2028	16,457	133,274	149,731	5.0%
2029	12,481	108,356	120,837	5.5%
2030	10,345	99,527	109,872	3.7%
Thereafter	13,243	182,465	195,708	4.1%
	$78,221	**$835,637**	**$913,858**	**4.7%**

Substantially all of the Trust's real estate properties and related rental revenue have been pledged as collateral for the mortgages payable.

The Trust has various financial covenants in relation to various outstanding debt instruments and facilities, including debt to asset and debt service coverage ratios. As at September 30, 2026, and December 31, 2025, the Trust was in compliance with those covenants.

On June 25, 2024, the Trust completed a $75,000 variable-rate first mortgage loan agreement secured by a property in Prince George, British Columbia. On July 2, 2024, the Trust completed an interest rate swap with a notional amount of $75,000 whereby the Trust pays a fixed rate of interest of 5.82% and receives interest at a variable rate equal to the Canadian Overnight Repo Rate Average plus 2.15% on the notional amount. The Trust designated this interest rate swap as a cash flow hedge and applied hedge accounting. The objective of the interest rate swap is to eliminate the variability of cash flows on the variable-rate mortgage stemming from fluctuations in market interest rates.

As at September 30, 2026, the derivative liability was $237 (December 31, 2025 – $2,005). The maturity date of the interest rate swap coincides with the mortgage payable maturity on June 3, 2029.

NOTE 8

CONVERTIBLE DEBENTURES

Debentures

On December 7, 2021, the Trust issued $159,000 principal amount of 5.25% convertible unsecured subordinated debentures ("Convertible Debentures") maturing on December 31, 2026 (the "Maturity Date"). As at September 30, 2026, Morguard held a total of $60,000 principal amount of the Convertible Debentures (December 31, 2025 – $60,000).

Interest is payable semi-annually, not in advance, on June 30 and December 31 of each year.

The Convertible Debentures, with the exception of the value assigned to the holders' conversion option, have been recorded as debt on the balance sheets. The following table summarizes the allocation of the principal amount and related issue costs of the Convertible Debentures at the date of original issue. The portion of issue costs attributable to the liability of $4,026 was capitalized and will be amortized over the term to maturity, while the remaining amount of $187 was charged to equity.

	Liability	Equity	Principal Amount Issued
Transaction date – December 7, 2021	$151,934	$7,066	$159,000
Issue costs	(4,026)	(187)	(4,213)
	$147,908	**$6,879**	**$154,787**

Each Convertible Debenture is convertible into freely tradable units of the Trust at the option of the holder, exercisable at any time prior to the close of business on the last business day preceding the Maturity Date at a conversion price of $7.80 per unit, being a rate of approximately 128.2 units per thousand principal amount of Convertible Debentures, subject to adjustment.

The Convertible Debentures payable consist of the following:

As at	September 30, 2026	December 31, 2025
Convertible debentures – liability	**$151,934**	$151,934
Convertible debentures – accretion	**6,668**	5,455
Convertible debentures before issue costs	**158,602**	157,389
Issue costs	**(228)**	(919)
Convertible debentures	**$158,374**	$156,470

Remaining interest and principal payments on the Convertible Debentures are as follows:

	Interest	Principal	Total
2026	$4,174	$159,000	$163,174

Redemption Rights

From January 1, 2026, to the close of business on December 31, 2026, the Convertible Debentures are redeemable, in whole or in part, at par plus accrued and unpaid interest at the Trust's sole option.

Payment Upon Redemption or Maturity

As part of the above redemption options, or at maturity, the Trust may satisfy its obligation to repay the principal amounts of the Convertible Debentures, in whole or in part, by delivering units of the Trust. In the event that the Trust elects to satisfy its obligation to repay principal with units of the Trust, the number of units issued is obtained by dividing the principal amount of the Convertible Debentures by 95% of the weighted average trading price of the units

on the TSX for the 20 consecutive trading days ending five trading days prior to the date fixed for redemption or the Maturity Date, as applicable.

Interest Payment Election
The Trust may elect, subject to applicable regulatory approval, to issue and deliver units of the Trust to the Debenture Trustee in order to raise funds to pay interest on the Convertible Debentures, in which event the holders of the Convertible Debentures will be entitled to receive a cash payment equal to the interest payable from the proceeds of the sale of such units.

NOTE 9

LEASE LIABILITIES

The following table presents the change in the balance of the Trust's lease liabilities:

As at	September 30, 2026	December 31, 2025
Balance, beginning of period	**$16,426**	$16,587
Lease payments	**(894)**	(1,191)
Interest	**766**	1,030
Balance, end of period	**$16,298**	$16,426
Current	**$181**	$172
Non-current	**16,117**	16,254
	$16,298	$16,426
Weighted average borrowing rate	**6.2%**	6.2%

NOTE 10

BANK INDEBTEDNESS

The Trust has operating lines of credit totalling $103,718 (December 31, 2025 – $103,330), which renew annually and are secured by fixed charges on specific properties owned by the Trust. One of these lines is subject to cash flow tests based on the operating results of the secured properties along with prevailing bond yields. As at September 30, 2026, there is a maximum of $101,618 available (December 31, 2025 – $99,430).

As at September 30, 2026, the Trust had borrowed $60,581 (December 31, 2025 – $87,973) on its credit facilities and issued letters of credit in the amount of $516 (December 31, 2025 – $516) related to these facilities. The net availability remaining on the Trust's credit facilities is $40,521 (December 31, 2025 – $10,941).

The bank credit agreements include certain restrictive covenants and undertakings by the Trust. As at September 30, 2026, and December 31, 2025, the Trust was in compliance with all covenants and undertakings. As the bank indebtedness is current and at prevailing market rates, the carrying value of the debt as at September 30, 2026, approximates fair value.

NOTE 11

REVENUE FROM REAL ESTATE PROPERTIES

Revenue from real estate properties consists of the following:

For the three months ended September 30, 2026	Retail	Office	Industrial	Total
Rental revenue	**$22,790**	**$11,293**	**$897**	**$34,980**
CAM recoveries	**5,371**	**7,848**	**238**	**13,457**
Property tax and insurance recoveries	**5,468**	**3,688**	**149**	**9,305**
Other revenue and lease cancellation fees	**934**	**122**	**—**	**1,056**
Parking revenue	**—**	**1,458**	**—**	**1,458**
Amortized rents	**110**	**11**	**(3)**	**118**
	$34,673	**$24,420**	**$1,281**	**$60,374**

For the three months ended September 30, 2025	Retail	Office	Industrial	Total
Rental revenue	$22,874	$11,154	$853	$34,881
CAM recoveries	5,077	7,372	231	12,680
Property tax and insurance recoveries	3,260	3,612	161	7,033
Other revenue and lease cancellation fees	934	259	—	1,193
Parking revenue	—	1,436	—	1,436
Amortized rents	(67)	435	97	465
	$32,078	$24,268	$1,342	$57,688

For the nine months ended September 30, 2026	Retail	Office	Industrial	Total
Rental revenue	**$67,485**	**$33,765**	**$2,754**	**$104,004**
CAM recoveries	**16,953**	**22,626**	**810**	**40,389**
Property tax and insurance recoveries	**16,291**	**10,817**	**456**	**27,564**
Other revenue and lease cancellation fees	**2,439**	**555**	**—**	**2,994**
Parking revenue	**—**	**4,288**	**—**	**4,288**
Amortized rents	**89**	**(276)**	**2**	**(185)**
	$103,257	**$71,775**	**$4,022**	**$179,054**

For the nine months ended September 30, 2025	Retail	Office	Industrial	Total
Rental revenue	$67,388	$34,673	$2,605	$104,666
CAM recoveries	16,078	20,666	838	37,582
Property tax and insurance recoveries	14,895	10,648	468	26,011
Other revenue and lease cancellation fees	2,335	686	9	3,030
Parking revenue	—	4,213	—	4,213
Amortized rents	(95)	805	124	834
	$100,601	$71,691	$4,044	$176,336

Common area maintenance ("CAM") recoveries and other revenue and lease cancellation fees noted in the above table are considered to be a component of revenue from contracts with customers.

NOTE 12

EXPENSES

(a) Property Operating Expenses

Property operating expenses consist of the following:

	Three months ended		Nine months ended	
	September 30, 2026	September 30, 2025	**September 30, 2026**	September 30, 2025
Repairs and maintenance	**$7,572**	$7,591	**$24,087**	$23,653
Utilities	**4,266**	4,414	**12,417**	12,887
Other operating expenses	**6,606**	6,242	**19,515**	19,626
	$18,444	$18,247	**$56,019**	$56,166

(b) General and Administrative

General and administrative expenses consist of the following:

	Three months ended		Nine months ended	
	September 30, 2026	September 30, 2025	**September 30, 2026**	September 30, 2025
Trustees' fees and expenses	**$57**	$53	**$178**	$172
Professional and compliance fees	**411**	320	**1,095**	1,018
Payroll and other administrative expenses	**372**	630	**1,554**	1,734
	$840	$1,003	**$2,827**	$2,924

NOTE 13

INTEREST EXPENSE

The components of interest expense are as follows:

	Three months ended		Nine months ended	
	September 30, 2026	September 30, 2025	**September 30, 2026**	September 30, 2025
Mortgages payable	**$10,825**	$10,876	**$32,167**	$33,214
Amortization of deferred financing costs – mortgages	**386**	405	**1,148**	1,235
Convertible debentures	**2,104**	2,104	**6,243**	6,243
Accretion on convertible debentures, net	**399**	372	**1,213**	1,134
Amortization of deferred financing costs – convertible debentures	**227**	212	**691**	646
Lease liabilities	**255**	257	**766**	774
Bank indebtedness	**1,063**	1,159	**3,188**	3,417
Morguard loan payable and other	**746**	650	**2,058**	1,601
Capitalized interest	**(109)**	(197)	**(206)**	(429)
	$15,896	$15,838	**$47,268**	$47,835

NOTE 14

RELATED PARTY TRANSACTIONS

Related party transactions are summarized as follows:

(a) Agreement with Morguard Investments Limited

Under the property management agreement, the Trust pays MIL fees for property management services, capital expenditure administration, information system support activities and risk management administration. Property management fees average approximately 3.3% of gross revenue from the income producing properties owned by the Trust. The management agreement is renewed annually to ensure fees paid reflect fair value for the services provided. Under the leasing services arrangement, the Trust may, at its option, use MIL for leasing services. Leasing fees range from 2% to 6% of the total minimum rent of new leases. Fees for the renewal of a lease are half of the fees for a new lease. Leasing services include lease documentation.

The Trust has employed the services of MIL for both the acquisition and disposition of properties on a case-by-case basis. Fees are generally based on the sale price of the properties and are capitalized in the case of an asset acquisition. MIL is a tenant at three of the Trust's properties. The Trust has employed the services of MIL for the appraisal of its real estate properties as required for IFRS reporting purposes. Fees are generally based on the size and complexity of each property and are expensed as part of the Trust's professional and compliance fees.

During the period, the Trust incurred/(earned) the following:

	Three months ended		Nine months ended	
	September 30, 2026	September 30, 2025	**September 30, 2026**	September 30, 2025
Property management fees [1]	**$2,115**	$1,998	**$6,284**	$6,090
Appraisal/valuation fees	**83**	85	**251**	255
Information services	**55**	55	**165**	165
Leasing fees	**944**	696	**2,133**	2,419
Project administration fees	**290**	446	**601**	746
Project management fees	**29**	44	**4**	96
Risk management fees	**98**	98	**296**	295
Internal audit fees	**25**	25	**75**	75
Off-site administrative charges	**523**	507	**1,558**	1,528
Rental revenue	**(56)**	(55)	**(165)**	(164)
	$4,106	$3,899	**$11,202**	$11,505

1. Includes property management fees on equity-accounted investment.

The following amounts relating to MIL are included in the balance sheets:

As at	**September 30, 2026**	December 31, 2025
Amounts payable to MIL, net	**$1,197**	$1,773

(b) Revolving Loan with Morguard

The Trust has a revolving loan agreement with Morguard that provides for borrowings or advances of up to $100,000 (December 31, 2025 – $100,000), which is interest-bearing at the entities' borrowing costs and due on demand, subject to available funds.

During the nine months ended September 30, 2026, a gross amount of $50,000 was advanced from Morguard, and a gross amount of $5,000 was repaid to Morguard. As at September 30, 2026, $95,000 remains payable to Morguard (December 31, 2025 – $50,000). For the three months ended September 30, 2026, the Trust incurred interest expense in the amount of $699 (2025 – $626) at an average interest rate of 4.35% (2025 – 5.14%). For the nine months ended September 30, 2026, the Trust incurred interest expense in the amount of $1,924 (2025 – $1,537) at an average interest rate of 4.40% (2025 – 5.21%). As at September 30, 2026, the Trust has interest payable on the revolving loan with Morguard of $nil (December 31, 2025 – $185) included in its balance sheets.

(c) Other Items with Morguard (Excluding MIL)

The Trust subleases office space from Morguard. For the three months ended September 30, 2026, the Trust incurred rent expense in the amount of $57 (2025 – $55). For the nine months ended September 30, 2026, the Trust incurred rent expense in the amount of $170 (2025 – $166).

Other than the revolving loan, the following additional amounts relating to Morguard are included in the balance sheets:

As at	**September 30, 2026**	December 31, 2025
Amounts receivable	**$67**	$5

Morguard is a tenant in one of the Trust's properties. For the three months ended September 30, 2026, the Trust earned rental revenue in the amount of $30 (2025 – $29). For the nine months ended September 30, 2026, the Trust earned rental revenue in the amount of $90 (2025 – $89).

Morguard provided a guarantee in association with the renewal of one of the Trust's mortgages in December 2023. For the three months ended September 30, 2026, the Trust incurred interest expense in the amount of $109 ((2025 – $111).For the nine months ended September 30, 2026, the Trust incurred interest expense in the amount of $327 (2025 – $335) in relation to this guarantee.

NOTE 15

UNITHOLDERS' EQUITY

(a) Units Outstanding

The Trust is authorized to issue an unlimited number of units. These units have no par value. The following table summarizes the changes in units from January 1, 2025 to September 30, 2026:

	Nine months ended September 30, 2026	Year ended December 31, 2025
Balance, beginning of period	**66,433,117**	64,292,073
Distribution Reinvestment Plan – Morguard	**1,101,609**	1,839,750
Distribution Reinvestment Plan – other unitholders	**226,067**	301,294
Balance, end of period	**67,760,793**	66,433,117

Total distributions recorded during the nine months ended September 30, 2026, amounted to $12,079 or $0.18 per unit (2025 – $11,691 or $0.18 per unit). On September 15, 2026, the Trust declared a distribution in the amount of $0.02 per unit for the month of September 2026, payable on October 15, 2026.

(b) Normal Course Issuer Bid

On February 4, 2026, the Trust announced that the TSX had accepted notice filed by the Trust of its intention to make a normal course issuer bid. The notice provided that during the 12-month period commencing February 9, 2026, and ending February 8, 2027, the Trust may purchase for cancellation on the TSX up to 3,321,655 units in total, being approximately 5% of the outstanding units. Additionally, the Trust may purchase for cancellation up to $9,800 principal amount of the Convertible Debentures due on the Maturity Date, being 10% of the public float of outstanding Convertible Debentures. The price that the Trust would pay for any such units or debentures would be the market price at the time of acquisition.

During the nine months ended September 30, 2026, and 2025, the Trust did not purchase any units or debentures for cancellation.

(c) Distribution Reinvestment Plan

Under the Trust's DRIP, unitholders can elect to reinvest cash distributions into additional units at a weighted average trading price of the units on the TSX for the 20 trading days immediately preceding the applicable date of distribution. During the nine months ended September 30, 2026, the Trust issued 1,327,676 units under the DRIP (2025 – 1,405,922 units).

(d) Net Income/(Loss) Per Unit

The following table sets forth the computation of basic and diluted net income/(loss) per unit:

	Three months ended		**Nine months ended**	
	September 30, 2026	September 30, 2025	**September 30, 2026**	September 30, 2025
Net income/(loss) – basic	**$14,011**	$4,664	**$22,038**	($8,699)
Net income/(loss) – diluted	**$16,741**	$4,664	**$30,185**	($8,699)
Weighted average number of units outstanding – basic	**67,522**	65,422	**67,039**	64,904
Weighted average number of units outstanding – diluted	**95,122**	65,422	**94,640**	64,904
Net income/(loss) per unit – basic	**$0.21**	$0.07	**$0.33**	($0.13)
Net income/(loss) per unit – diluted	**$0.18**	$0.07	**$0.32**	($0.13)

To calculate net income/(loss) – diluted, interest, accretion and the amortization of financing costs on Convertible Debentures outstanding that were expensed during the period are added back to net income/(loss) – basic. The weighted average number of units outstanding – diluted is calculated as if all Convertible Debentures outstanding as at September 30, 2026, and 2025, had been converted into units of the Trust at the beginning of the year. The calculation of net income/(loss) per unit – diluted excludes the impact of the Convertible Debentures for the three and nine months ended September 30, 2025, as their inclusion would be anti-dilutive.

NOTE 16

STATEMENTS OF CASH FLOWS

(a) Items Not Affecting Cash

	Three months ended		Nine months ended	
	September 30, 2026	September 30, 2025	**September 30, 2026**	September 30, 2025
Fair value (gains)/losses on real estate properties	**($3,054)**	$10,345	**$9,347**	$41,914
Net income from equity-accounted investment	**(355)**	(574)	**(1,480)**	(1,314)
Amortized stepped rent	**(106)**	(30)	**(67)**	63
Amortized free rent	**(183)**	(610)	**(267)**	(1,480)
Amortization of deferred financing costs – mortgages	**386**	405	**1,148**	1,235
Amortization of tenant incentives	**171**	175	**519**	583
Amortization of right-of-use asset	**18**	18	**54**	54
Amortization of deferred financing costs – convertible debentures	**227**	212	**691**	646
Accretion on convertible debentures	**399**	372	**1,213**	1,134
	($2,497)	$10,313	**$11,158**	$42,835

(b) Net Change in Non-cash Operating Assets and Liabilities

	Three months ended		Nine months ended	
	September 30, 2026	September 30, 2025	**September 30, 2026**	September 30, 2025
Amounts receivable	**$1,080**	$2,218	**$3,634**	$536
Prepaid expenses and other	**8,350**	4,846	**(5,623)**	(9,932)
Accounts payable and accrued liabilities	**(1,398)**	1,828	**(2,938)**	2,414
	$8,032	$8,892	**($4,927)**	($6,982)

(c) Supplemental Cash Flow Information

	Three months ended		Nine months ended	
	September 30, 2026	September 30, 2025	**September 30, 2026**	September 30, 2025
Interest paid	**$13,162**	$13,200	**$42,638**	$43,568
Issue of units – DRIP	**$3,423**	$3,215	**$8,886**	$7,983

NOTE 17

COMMITMENTS AND CONTINGENCIES

(a) Commitments

The Trust has entered into various agreements relating to capital expenditures for its properties. These expenditures include development of new space, redevelopment or retrofit of existing space, and other capital expenditures. Should all conditions be met, as at September 30, 2026, committed capital expenditures in the next 12 months are estimated at $21,973.

The Trust has various other contractual obligations in the normal course of operations. These contracts can generally be cancelled with 30 days' notice.

(b) Contingencies

The Trust is liable contingently with respect to litigation, claims and environmental matters that arise from time to time, including those that could result in mandatory damages or other relief, which could result in significant expenditures. While the outcome of these matters cannot be predicted with certainty, in the opinion of management, any liability that may arise from such contingencies would not have a material adverse effect on the financial position or results of operations of the Trust. Any expected settlement of claims in excess of amounts recorded will be charged to operations as and when such determination is made.

NOTE 18

MANAGEMENT OF CAPITAL

The Trust defines capital that it manages as the aggregate of its unitholders' equity and interest-bearing debt less interest-bearing receivables. The Trust's objective when managing capital is to ensure that the Trust will continue as a going concern so that it can sustain daily operations and provide adequate returns to its unitholders.

The Trust is subject to risks associated with debt financing, including the possibility that existing mortgages may not be refinanced or may not be refinanced on as favourable terms or with interest rates as favourable as those of the existing debt. The Trust mitigates these risks by its continued efforts to stagger the maturity profile of its long-term debt, enhance the value of its real estate properties and maintain high occupancy levels. The Trust manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets.

The total managed capital for the Trust is summarized below:

As at	Note	September 30, 2026	December 31, 2025
Mortgages payable	7	**$911,611**	$924,994
Convertible debentures	8	**158,374**	156,470
Bank indebtedness	10	**60,581**	87,973
Morguard loan payable	14(b)	**95,000**	50,000
Lease liabilities	9	**16,298**	16,426
Unitholders' equity		**885,334**	864,721
		$2,127,198	$2,100,584

The Declaration of Trust permits the Trust to incur indebtedness, provided that after giving effect to incurring or assuming any indebtedness (as defined in the Declaration of Trust), the amount of all indebtedness of the Trust is not more than 65% of the gross book value of the Trust's total assets as defined in the Declaration of Trust. The Declaration of Trust also permits the Trust to incur floating-rate debt, provided that the total amount of all floating-rate debt of the Trust is not more than 15% of the gross book value of the Trust's total assets.

The Trust's debt ratios compared to its borrowing limits established in the Declaration of Trust are outlined in the table below:

As at	Borrowing Limits	September 30, 2026	December 31, 2025
Fixed-rate debt to gross book value of total assets	N/A	**44.5%**	44.9%
Floating-rate debt to gross book value of total assets	15.0%	**12.3%**	12.2%
	65.0%	**56.8%**	57.1%

As at September 30, 2026, the Trust met all externally imposed ratios and minimum equity requirements.

Mortgages Payable

The Trust has mortgages payable that include financial covenants such as coverage and leverage ratios, on a property and consolidated basis, as defined in the respective agreements. These ratios are evaluated by the Trust on an ongoing basis to ensure compliance. The Trust was in compliance with each of the financial covenants as at September 30, 2026, and December 31, 2025.

Convertible Debentures

The Trust's Convertible Debentures have no restrictive covenants.

Bank Indebtedness

The Trust's loan agreements permit the Trust to incur indebtedness. The loan agreements are fixed amounts that renew annually and are secured by fixed charges on specific properties owned by the Trust.

NOTE 19

FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

The Trust's financial assets and liabilities comprise cash, amounts receivable, accounts payable and accrued liabilities, bank indebtedness, Morguard loan payable, mortgages payable and convertible debentures. Fair values of financial assets and liabilities and discussion of risks associated with financial assets and liabilities are presented as follows:

FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES

The fair values of cash, amounts receivable, accounts payable and accrued liabilities, bank indebtedness and Morguard loan payable approximate their carrying values due to the short-term maturities of these instruments.

(a) Mortgages Payable

Mortgages payable are carried at amortized cost using the effective interest rate method of amortization. The estimated fair values of long-term borrowings are based on market information, where available, or by discounting future payments of interest and principal at estimated interest rates expected to be available to the Trust as at September 30, 2026.

The fair value of the mortgages payable has been determined by discounting the cash flows of these financial obligations using September 30, 2026, market rates for debts of similar terms (Level 2). Based on these assumptions, the fair value as at September 30, 2026, of the mortgages payable has been estimated at $900,207 (December 31, 2025 – $929,212) compared to the carrying value before deferred financing costs of $913,858 (December 31, 2025 – $927,871). The fair value of the mortgages payable varies from the carrying value due to fluctuations in interest rates since their issue.

(b) Convertible Debentures

The fair value of the Convertible Debentures is based on their market trading price (TSX: MRT.DB.A) (Level 1). The fair value as at September 30, 2026, of the Convertible Debentures has been estimated at $159,175 (December 31, 2025 – $161,385) compared to the carrying value before deferred financing costs of $158,602 (December 31, 2025 – $157,389).

(c) Fair Value Hierarchy of Financial Instruments and Real Estate Properties

The fair value hierarchy of income producing properties, properties under development, held for development and financial instruments measured at fair value in the balance sheets is as follows:

	September 30, 2026			December 31, 2025		
As at	**Level 1**	**Level 2**	**Level 3**	Level 1	Level 2	Level 3
ASSETS						
Income producing properties	**$—**	**$—**	**$2,063,353**	$—	$—	$2,053,453
Properties under development	**$—**	**$—**	**$27,406**	$—	$—	$17,499
Held for development	**$—**	**$—**	**$64,306**	$—	$—	$67,255
LIABILITIES						
Derivative liabilities	**$—**	**$237**	**$—**	$—	$2,005	$—

Risks Associated with Financial Assets and Liabilities

The Trust is exposed to financial risks arising from its financial assets and liabilities. The financial risks include interest rate risk, credit risk and liquidity risk. The Trust's overall risk management program focuses on establishing policies to identify and analyze the risks faced by the Trust, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Trust's activities. The Trust aims to develop a disciplined control environment in which all employees understand their roles and obligations.

NOTE 20

SEGMENTED INFORMATION

IFRS 8, "Operating Segments", requires operating segments to be determined based on internal reports that are regularly reviewed by the chief operating decision-maker for the purpose of allocating resources to the segment and assessing its performance. The Trust has applied judgment by aggregating its operating segments according to the nature of the property operations. Such judgment considers the nature of operations, types of customers and an expectation that operating segments within a reportable segment have similar long-term economic characteristics. As at September 30, 2026, and 2025, the Trust has the following three reportable segments: retail, office and industrial.

Business Segments

For the three months ended September 30, 2026	**Retail**	**Office**	**Industrial**	**Total**
Revenue from real estate properties	**$34,673**	**$24,420**	**$1,281**	**$60,374**
Property operating expenses	**(9,545)**	**(8,702)**	**(197)**	**(18,444)**
Property taxes	**(7,839)**	**(4,477)**	**(186)**	**(12,502)**
Property management fees	**(1,238)**	**(814)**	**(44)**	**(2,096)**
Net operating income	**$16,051**	**$10,427**	**$854**	**$27,332**

For the three months ended September 30, 2025	**Retail**	**Office**	**Industrial**	**Total**
Revenue from real estate properties	$32,078	$24,268	$1,342	$57,688
Property operating expenses	(9,227)	(8,885)	(135)	(18,247)
Property taxes	(1,487)	(4,513)	(199)	(6,199)
Property management fees	(1,147)	(791)	(41)	(1,979)
Net operating income	$20,217	$10,079	$967	$31,263

For the three months ended September 30, 2026	**Retail**	**Office**	**Industrial**	**Total**
Additions to real estate properties	**$7,848**	**$3,626**	**$63**	**$11,537**
Fair value gains/(losses) on real estate properties	**$4,942**	**($1,679)**	**($209)**	**$3,054**

For the three months ended September 30, 2025	**Retail**	**Office**	**Industrial**	**Total**
Additions to real estate properties	$8,201	$5,243	$105	$13,549
Fair value losses on real estate properties	($3,811)	($6,234)	($300)	($10,345)

For the nine months ended September 30, 2026	Retail	Office	Industrial	Total
Revenue from real estate properties	**$103,257**	**$71,775**	**$4,022**	**$179,054**
Property operating expenses	**(29,997)**	**(25,400)**	**(622)**	**(56,019)**
Property taxes	**(23,117)**	**(13,151)**	**(551)**	**(36,819)**
Property management fees	**(3,690)**	**(2,398)**	**(136)**	**(6,224)**
Net operating income	**$46,453**	**$30,826**	**$2,713**	**$79,992**

For the nine months ended September 30, 2025	Retail	Office	Industrial	Total
Revenue from real estate properties	$100,601	$71,691	$4,044	$176,336
Property operating expenses	(29,543)	(26,038)	(585)	(56,166)
Property taxes	(17,672)	(13,305)	(539)	(31,516)
Property management fees	(3,563)	(2,335)	(132)	(6,030)
Net operating income	$49,823	$30,013	$2,788	$82,624

	Retail	Office	Industrial	Total
As at September 30, 2026				
Real estate properties	**$1,283,300**	**$789,965**	**$81,800**	**$2,155,065**
Mortgages payable (based on collateral)	**$518,664**	**$392,947**	**$—**	**$911,611**
For the nine months ended September 30, 2026				
Additions to real estate properties	**$13,070**	**$13,446**	**$257**	**$26,773**
Fair value gains/(losses) on real estate properties	**$6,823**	**($15,011)**	**($1,159)**	**($9,347)**

	Retail	Office	Industrial	Total
As at December 31, 2025				
Real estate properties	$1,263,702	$791,805	$82,700	$2,138,207
Mortgages payable (based on collateral)	$511,746	$413,248	$—	$924,994
For the nine months ended September 30, 2025				
Additions to real estate properties	$14,666	$19,851	$303	$34,820
Fair value (losses)/gains on real estate properties	($15,666)	($26,522)	$274	($41,914)