

2025 YEAR-END REPORT

CONSOLIDATED
FINANCIAL STATEMENTS

December 31, 2025 and 2024

Canada's Shopping Centre



SMARTCENTRES[®]
REAL ESTATE INVESTMENT TRUST

Consolidated Financial Statements

Consolidated Financial Statements

Independent Auditor's Report	1
Consolidated Balance Sheets	7
Consolidated Statements of Income and Comprehensive Income	8
Consolidated Statements of Cash Flows	9
Consolidated Statements of Equity	10
Notes to Consolidated Financial Statements	11



Independent auditor's report

To the Unitholders of SmartCentres Real Estate Investment Trust

Our opinion

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of SmartCentres Real Estate Investment Trust and its subsidiaries (together, the Trust) as at December 31, 2025 and 2024, and its financial performance and its cash flows for the years then ended in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards).

What we have audited

The Trust's consolidated financial statements comprise:

- the consolidated balance sheets as at December 31, 2025 and 2024;
- the consolidated statements of income and comprehensive income for the years ended December 31, 2025 and 2024;
- the consolidated statements of cash flows for the years ended December 31, 2025 and 2024;
- the consolidated statements of equity for the years ended December 31, 2025 and 2024; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

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"PwC" refers to PricewaterhouseCoopers LLP, an Ontario limited liability partnership.

Basis for opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada. We have fulfilled our other ethical responsibilities in accordance with these requirements.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the year ended December 31, 2025. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
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Valuation of investment properties

Refer to note 2 – Material accounting policy information and note 3 – Investment properties to the consolidated financial statements.

The Trust measures its investment properties at fair value and, as at December 31, 2025, total investment properties were valued at \$10.853 million and include income properties and properties under development (PUD). Fair values of investment properties are determined using valuations prepared by management, with reference to available external data. PUD is valued using the discounted cash flow valuation method, or land, development and construction costs recorded at

Our approach to addressing the matter included the following procedures, among others:

- For a sample of investment properties, tested how management determined the fair value, which included the following:
 - Tested the underlying data used in the valuations.
 - Evaluated the reasonableness of the estimated future cash flows over an average period of

Key audit matter

market value, and income properties are valued using the discounted cash flow valuation method. Management applied significant judgment in determining the fair values of investment properties using the two methods described above (the valuation methods). The significant assumptions in the land, development and construction costs recorded at market value include the market value per acre for land. The significant assumptions used in the discounted cash flow valuation method include estimated future cash flows over an average period of 10 years, discount rates and terminal capitalization rates. The determination of estimated future cash flows incorporates significant assumptions including expectations of changes in rental rates, occupancy rates, lease renewal rates and downtime on existing lease expires.

We considered this a key audit matter due to the significant judgments by management when determining the fair values of the income properties and PUD, and the high degree of complexity in assessing audit evidence related to the significant assumptions used by management. In addition, the audit effort involved the use of professionals with specialized skill and knowledge in the field of real estate valuations.

How our audit addressed the key audit matter

10 years used in the discounted cash flow valuation method by comparing assumptions, such as expected changes in occupancy rates, to external market and industry data and comparing components of the year one cash flows to the underlying accounting records.

- Professionals with specialized skill and knowledge in the field of real estate valuations assisted us in evaluating the appropriateness of the valuation methods and in evaluating the reasonableness of the discount rates, terminal capitalization rates, changes in rental rates, lease renewal rates and downtime on existing lease expires.
- Assessed the market value of land per acre used by management by comparing it to external market and industry data.

Other information

Management is responsible for the other information. The other information comprises the Management's Discussion and Analysis, which we obtained prior to the date of this auditor's report and the information, other than the consolidated financial statements and our auditor's report thereon, included in the annual report, which is expected to be made available to us after that date.

Our opinion on the consolidated financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially

inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard. When we read the information, other than the consolidated financial statements and our auditor's report thereon, included in the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of management and those charged with governance for the consolidated financial statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Trust or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Trust as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Manisha Chen.

/s/PricewaterhouseCoopers LLP

Chartered Professional Accountants, Licensed Public Accountants

Vaughan, Ontario

February 11, 2026

SMARTCENTRES REAL ESTATE INVESTMENT TRUST

CONSOLIDATED BALANCE SHEETS

(in thousands of Canadian dollars)

As at	Note	December 31, 2025	December 31, 2024
Assets			
Non-current assets			
Investment properties	3	\$10,852,939	\$10,659,783
Equity accounted investments	4	723,637	749,619
Other financial assets	6	94,376	94,974
Mortgages, loans and notes receivable	5	58,740	208,130
Intangible assets	7	39,813	41,145
Amounts receivable	9	17,935	12,994
Other assets		11,825	10,453
		\$11,799,265	\$11,777,098
Current assets			
Current portion of mortgages, loans and notes receivable	5	180,070	17,022
Amounts receivable and other	9	74,830	63,441
Cash and cash equivalents		51,551	37,694
Residential development inventory	8	21,154	31,738
Prepaid expenses, deposits and deferred financing costs	9	14,269	12,696
		\$341,874	\$162,591
Total assets		\$12,141,139	\$11,939,689
Liabilities			
Non-current liabilities			
Debt	10	\$4,453,606	\$4,059,364
Other financial liabilities	11	17,876	12,619
Other payables	12	11,774	8,158
		\$4,483,256	\$4,080,141
Current liabilities			
Current portion of debt	10	755,426	986,915
Current portion of other financial liabilities	11	302,067	274,526
Accounts payable and current portion of other payables	12	254,085	260,526
		\$1,311,578	\$1,521,967
Total liabilities		\$5,794,834	\$5,602,108
Equity			
Trust Unit equity		\$5,227,500	\$5,242,830
Non-controlling interests		1,118,805	1,094,751
		\$6,346,305	\$6,337,581
Total liabilities and equity		\$12,141,139	\$11,939,689

The accompanying notes are an integral part of the consolidated financial statements.

Approved by the Board of Trustees.



Michael Young
Trustee



Garry Foster
Trustee

SMARTCENTRES REAL ESTATE INVESTMENT TRUST
CONSOLIDATED STATEMENTS OF INCOME AND COMPREHENSIVE INCOME
(in thousands of Canadian dollars)

	Note	2025	2024
Net rental income and other			
Rentals from investment properties and other	16	\$913,913	\$918,359
Property operating costs and other	17	(350,871)	(370,851)
Net rental income and other		563,042	547,508
Other income and expenses			
General and administrative expense, net	18	(40,612)	(37,672)
Earnings from equity accounted investments	4	7,716	20,589
Fair value adjustment on investment properties	3	(39,292)	(69,671)
Gain (Loss) on sale of investment properties		1,053	(123)
Interest expense	10(d)	(189,106)	(183,099)
Interest income		13,366	14,101
Fair value adjustment on financial instruments		(5,412)	437
Net income and comprehensive income		\$310,755	\$292,070
Net income and comprehensive income attributable to:			
Trust Units		\$251,815	\$236,755
Non-controlling interests		58,940	55,315
		\$310,755	\$292,070

The accompanying notes are an integral part of the consolidated financial statements.

SMARTCENTRES REAL ESTATE INVESTMENT TRUST

CONSOLIDATED STATEMENTS OF CASH FLOWS

(in thousands of Canadian dollars)

	Note	2025	2024
Cash provided by (used in)			
Operating activities			
Net income and comprehensive income		\$310,755	\$292,070
Items not affecting cash and other items	19	219,154	225,661
Cash interest paid	10(d)	(157,049)	(152,952)
Interest received		6,548	7,300
Distributions from equity accounted investments	4	8,604	7,384
Expenditures on direct leasing costs and tenant incentives		(8,781)	(10,673)
Expenditures on tenant incentives for properties under development		(562)	(5,509)
Changes in other non-cash operating items	19	(1,228)	10,927
Cash flows provided by operating activities		\$377,441	\$374,208
Financing activities			
Proceeds from issuance of unsecured debentures, net of issuance costs	10(b)	797,393	348,758
Proceeds from secured debt		48,224	5,450
Proceeds from unsecured debt		10,754	65,138
Proceeds from revolving operating facilities		480,971	155,109
Repayments of unsecured debentures		(510,000)	(100,000)
Repayments of secured debt		(253,364)	(80,332)
Repayments of unsecured debt		(19,885)	(15,666)
Repayments of revolving operating facility		(399,020)	(261,997)
Distributions paid on Trust Units		(267,681)	(267,630)
Distributions paid on non-controlling interests and Units classified as liabilities		(62,599)	(62,394)
Payment of lease liability		(2,174)	(2,168)
Cash flows used in financing activities		\$(177,381)	\$(215,732)
Investing activities			
Acquisitions and Earnouts of investment properties		(40,795)	(13,122)
Additions to investment properties		(133,651)	(145,222)
Additions to equity accounted investments	4	(32,162)	(46,780)
Additions to equipment		(1,958)	(547)
Advances of mortgages and loans receivable		(23,801)	(92,476)
Repayments of mortgages and loans receivable		19,437	89,279
Development distributions from equity accounted investments	4	20,984	36,732
Net proceeds from sale of investment properties		5,743	16,611
Cash flows used in investing activities		\$(186,203)	\$(155,525)
Increase (decrease) in cash and cash equivalents during the year		13,857	2,951
Cash and cash equivalents – beginning of year		37,694	34,743
Cash and cash equivalents – end of year		\$51,551	\$37,694

The accompanying notes are an integral part of the consolidated financial statements.

SMARTCENTRES REAL ESTATE INVESTMENT TRUST

CONSOLIDATED STATEMENTS OF EQUITY

(in thousands of Canadian dollars)

Note	Attributable to Unitholders			Attributable to LP Units Classified as Non-Controlling Interests			Other Non- Controlling Interest (Note 20)	Total Equity	
	Trust Units (Note 14)	Retained Earnings	Trust Unit Equity	LP Units (Note 14)	Retained Earnings	LP Unit Equity			
Equity - January 1, 2024	\$3,090,118	\$2,182,216	\$5,272,334	\$644,694	\$438,628	\$1,083,322	\$3,648	\$6,359,304	
Net income and comprehensive income	—	236,755	236,755	—	54,881	54,881	434	292,070	
Units issued on exercise of deferred units	11,14	14	—	14	—	—	—	14	
Conversion of LP exchangeable units	11,14	1,357	—	1,357	—	—	—	1,357	
Issuance of Units	14	—	—	320	—	320	—	320	
Distributions	15	—	(267,630)	(267,630)	—	(47,489)	(47,489)	(365)	(315,484)
Equity - December 31, 2024	\$3,091,489	\$2,151,341	\$5,242,830	\$645,014	\$446,020	\$1,091,034	\$3,717	\$6,337,581	
Equity - January 1, 2025	\$3,091,489	\$2,151,341	\$5,242,830	\$645,014	\$446,020	\$1,091,034	\$3,717	\$6,337,581	
Net income and comprehensive income	—	251,815	251,815	—	58,521	58,521	419	310,755	
Conversion of LP exchangeable units	11,14	536	—	536	—	—	—	536	
Issuance of Units	14	—	—	3,209	—	3,209	—	3,209	
Distributions	15	—	(267,681)	(267,681)	—	(47,696)	(47,696)	(414)	(315,791)
Change in Non-Controlling Interest	3,4	—	—	—	—	—	10,015	10,015	
Equity - December 31, 2025	\$3,092,025	\$2,135,475	\$5,227,500	\$648,223	\$456,845	\$1,105,068	\$13,737	\$6,346,305	

The accompanying notes are an integral part of the consolidated financial statements.

SMARTCENTRES REAL ESTATE INVESTMENT TRUST

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and December 31, 2024

(in thousands of Canadian dollars, except Unit, square foot and per Unit amounts)

1. Organization

SmartCentres Real Estate Investment Trust and its subsidiaries (collectively, "the Trust") is an unincorporated open-ended mutual fund trust governed by the laws of the Province of Alberta created under a declaration of trust, dated December 4, 2001, subsequently amended and last restated on December 9, 2020 ("the Declaration of Trust"). The Trust develops, leases, constructs, owns and manages shopping centres, office buildings, condos and rental residences, townhome units, self-storage rental facilities, and industrial facilities in Canada, both directly and through its subsidiaries, Smart Limited Partnership, Smart Limited Partnership II, Smart Limited Partnership III, Smart Limited Partnership IV, Smart Oshawa South Limited Partnership, Smart Oshawa Taunton Limited Partnership, Smart Boxgrove Limited Partnership, ONR Limited Partnership, ONR Limited Partnership I, and SmartVMC West Limited Partnership. The exchangeable securities of these subsidiaries, which are presented as non-controlling interests or as a liability, as appropriate, are economically equivalent to voting trust units ("Trust Units") as a result of voting, exchange and distribution rights as more fully described in Note 14. The address of the Trust's registered office is 3200 Highway 7, Vaughan, Ontario, L4K 5Z5. The Units of the Trust are listed on the Toronto Stock Exchange ("TSX") under the ticker symbol "SRU.UN".

These consolidated financial statements have been approved for issue by the Board of Trustees on February 11, 2026. The Board of Trustees has the power to amend the consolidated financial statements after issue.

As at December 31, 2025, the Penguin Group of Companies ("Penguin"), owned by Mitchell Goldhar, owned approximately 21.3% (December 31, 2024 - 21.3%) of the issued and outstanding Units of the Trust and Limited Partnerships (see also Note 20, "Related party transactions").

2. Material accounting policy information

2.1 *Statement of Compliance*

The consolidated financial statements of the Trust are prepared in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards") and using the accounting policies described herein.

2.2 *Basis of presentation*

The Trust's consolidated financial statements are prepared on a going concern basis and have been presented in Canadian dollars, which is the Trust's functional currency, rounded to the nearest thousands unless otherwise stated.

The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements, unless otherwise indicated.

2.3 *Principles of consolidation*

Subsidiaries are all entities over which the Trust has control. The Trust controls an entity when the Trust is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Trust. They are deconsolidated from the date that control ceases.

Inter-entity transactions, balances, unrealized losses and unrealized gains on transactions between the Trust and its subsidiaries are eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Trust.

Non-controlling interests represent equity interests in subsidiaries not attributable to the Trust. The share of net assets of subsidiaries attributable to non-controlling interests is presented as a component of equity. Net income and comprehensive income are attributed to Trust Units and non-controlling interests.

2.4 *Investment property acquisitions*

When an investment is acquired, the Trust considers the substance of the assets and activities of the acquisition in determining whether the acquisition represents an asset acquisition or a business combination. The transaction is considered to be a business combination if the acquired investment meets the definition of a business, being an integrated set of activities and assets that are capable of being managed for the purposes of providing a return to Unitholders. The Trust elected to consistently use a concentration test that results in an asset acquisition conclusion when substantially all of the fair value of the gross assets is concentrated in a single identifiable asset or group of similar identifiable assets.

When acquisition of an investment does not represent a business, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values at the acquisition date, and no goodwill is recognized. Acquisition-related costs are capitalized to the investment at the time the acquisition is completed.

2.5 *Investment in associates*

Investment in associates includes entities over which the Trust has significant influence but not control or joint control, generally accompanying an ownership of between 20% and 50% of the voting rights. Investment in associates is accounted for using the equity method of accounting and recorded as equity accounted investments on the consolidated balance sheets. Under the equity method, the investment is initially recognized at cost, and the carrying amount is increased or decreased to recognize the investor's share of the profit or loss of the investee, including the Trust's pro rata share of changes in fair value of investment property held by the associate from the previous reporting period, after the date of acquisition. The Trust's investment in associates includes any notional goodwill identified on acquisition.

When the Trust's share of losses in an investment in associate equals or exceeds its interest in the investment in associate, including any other unsecured receivables, the Trust does not recognize further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the investment in associate.

The Trust determines at each reporting date whether there is any objective evidence that the investment in associate is impaired. If this is the case, the Trust calculates the amount of impairment as the difference between the recoverable amount of the investment in associate and its carrying value and recognizes the amount in the consolidated statements of income and comprehensive income.

2.6 *Joint arrangements*

Joint arrangements are arrangements of which two or more parties have joint control. Joint control is the contractual sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control. Joint arrangements are classified as either joint operations or joint ventures depending on the Trust's rights and obligations in the arrangement based on factors such as the structure, legal form and contractual terms of the arrangement.

a) *Investment in joint ventures*

A joint venture is a joint arrangement whereby the parties that have joint control only have rights to the net assets of the arrangement. Investment in joint ventures is accounted for using the equity method of accounting and recorded as equity accounted investments on the consolidated balance sheets. Under the equity method, the investment is initially recognized at cost, and the carrying amount is increased or decreased to recognize the investor's share of the profit or loss of the investee, including the Trust's pro rata share of changes in fair value of investment property held by the equity accounted investment from the previous reporting period, after the date of acquisition. The Trust's investment in joint ventures includes any notional goodwill identified on acquisition.

When the Trust's share of losses in an investment in joint venture equals or exceeds its interest in the investment in joint venture, including any other unsecured receivables, the Trust does not recognize further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the investment in joint venture.

The Trust determines at each reporting date whether there is any objective evidence that the investment in joint venture is impaired. If this is the case, the Trust calculates the amount of impairment as the difference between the recoverable amount of the investment in joint venture and its carrying value and recognizes the amount in the consolidated statement of income and comprehensive income.

Investment in associates and investment in joint ventures, collectively, are referred to as "equity accounted investments".

b) *Investment in joint operations*

A joint operation is a joint arrangement whereby the parties that have joint control have rights to the assets and obligations for the liabilities relating to the arrangement. The Trust is a co-owner in several properties that are subject to joint control and has determined that certain current joint arrangements are joint operations as the Trust, through its subsidiaries, is the direct beneficial owner of the Trust's interests in the properties. For these properties, the Trust recognizes its proportionate share of the assets, liabilities, revenue and expenses of these co-ownerships in the respective lines in the consolidated financial statements (see Note 22, "Co-owned property interests").

2.7 *Investment properties*

Investment properties include income properties and properties under development (land or building, or part of a building, or both) that are held by the Trust, or leased by the Trust as a lessee, to earn rentals or for capital appreciation or both.

Acquired investment properties are measured initially at cost, including related transaction costs in connection with asset acquisitions. Certain properties are developed by the Trust internally, and other properties are developed and leased to third parties under development management agreements with Penguin and other vendors ("Earnouts"). Earnouts occur when the vendors retain responsibility for managing certain developments on land acquired by the Trust for additional proceeds paid on completion calculated based on a predetermined, or formula-based, capitalization rate, net of land and development costs incurred by the Trust. The completion of an Earnout is reflected as an additional purchase within investment properties. Costs capitalized to properties under development include direct development and construction costs, Earnout Fees ("Earnout Fees"), borrowing costs, property taxes and other carrying costs, as well as capitalized staff compensation and other costs directly attributable to property under development.

Borrowing costs that are incurred for the purpose of, and are directly attributable to, acquiring or constructing a qualifying investment property are capitalized as part of its cost. The amount of borrowing costs capitalized is determined first by reference to borrowings specific to the project, where relevant, and otherwise by applying a weighted average cost of borrowings to eligible expenditures after adjusting for borrowings associated with other specific developments. Borrowing costs are capitalized while acquisition or construction is actively underway and cease once the asset is ready for use as intended by management, or suspended if the development of the asset is suspended, as identified by management.

After the initial recognition, investment properties are recorded at fair value, determined based on comparable transactions, if any. If comparable transactions are not available, the Trust uses alternative valuation methods such as: i) the discounted cash flow valuation method, and ii) land, development and construction costs recorded at market value. Valuations, where obtained externally, are performed during the year with quarterly updates on capitalization rates by professional valuers who hold recognized and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. Related fair value gains and losses are recorded in the consolidated statements of income and comprehensive income in the period in which they arise.

Investment property held by the Trust under a lease is classified as investment property when the definition of an investment property is met and the Trust accounts for the lease as a right-of-use asset. The Trust accounts for all leasehold property interests that meet the definition of investment property held by the Trust as right-of-use assets.

Subsequent expenditure is capitalized to the investment property's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Trust and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognized.

Initial direct leasing costs incurred by the Trust in negotiating and arranging tenant leases are added to the carrying amount of investment properties.

2.8 Assets held for sale

An investment property is classified as held for sale when it is expected that its carrying amount will be recovered principally through a sale transaction rather than through continuing use. For an investment property to be classified as held for sale: i) it must be available for immediate sale in its present condition, subject only to terms that are usual and customary for sales of such property, and ii) the sale must be highly probable, management must be committed to a plan to sell the assets, and the sale is expected generally within one year of classification. Upon designation as held for sale, the investment property continues to be measured at fair value and is presented separately on the consolidated balance sheets.

2.9 Residential development inventory

Residential development inventory, which is developed for sale in the ordinary course of business within the normal operating cycle, is stated at the lower of cost and estimated net realizable value. Residential development inventory is reviewed for impairment at each reporting date. An impairment loss is recognized as an expense when the carrying value of the property exceeds its net realizable value. Net realizable value is based on projections of future cash flows, which take into account the development plans for each project and management's best estimate of the most probable set of anticipated economic conditions.

The cost of residential development inventory includes borrowing costs directly attributable to projects under active development. The amount of borrowing costs capitalized is determined first by reference to borrowings specific to the project, where relevant, and otherwise by applying a weighted average interest rate for the Trust's other borrowings to eligible expenditures. Borrowing costs are not capitalized on residential development inventory where no development activity is taking place. Residential development inventory is presented separately on the consolidated balance sheets as current assets, as the Trust intends to sell these assets in the ordinary course of business within the normal operating cycle.

2.10 Intangible assets

The Trust's intangible assets comprise key joint venture relationships, trademarks and goodwill. The joint venture relationships and trademarks have finite useful lives, and as such are amortized over a period of 30 years and reviewed for impairment when an indication of impairment exists. Goodwill is not amortized but tested for impairment at least annually, or more frequently if there are indicators of impairment.

2.11 Classification of Units as equity and liabilities

a) Trust Units

The Trust Units meet the definition of a financial liability under IFRS as the redemption feature of the Trust Units creates an unavoidable contractual obligation to pay cash. Therefore, the Trust Units are considered to be "puttable instruments" and are presented as equity.

To be presented as equity, a puttable instrument must meet all of the following conditions: i) it must entitle the holder to a pro rata share of the entity's net assets in the event of the entity's dissolution; ii) it must be in the class of instruments that is subordinate to all other instruments; iii) all instruments in the class in ii) must have identical features;

iv) other than the redemption feature, there can be no other contractual obligations that meet the definition of a liability; and v) the expected cash flows for the instrument must be based substantially on the profit or loss of the entity or change in fair value of the instrument. This is called the “Puttable Instrument Exemption”.

The Trust Units meet the Puttable Instrument Exemption criteria and, accordingly, are presented as equity in the consolidated financial statements. The distributions on Trust Units are deducted from retained earnings.

b) Limited Partnership Units

The Class B General Partnership Units and Class D Limited Partnership Units of Smart Limited Partnership (referred to herein as “Smart LP Units”), Class B Limited Partnership Units of Smart Limited Partnership II (referred to herein as “Smart LP II Units”), Class B General Partnership Units of Smart Limited Partnership III (referred to herein as “Smart LP III Units”), Class B General Partnership Units of Smart Limited Partnership IV (referred to herein as “Smart LP IV Units”), Class B General Partnership Units and Class D Limited Partnership Units of Smart Oshawa South Limited Partnership (referred to herein as “Smart Oshawa South LP Units”), Class B General Partnership Units and Class D Limited Partnership Units of Smart Oshawa Taunton Limited Partnership (referred to herein as “Smart Oshawa Taunton LP Units”), Class B Limited Partnership Units of ONR Limited Partnership (referred to herein as “ONR LP Units”), Class B Limited Partnership Units of ONR Limited Partnership I (referred to herein as “ONR LP I Units”), Class B Limited Partnership Units of Smart Boxgrove Limited Partnership (referred to herein as “Smart Boxgrove LP Units”), and Class D Limited Partnership Units of SmartVMC West Limited Partnership (referred to herein as “SmartVMC West LP Units”) are exchangeable into Trust Units at the partners’ option. All limited partnership units that are presented as equity are referred to herein as “LP Units” (individually, each of these limited partnerships are referred to herein as an LP).

Each respective LP Unit meets the Puttable Instrument Exemption conditions and, as such, are presented in equity as non-controlling interests in the Trust’s consolidated financial statements.

The Class D Smart LP Units, Class F Smart LP Units, Class D Smart Oshawa South LP Units, Class D Smart Oshawa Taunton LP Units, Class B ONR LP Units, Class B ONR LP I Units, and Class D SmartVMC West LP Units (collectively referred to herein as “Units classified as liabilities”), are considered puttable instruments and are classified as financial liabilities at FVTPL. The distributions on such Units are classified as interest expense in the consolidated statement of income and comprehensive income. The Trust considers distributions on such Units classified as interest expense to be a financing activity in the consolidated statement of cash flows.

2.12 Financial assets and liabilities – Recognition and measurement

The Trust recognizes a financial asset or a financial liability when, and only when, it becomes a party to the contractual provisions of the instrument.

Initial Recognition

Such financial assets or financial liabilities are initially recognized at their fair value, including directly attributable transaction costs in the case of a financial asset or financial liability not subsequently measured at fair value through profit or loss. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss. Subsequent measurement depends on the initial classification of the financial asset or financial liability.

Classification

The classification of financial assets depends on the Trust’s business model for managing the financial assets and their contractual cash flows characteristics. Financial assets are classified and measured based on the following categories:

- amortized cost;
- fair value through other comprehensive income (“FVTOCI”); and
- fair value through profit or loss (“FVTPL”).

The following table summarizes the Trust's classification and measurement of financial assets and liabilities:

	Note	Classification under IFRS 9
Financial assets		
Mortgages, loans and notes receivable		Amortized cost
Amounts receivable and other		Amortized cost
Cash and cash equivalents		Amortized cost
Total return swap receivable		FVTPL
Other financial assets		FVTPL
Financial liabilities		
Accounts payable and other payables		Amortized cost
Secured debt		Amortized cost
Revolving operating facilities		Amortized cost
Unsecured debt		Amortized cost
Units classified as liabilities	2.11	FVTPL
Earnout options	2.14	FVTPL
Deferred unit plan ("DUP")	2.14	FVTPL
Equity incentive plan ("EIP")	2.14	FVTPL
Other financial liabilities		FVTPL

The following table describes the valuation techniques used in the determination of the fair values of the financial assets and liabilities:

Type	Valuation approach
Mortgages, loans and notes receivable	The fair value of each mortgage, loan and note receivable is based on the current market conditions for financing with similar terms and risks.
Accounts receivable, cash and cash equivalents, and trade payables and other liabilities	The carrying amount approximates fair value due to the short-term maturity of these instruments.
Total return swap receivable	Fair value is determined by reference to the value of the underlying notional Trust Units at each reporting date.
Currency swap agreement	Fair value is determined as the difference between the foreign exchange rate between Canadian dollars and U.S. dollars as per the swap agreement and the foreign exchange rate at the reporting date on the specified notional amount.
Interest rate swap agreements	The fair value is determined using the discounted cash flow valuation technique on the expected cash flows of the derivatives. The future fixed cash payments and the expected variable cash receipts are discounted to the reporting date, and then netted to determine the fair value of each interest rate swap agreement.
Units classified as liabilities	The fair value is based on closing market trading price of the Trust's Units.
Earnout options	The fair value is valued using a Black-Scholes option pricing model.
DUP	The fair value is based on closing market trading price of the Trust's Units.
EIP	The fair value is valued using a Monte Carlo simulation pricing model.
Long-term debt	Fair value is based on the present value of contractual cash flows, discounted at the Trust's current incremental borrowing rate for similar types of borrowing arrangements or, where applicable, quoted market prices.

Impairment

The Trust assesses, on a forward-looking basis, the expected credit losses ("ECL") associated with its debt instruments carried at amortized cost. The impairment is dependent on whether there has been a significant increase in credit risk.

To measure the expected credit losses, trade receivables and contract assets have been grouped based on shared credit risk characteristics and the days past due. The contract assets ("Unbilled other tenant receivables") relate to unbilled work in progress and have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Trust has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets. The Trust applies the simplified approach permitted by IFRS 9 to record the expected credit loss for tenant receivables where its loss allowance is measured at initial recognition and throughout the life of the receivable at an amount equal to lifetime expected credit loss.

All of the Trust's loans receivable and mortgages receivable at amortized cost are considered to have low credit risk, and the loss allowance recognized during the period was therefore limited to 12 months expected losses. These financial assets are considered by management to be "low credit risk" when these financial assets have a low risk of default and the borrower has a strong capacity to meet its contractual cash flow obligations in the near term.

2.13 **Cash and cash equivalents**

Cash and cash equivalents comprise cash and short-term investments with original maturities of three months or less.

2.14 **Trust and Limited Partnership Unit based arrangements**

a) *Unit options issued to non-employees on acquisitions (the "Earnout options")*

In connection with certain acquisitions and the associated development agreements, the Trust may grant options to acquire Units of the Trust or Limited Partnerships to Penguin or other vendors. These options are exercisable only at the time of completion and rental of additional space on acquired properties at strike prices determined on the date of grant. Earnout options that have not vested expire at the end of the term of the corresponding development management agreement.

The Earnout options are considered to be a financial liability because there is a contractual obligation for the Trust to deliver Trust or Limited Partnership Units upon exercise of the Earnout options. The Earnout options are considered to be contingent consideration with respect to the acquisitions they relate to, and are initially recognized at their fair value. The Earnout options are subsequently carried at fair value with changes in fair value recognized in the fair value adjustment on financial instruments in the consolidated statements of income and comprehensive income.

b) *Unit based compensation*

i. *DUP*

Deferred units granted to Trustees with respect to their Trustee fees, as well as the matching deferred units, vest immediately and are considered to be with respect to past services and are recognized as compensation expense upon grant. Deferred units granted to eligible associates with respect to their bonuses vest immediately, and the matching deferred units vest 50% on the third anniversary and 25% on each of the fourth and fifth anniversaries. Deferred units granted relating to amounts matched by the Trust are considered to be with respect to future services and are recognized as compensation expense based upon the fair value of Trust Units over the vesting period of each deferred unit.

The deferred units earn additional deferred units for the distributions that would otherwise have been paid on the deferred units as if they instead had been issued as Trust Units on the date of grant. The deferred units are considered to be a financial liability because there is a contractual obligation for the Trust to deliver Trust Units or settle in cash upon conversion or redemption of the deferred units.

The deferred units are measured at fair value using the market price of the Trust Units on each reporting date, with changes in fair value recognized in the consolidated statements of income and comprehensive income as additional compensation expense over their vesting period and as a gain or loss on financial instruments once vested. The additional deferred units are recorded in the consolidated statements of income and comprehensive income as compensation expense over their vesting period and as interest expense once vested.

ii. *EIP*

The Trust's EIP awards officers and key employees of the Trust with performance units when the daily volume weighted average price ("VWAP") of all Trust Units traded on the TSX for 20 consecutive trading days meets or exceeds certain Unit price thresholds set by the Board. Performance units vest over a performance period of three years and are settled for cash or exchanged for Trust Units based on the 10-day VWAP of Trust Units at the redemption date.

At each reporting date, the performance units are measured based on the performance of Trust Units relative to the Unit price threshold targets, the market value of Trust Units and the total performance units granted including additional units for distributions (see also Note 2.21(e)).

2.15 **Revenue recognition**

a) *Rentals from investment properties*

The Trust's rental from investment properties and other comes from different sources and is accounted for in accordance with IFRS 15, "Revenue from Contracts with Customers" ("IFRS 15") and IFRS 16, "Leases" ("IFRS 16").

The Trust's lease agreements may contain both lease and non-lease elements. IFRS 16 requires lessors to allocate consideration in the contracts between lease and non-lease components based on their relative standalone prices. Rentals from investment properties accounted for using IFRS 16 (lease components) include rents from tenants under leases, recoveries of property tax and operating costs that do not relate to additional services provided to lessees, percentage participation rents, lease cancellation fees, parking income and some incidental lease-related income. Rents from tenants may include free rent periods and rental increases over the term of the lease and are recognized in revenue on a straight-line basis over the term of the lease. The difference between revenue income recognized and the cash received is included in investment properties as straight-line rents receivable. Lease

incentives provided to tenants are deferred and amortized against revenue rental income over the term of the lease. Percentage participation rents are recognized after the minimum sales level has been achieved with each lease. Lease cancellation fees are recognized as revenue income once an agreement is completed with the tenant to terminate the lease and the collectibility is probable.

Rentals from investment properties also include certain amounts accounted for under IFRS 15 (non-lease components) where the Trust provides lessees or others with a distinct service. Non-lease components include revenue in a form of recoveries of operating costs where services are provided to tenants (common area maintenance recoveries, chargeback recoveries and administrative recoveries), parking revenue and revenue from other services that are distinct. The respective performance obligations are satisfied as services are rendered and revenue is recognized over time. See also Note 16, "Rentals from investment properties and other", for details on amounts related to lease and non-lease components.

Typically, revenue from operating costs recoveries and other services is collected from tenants on a monthly basis and parking revenue is collected at the day when the respective service has been provided. This results in immaterial contract balances as at each reporting date.

b) Service and other revenues

The Trust provides asset and property management services to co-owners, partners and third parties for which it earns market-based construction, development and other fees. These fees are recognized over time in accordance with IFRS 15 as the service or activity is performed. Where a contract has multiple deliverables, the Trust identifies the different performance obligations of the contract and recognizes the revenue allocated to each obligation as the respective obligation is met.

The Trust recognizes non-lease component revenue to depict the transfer of goods or services to customers in amounts that reflect the consideration to which the Trust expects to be entitled in exchange for those goods or services. It applies to all contracts with customers, excluding leases, financial instruments and insurance contracts.

c) Residential development inventory

The revenue generated from contracts with customers on the sale of townhomes is recognized at a point in time when control of the asset (i.e., townhome) has transferred to the purchaser (i.e., generally, when the purchaser takes possession of the townhome) as the purchaser has the ability to direct the use of and obtain substantially all of the remaining benefits from the asset. The amount of revenue recognized is based on the transaction price included in the purchasers' contracts. Any funds received prior to the purchasers taking possession of their respective assets are recognized as deferred revenue (contractual liability).

d) Interest income

Interest income is recognized as interest accrues using the effective interest method. When a loan and receivable are impaired, the Trust reduces the carrying amount to its recoverable amount, which is the estimated future cash flow discounted at the original effective interest rate of the instrument, and continues unwinding the discount as interest income. Interest income on impaired loans and receivables is recognized using the original effective interest rate.

2.16 Tenant receivables

Tenant receivables are recognized initially at fair value and subsequently are measured at amortized cost using the effective interest method, less impairment provision. The carrying amount receivable from tenants is net of the allowance for expected credit losses. Increases in (or reversals of) expected credit losses are recorded as a charge (recovery) in the consolidated statements of income and comprehensive income within "Property operating costs". The Trust records the expected credit loss to comply with IFRS 9's simplified approach for tenant receivables where its loss allowance is measured at initial recognition and throughout the life of the receivable at an amount equal to lifetime expected credit loss.

2.17 Current and deferred income tax

The Trust is taxed as a mutual fund trust for Canadian income tax purposes. In accordance with the Declaration of Trust, distributions to Unitholders are declared at the discretion of the Trustees. The Trust endeavours to distribute a sufficient amount in each taxation year to ensure that the Trust will not be subject to tax on its net income and net capital gains under Part I of the *Income Tax Act* (Canada) ("Tax Act").

The Trust qualifies for the REIT Exception under the specified investment flow-through ("SIFT") trust rules for accounting purposes. The Trust considers the tax deductibility of the Trust's distributions to Unitholders to represent, in substance, an exemption from current tax so long as the Trust continues to expect to distribute all of its taxable income and taxable capital gains to its Unitholders. Accordingly, the Trust will not recognize any current tax or deferred income tax assets or liabilities on temporary differences in the Trust's financial statements.

2.18 Operating segments

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Trust has determined that its chief operating decision-maker is the Executive Chairman and Chief Executive Officer.

2.19 Leases

Upon lease commencement where the Trust is the lessee, the Trust records a right-of-use asset at the amount equal to the lease liability. The lease liability is initially measured at the present value of lease payments payable over the lease term, discounted at the Trust's incremental borrowing rate. The lease liability is subsequently measured at amortized cost using the effective interest method.

However, as and when rent changes as a result of lease payments being linked to a rate or index, leased assets and liabilities have to be remeasured. A lease modification is accounted for as a separate lease if:

- the modification increases the scope of the lease by adding the right to use one or more underlying assets; and
- the consideration for the lease increases by an amount commensurate with the standalone price for the increase in scope.

With respect to tenant improvements in connection with the sublease, under IFRS 16, tenant improvements provided by the Trust are not included in the cost of the right-of-use asset. However, when the leased property meets the definition of investment property under IAS 40 (see Note 2.7), the Trust presents tenant improvements that enhance the value of the leased property as an adjustment together with right-of-use assets or incentives resulting in an adjustment to revenue within investment.

2.20 Foreign currency translation

The Trust records foreign currency transactions initially at the rate of exchange at the date of the transaction. If the transaction spans over a period of time, the Trust records the foreign currency transaction at the average rate of exchange for the transaction period.

At each reporting date, foreign currency monetary amounts are reported using the closing rate, which is the spot exchange rate at the end of the reporting period.

2.21 Critical accounting judgments and estimates

The preparation of the consolidated financial statements requires management to make judgments and estimates in applying the Trust's accounting policies that affect the reported amounts and disclosures made in the consolidated financial statements and accompanying notes.

Within the context of these consolidated financial statements, a judgment is a decision made by management in respect of the application of an accounting policy, a recognized or unrecognized financial statement amount and/or note disclosure, following an analysis of relevant information that may include estimates and assumptions. Estimates and assumptions are used mainly in determining the measurement of balances recognized or disclosed in the consolidated financial statements and are based on a set of underlying data that may include management's historical experience, knowledge of current events and conditions and other factors that are believed to be reasonable under the circumstances. Management continually evaluates the estimates and judgments it uses.

The following are the accounting policies subject to judgments and key sources of estimation uncertainty that the Trust believes could have the most significant impact on the amounts recognized in the consolidated financial statements.

a) Investment properties

Judgment is applied in determining whether certain costs are additions to the carrying amount of an investment property and, for properties under development, identifying the point at which substantial completion of the property occurs and identifying the directly attributable borrowing costs to be included in the carrying value of the development property. The significant assumptions in the land, development and construction costs recorded at market value include the market value per acre for land. The Trust applies judgment in determining whether development projects are active and viable, otherwise previously capitalized costs are written off.

The Trust also applies judgment in determining whether the properties it acquires are considered to be asset acquisitions or business combinations. The Trust considers all the properties it has acquired to date to be asset acquisitions. Earnout options are exercisable upon completion and rental of additional space on acquired properties. Judgment is applied in determining whether Earnout options are considered to be contingent consideration relating to the acquisition of the acquired properties or additional cost of services during the construction period. The Trust considers the Earnout options it has issued to date to represent contingent considerations relating to the acquisitions and is considered to be a financial liability measured at fair value (see Note 2.14(a)).

The valuation of the investment properties is the main area of judgment exercised by the Trust. The valuations of investment properties are dependent on: i) projected future cash flows for income properties and properties under development, and ii) land, development and construction costs for properties under development, and discount rates applicable to those assets. The projected cash flows for each property are based on the location, type and quality of the property and supported by the terms of any existing leases, other contracts or external evidence such as current market rents for similar properties, and adjusted for estimated vacancy rates and estimated maintenance costs. Discount rate is based on the location, size and condition of the properties and takes into account market data at the valuation date. These assumptions may not ultimately be achieved. The

critical estimates and assumptions underlying the valuation of investment properties are set out in Note 3 “Investment properties”.

Management internally values the entire portfolio of investment properties, taking into account available external data. In addition, the Trust endeavours to obtain external valuations of approximately 15%–20% (by value) of the portfolio annually carried out by professionally qualified valuers in accordance with the Appraisal and Valuation Standards of the Royal Institution of Chartered Surveyors. Properties are rotated annually to ensure that approximately 50% (by value) of the portfolio is appraised externally over a three-year period. Judgment is applied in determining the extent and frequency of independent appraisals.

b) *Joint arrangements*

The Trust makes judgment in determining whether the Trust has joint control and whether the arrangements are joint operations or joint ventures. In assessing whether the joint arrangements are joint operations or joint ventures, management applies judgment to determine the Trust’s rights and obligations in the arrangement based on factors such as the structure, legal form and contractual terms of the arrangement.

c) *Intangible assets*

The Trust makes judgments with respect to the amortization period relating to the joint venture relationships and trademarks that have finite useful lives, while also reviewing for impairment when an indication of impairment exists. In addition, on an annual basis or more frequently if there are any indications of impairment, the Trust evaluates whether goodwill may be impaired by determining whether the recoverable amount is less than the carrying amount for the smallest identified cash-generating unit.

d) *Income taxes*

The Trust is taxed as a mutual fund trust for Canadian income tax purposes and qualifies for the REIT Exemption under the SIFT rules for tax purposes. The Trust endeavours to distribute a sufficient amount in each taxation year to ensure that the Trust will not be subject to tax on its net income and net capital gains under Part I of the *Income Tax Act* (Canada) (“Tax Act”).

The Trust qualifies for the REIT Exemption under the specified investment flow-through (SIFT) trust rules for accounting purposes. The Trust considers the tax deductibility of the Trust’s distributions to Unitholders to represent, in substance, an exemption from current tax so long as the Trust continues to expect to distribute all of its taxable income and taxable capital gains to its Unitholders. Accordingly, the Trust will not recognize any current tax or deferred income tax assets or liabilities on temporary differences in the Trust’s financial statements.

e) *EIP*

The fair value of the EIP is based on the Monte Carlo simulation pricing model, which incorporates: (i) the performance of the Trust relative to the Unit price thresholds for the performance period, (ii) the 10-day VWAP of Trust Units at each reporting date, and (iii) the total granted performance units under the EIP, including performance units that are reinvested. Any adjustments made to the accrued value of the EIP are recorded in earnings.

2.22 *Future changes in accounting policies*

The Trust monitors the potential changes proposed by the IASB and analyzes the effect that changes in the standards may have on the Trust’s operations.

IFRS 18, Presentation and Disclosure in Financial Statements (“IFRS 18”)

In April 2024, IFRS 18 was issued to achieve comparability of the financial performance of similar entities. The standard, which replaces IAS 1, “*Presentation of Financial Statements*”, impacts the presentation of primary financial statements and notes, including the statement of earnings where companies will be required to present separate categories of income and expense for operating, investing and financing activities with prescribed subtotals for each new category. The standard will also require management-defined performance measures to be explained and included in a separate note within the consolidated financial statements.

The standard is effective for annual reporting periods beginning on or after January 1, 2027, including interim financial statements, and requires retrospective application. The Trust is currently assessing the impact of the new standard.

3. Investment properties

The following table summarizes the activities in investment properties:

	Note	Year Ended December 31, 2025			Year Ended December 31, 2024		
		Income Properties	Properties Under Development	Total	Income Properties	Properties Under Development	Total
Balance - beginning of year		\$8,942,289	\$1,717,494	\$10,659,783	\$8,743,808	\$1,820,461	\$10,564,269
Acquisitions, Earnouts and related adjustments of investment properties		—	35,264	35,264	—	23,378	23,378
Earnout Fees on properties subject to development management agreements	3(f)(ii)	7,971	—	7,971	998	—	998
Transfer from properties under development to income properties		97,666	(97,666)	—	81,795	(81,795)	—
Transfer from income properties to properties under development		—	—	—	(19,441)	19,441	—
Transfer from properties under development to equity accounted investments		—	—	—	—	(4,500)	(4,500)
Recognition of properties under development from equity accounted investments as a result of change in control	3(c)	—	52,150	52,150	—	—	—
Capital and development expenditures		36,257	70,456	106,713	35,817	80,364	116,181
Capitalized interest	10(d)	—	31,623	31,623	—	35,587	35,587
Dispositions	3(d)	—	(5,750)	(5,750)	—	(16,630)	(16,630)
Straight-line rents and tenant incentives ⁽¹⁾		4,477	—	4,477	10,171	—	10,171
Fair value adjustment on investment properties		100,692	(139,984)	(39,292)	89,141	(158,812)	(69,671)
Balance - end of year		\$9,189,352	\$1,663,587	\$10,852,939	\$8,942,289	\$1,717,494	\$10,659,783

(1) The amount is net of amortization of straight-line rents and tenant incentives in the amount of \$7,679 and \$7,757, respectively (year ended December 31, 2024 - \$8,063 and \$7,422, respectively).

Secured debt with a carrying value of \$511,188 (December 31, 2024 - \$716,495) is secured by investment properties with a fair value of \$1,990,722 (December 31, 2024 - \$2,362,859).

a) Valuation methods underlying management's estimation of fair value

i) Income properties

The Trust applies the discounted cash flow valuation method to estimate the value of income properties, which include: freehold properties, and properties with leasehold interests. The Trust applies this valuation method as it believes that the discounted cash flow valuation method represents the Trust's estimate of fair values of income properties based on expectations of changes in rental rates, occupancy rates, lease renewal rates, leasing costs, expected credit losses and downtime on lease expiries, among others.

Using the discounted cash flow valuation method, the fair value of income properties is estimated based on assumptions of the asset's benefits and liabilities over its life, over an average period of 10 years in addition to its terminal value. The 10 years of annual net cash flows and the terminal cash flows are projected for each property, and then a discount rate is applied to each of these cash flows to establish the present value of future cash flows for each property. Annual net cash flows are estimated as rental revenue, less operating expenses, a vacancy allowance and other adjustments. The terminal value is estimated based on the application of a terminal capitalization rate to each property's stabilized net operating income ("NOI"). The sum of the present value of future cash flows, including its discounted terminal value, represents the estimated fair value of each property.

The significant areas of estimation uncertainty in determining the fair value of income properties include among other things the projected cash flows and the discount rate for each property. The projected cash flows for each property are based on expected inflows and outflows, and are based on the location, type and quality of the property and supported by the terms of any existing leases, other contracts or external evidence such as current market rents for similar properties, and adjusted for estimated vacancy rates based on current and expected future market conditions after expiry of any current leases and expected maintenance costs. The discount rate for each property is based on the location, size and quality of the property, taking into account market data at the valuation date.

ii) Properties under development

Properties under development are valued using two primary methods: i) discounted cash flow valuation method, factoring in future cash inflows and outflows such as construction costs to complete development, leasing costs and other fees, and Earnout Fees, if any; or ii) land, development and construction costs are recorded at market value, factoring in development risks such as planning, zoning, timing and market conditions.

Using the discounted cash flow valuation method, the fair value of properties under development is estimated based on assumptions of the asset's benefits and liabilities over its life, over an average period of 10 years in addition to its terminal value. The 10 years of annual net cash flows and the terminal cash flows are projected for each property, and then a discount rate is applied to each of these cash flows to establish the present value of future cash flows for each property. Annual net cash flows are estimated as rental revenue, less operating expenses, construction costs, a vacancy allowance and other adjustments. The terminal value is estimated based on the application of a terminal capitalization rate to each property's stabilized NOI. The sum of the present value of future cash flows, including its discounted terminal value, represents the estimated fair value of each property.

The following table summarizes significant assumptions in Level 3 valuations:

December 31, 2025				
Valuation Method	Terminal Capitalization Rate		Discount Rate	
	Weighted Average	Range	Weighted Average	Range
<i>Income properties</i>				
Discounted cash flow	6.00 %	4.20% - 7.75%	6.53 %	4.60% - 8.25%
<i>Properties under development</i>				
Land, development and construction costs recorded at market value	N/A	N/A	N/A	N/A
Discounted cash flow	5.98 %	4.20% - 7.40%	6.58 %	4.60% - 7.90%
December 31, 2024				
Valuation Method	Terminal Capitalization Rate		Discount Rate	
	Weighted Average	Range	Weighted Average	Range
<i>Income properties</i>				
Discounted cash flow	6.01 %	4.20% - 7.75%	6.53 %	4.60% - 8.25%
<i>Properties under development</i>				
Land, development and construction costs recorded at market value	N/A	N/A	N/A	N/A
Discounted cash flow	5.88 %	4.20% - 7.40%	6.51 %	4.60% - 7.90%

The following table summarizes the fair value sensitivity for the portion of the Trust's investment properties that are sensitive to changes in discount rates as at December 31, 2025:

Discount Rate Sensitivity	Income Properties			Properties Under Development		
	Weighted Average Overall Discount Rate	Estimated Fair Value of Investment Properties	Fair Value Variance	Weighted Average Overall Discount Rate	Estimated Fair Value of Investment Properties	Fair Value Variance
(1.00)%	5.53 %	\$11,165,191	\$1,975,839	5.58 %	\$133,670	\$18,700
(0.50)%	6.03 %	\$10,139,091	\$949,739	6.08 %	\$123,670	\$8,700
(0.25)%	6.28 %	\$9,693,191	\$503,839	6.33 %	\$119,270	\$4,300
—%	6.53 %	\$9,189,352	\$—	6.58 %	\$114,970	\$—
0.25%	6.78 %	\$8,912,991	\$(276,361)	6.83 %	\$111,270	\$(3,700)
0.50%	7.03 %	\$8,568,891	\$(620,461)	7.08 %	\$107,870	\$(7,100)
1.00%	7.53 %	\$7,956,791	\$(1,232,561)	7.58 %	\$101,870	\$(13,100)

b) Acquisitions and Earnouts**Acquisitions and Earnouts completed during the year ended December 31, 2025**

The following table summarizes the Acquisitions and Earnouts completed during the year ended December 31, 2025:

	Date of Acquisition	Type	Area	Purchase Proceeds	Satisfied through		
					Cash	Issuance of LP Units	Other Adjustments
Acquisitions							
Toronto, Ontario	March 2025	Property under development	27,000 sq. ft.	\$11,724	\$11,824	\$—	\$(100)
Stoney Creek, Ontario	October 2025	Land parcel	0.7 acres	1,527	1,637	—	(110)
Bolton, Ontario	November 2025	Land parcel	14.3 acres	17,513	17,928	—	(415)
Earnouts	Varies	Land parcel / Retail	117,000 sq. ft.	12,471	9,406	3,209	(144)

Acquisitions and Earnouts completed during the year ended December 31, 2024

The following table summarizes the Acquisitions and Earnouts completed during the year ended December 31, 2024:

	Date of Acquisition	Type	Area	Purchase Proceeds	Satisfied through			
					Cash	Issuance of LP Units	Debt	Other Adjustments
Acquisitions								
51 Yonge Street, Toronto, Ontario	February 2024	Property under development	10,650 sq. ft.	\$21,555	\$11,536	\$—	\$10,000	\$19
London, Ontario	July 2024	Land parcel	6.1 acres	1,823	816	—	—	1,007
Earnouts	September 2024	Retail	2,232 sq. ft.	1,071	751	320	—	—

See also Note 4, "Equity accounted investments", for additional details on acquisitions reflected in equity accounted investments.

c) Recognition of properties under development from equity accounted investments as a result of change in control

Pursuant to the limited partnership agreement between the Trust and one of its residential apartment joint venture partners, the Trust's option to acquire the remaining 25% interest in the limited partnership became exercisable. As a result, the Trust obtained control, as defined under IFRS 10, over the limited partnership and consolidated its assets and liabilities. A non-controlling interest of \$10,000 was recognized in respect of the partner's retained ownership interest.

d) Dispositions**Dispositions of investment properties during the year ended December 31, 2025**

The following table summarizes the dispositions on investment properties completed during the year ended December 31, 2025:

Location	Date of Disposition	Type	Area	Ownership Interest	Disposition Proceeds
Mascouche, Quebec	February 2025	Land parcel	1.3 acres	100 %	\$2,700
Jonquiere, Quebec	September 2025	Property under development	9.1 acres	100 %	3,050

Dispositions of investment properties during the year ended December 31, 2024

The following table summarizes the dispositions on investment properties completed during the year ended December 31, 2024:

Location	Date of Disposition	Type	Area	Ownership Interest	Disposition Proceeds
Bradford, Ontario	January 2024	Land parcel	3.3 acres	100 %	\$6,786
Laval, Quebec ⁽¹⁾	April 2024	Land parcel	1.8 acres	100 %	4,500
Mascouche, Quebec	October 2024	Land parcel	4.7 acres	100 %	9,893

(1) In April 2024, the Trust contributed its interest in a parcel of land located in Laval, Quebec to the joint venture with the intention to develop and operate self-storage facilities.

e) Leasehold property interests

At December 31, 2025, 15 (December 31, 2024 - 15) investment properties with a fair value of \$965,505 (December 31, 2024 - \$960,323) are leasehold property interests accounted for as leases with Penguin (see also Note 20, "Related party transactions").

One of these leasehold properties, with a fair value of \$93,863 (December 31, 2024 – \$91,807), was entered into in 2003 under a 35-year lease with Penguin and includes a purchase option exercisable at the end of the lease term in 2038 for a payment of \$10,000, which is considered to be a bargain purchase option. As the Trust expects to exercise this option, the related purchase option amount and remaining lease obligation are recognized in accounts and other payables in accordance with IFRS 16 (see also Note 12, “Accounts and other payables”).

f) Properties under development

i) Properties under development not subject to development management agreements

During the year ended December 31, 2025, the Trust completed the development and leasing of certain properties under development not subject to development management agreements, for which the fair value of the investment properties has been reclassified from properties under development to income properties.

For the year ended December 31, 2025, the land and development costs transferred for completed projects totalled \$92,342 (year ended December 31, 2024 – \$81,566).

ii) Properties under development subject to development management agreements (Earnout agreements)

At December 31, 2025, properties under development with a carrying value of \$15,756 (December 31, 2024 – \$22,766) are subject to development management agreements.

These properties under development (including certain leasehold property interests) are subject to various development management agreements with Penguin and Walmart.

In certain events, the developer/vendor may sell a portion of undeveloped land to accommodate the construction plan that provides the best use of the property, reimbursing the Trust its costs related to such portion, and provides a profit based on a pre-negotiated formula. Pursuant to the development management agreements, the developers/vendors assume responsibility for managing the development of the land on behalf of the Trust and are granted the right for a period of up to 10 years to earn an Earnout Fee (subject to options and extensions in certain circumstances). On completion and rental of additional space on these properties, the Trust is obligated to pay the Earnout Fee and any additional development costs not previously incurred by the Trust, at a total price calculated by a formula using the net operating rents and predetermined negotiated capitalization rates, on the date rent becomes payable on the additional space (“Gross Cost”). The Earnout Fee is calculated as the Gross Cost less the associated land and development costs incurred by the Trust.

For certain of these properties under development, Penguin and others have been granted Earnout options that give them the right, at their option, to invest up to 40% of the Earnout Fee for one of the agreements and up to 30% to 40% of the Gross Cost for the remaining agreements in Trust Units, Class B, D and F Smart LP Units, Class B and D Smart LP III Units, Class B Smart LP IV Units, Class B and D Smart Oshawa South LP Units, Class B and D Smart Oshawa Taunton LP Units, Class B Smart Boxgrove LP Units and Class B ONR LP I Units at predetermined option strike prices subject to a maximum number of Units. On December 9, 2020, the Trust entered into an Omnibus Agreement with Mitchell Goldhar that provided a right to extend the terms of certain Earnout agreements for an additional two years. As a result, the Earnout agreements for Earnout options that were originally set to expire between 2020 and 2025 may be extended up to 2027. See also Note 11, “Other financial liabilities”.

The following table summarizes the development costs incurred (exclusive of the cost of land previously acquired) and Earnout Fees paid to vendors relating to the completed retail spaces that have been reclassified to income properties:

	Year Ended December 31	
	2025	2024
Development costs incurred	\$5,324	\$229
Earnout Fees paid	7,971	998
	\$13,295	\$1,227

4. Equity accounted investments

The Trust has entered into a number of arrangements with other parties for the purpose of jointly developing, owning and operating investment properties. The following table summarizes the Trust's ownership interest in each associate and joint venture investments grouped by their asset class:

As at		December 31, 2025		December 31, 2024	
Description of Equity Accounted Investments	Partner(s)	Number of Investments	Ownership Interest	Number of Investments	Ownership Interest
Investments in Associates:⁽¹⁾					
Penguin-Calloway Vaughan Partnership ("PCVP")	Penguin	1	50.0 %	1	50.0 %
Residences LP - Transit City	Penguin, CentreCourt	3	25.0 %	3	25.0 %
Residences (One & Two) LP	Penguin	2	50.0%-66.7%	2	50.0%-66.7%
Investments in Joint Ventures:					
Retail investment properties	Fieldgate	1	30.0 %	1	30.0 %
Self-storage facilities	SmartStop	21	50.0 %	19	50.0 %
Residential apartments	Jadco	1	50.0 %	1	50.0 %
Residential apartments	Cogir	1	80.0 %	1	80.0 %
Residential apartments	Other	1	50.0 %	1	50.0 %
Residential apartments ⁽²⁾	Greenwin	—	—	1	75.0 %

(1) The Trust's investments in associates are partnered with Penguin. See also Note 20, "Related party transactions".

(2) See Note 3(c) for further details.

The following table summarizes key components relating to the Trust's equity accounted investments:

	Year Ended December 31, 2025			Year Ended December 31, 2024		
	Investment in Associates	Investment in Joint Ventures	Total	Investment in Associates	Investment in Joint Ventures	Total
Investment - beginning of year	\$436,437	\$313,182	\$749,619	\$466,089	\$290,830	\$756,919
Operating Activities:						
Earnings	7,318	398	7,716	5,352	15,237	20,589
Distributions - VMC Residences condo unit closings	—	—	—	(37,886)	—	(37,886)
Distributions - operating activities	(3,789)	(4,815)	(8,604)	(4,204)	(3,180)	(7,384)
Financing Activities:						
Fair value adjustment on loan	2,847	—	2,847	2,833	—	2,833
Investing Activities:						
Cash contribution	2,259	29,903	32,162	7,471	39,309	46,780
Derecognition of equity accounted investments as a result of change in control	—	(39,119)	(39,119)	—	—	—
Property contribution	—	—	—	—	4,500	4,500
Development distributions	(3,220)	(17,764)	(20,984)	(3,218)	(33,514)	(36,732)
Investment - end of year	\$441,852	\$281,785	\$723,637	\$436,437	\$313,182	\$749,619

a) **Summary of balance sheets**

The following table summarizes the balance sheets for investment in associates and joint ventures:

As at	December 31, 2025				December 31, 2024			
	Associates				Associates			
Equity accounted investments in:	PCVP	VMC Residences ⁽¹⁾	Joint Ventures	Total	PCVP	VMC Residences ⁽¹⁾	Joint Ventures	Total
Non-current assets	\$1,428,251	\$—	\$1,034,078	\$2,462,329	\$1,419,166	\$—	\$1,014,087	\$2,433,253
Current assets	84,179	157,873	28,361	270,413	56,078	164,764	17,193	238,035
Total assets	\$1,512,430	\$157,873	\$1,062,439	\$2,732,742	\$1,475,244	\$164,764	\$1,031,280	\$2,671,288
Non-current liabilities	\$584,926	\$—	\$359,350	\$944,276	\$610,676	\$—	\$223,576	\$834,252
Current liabilities ⁽²⁾	100,735	101,237	120,290	322,262	48,095	107,955	191,722	347,772
Total liabilities	\$685,661	\$101,237	\$479,640	\$1,266,538	\$658,771	\$107,955	\$415,298	\$1,182,024
Net assets	\$826,769	\$56,636	\$582,799	\$1,466,204	\$816,473	\$56,809	\$615,982	\$1,489,264
Trust's share of net assets before adjustments	413,385	27,702	281,785	722,872	408,236	27,062	313,182	748,480
Fair value adjustment on loan	493	272	—	765	716	423	—	1,139
Trust's share of net assets	\$413,878	\$27,974	\$281,785	\$723,637	\$408,952	\$27,485	\$313,182	\$749,619

(1) VMC Residences LP, Residences III LP, East Block Residences LP, Residences (One) LP, and Residences (Two) LP, collectively referred to as "VMC Residences", all of which are involved in residential condo development.

(2) As at December 31, 2025, the balance includes loan payable to the Trust of \$57,454 in respect to its investments in associates (December 31, 2024 - \$54,843). see also Note 5(a).

The investments in associates listed above have entered into various development construction contracts with existing commitments totalling \$57,581 (December 31, 2024 - \$60,144).

The joint ventures listed above have entered into various development construction contracts with existing commitments totalling \$84,683 (December 31, 2024 - \$27,829).

With respect to the development credit facilities relating to PCVP, the obligations are joint and several to each of the PCVP limited partners; however, by virtue of an indemnity agreement between the PCVP limited partners, the obligations are effectively several. As of December 31, 2025, the investment in associates had development credit facilities with an outstanding balance of \$316,400 (December 31, 2024 - \$458,100), of which the Trust's share was \$158,200 (December 31, 2024 - \$229,050). The development credit facilities bearing interest based on the Adjusted Canadian Overnight Repo Rate Average ("Adjusted CORRA") plus 1.45%, maturing in June 2027.

As of December 31, 2025, the joint ventures had development credit facilities with an outstanding balance of \$90,905 (December 31, 2024 - \$130,014), of which the Trust's share was \$45,452 (December 31, 2024 - \$65,007). The development credit facilities bearing interest based on the Adjusted CORRA rate plus 2.70%, maturing May 2026. In April 2025, the Trust refinanced one of the development credit facilities with a mortgage bearing an interest rate of 3.25% and extended the maturity date to June 2030.

In October 2025, PCVP secured a \$188,792 CMHC mortgage on its purpose-built rental development. The mortgage bears a fixed interest rate of 3.45% and matures in December 2030. The proceeds from the mortgage were used to repay existing indebtedness.

In October 2025, the self-storage facility joint venture (the "JV") entered into a \$160,000 five-year mortgage. The mortgage is secured by ten self-storage facilities and bears a fixed interest of approximately 3.87%. The JV used the proceeds to repay a \$116,000 mortgage secured by eight self-storage facilities upon its maturity and other existing indebtedness.

b) Summary of earnings

The following table summarizes the earnings for investment in associates and joint ventures:

	Year Ended December 31, 2025				Year Ended December 31, 2024			
	Associates				Associates			
	PCVP	VMC Residences	Joint Ventures	Total	PCVP	VMC Residences	Joint Ventures	Total
Net Income from equity accounted investments in:								
Revenue								
Rental revenue ⁽¹⁾	\$54,227	\$460	\$50,163	\$104,850	\$49,753	\$94	\$43,744	\$93,591
Residential sales revenue	—	163	—	163	—	510	—	510
Operating expense								
Rental operating costs	(25,556)	(156)	(20,301)	(46,013)	(25,128)	(43)	(16,688)	(41,859)
Residential cost of sales	—	2,726	—	2,726	—	(749)	—	(749)
Revenue net of operating expense	\$28,671	\$3,193	\$29,862	\$61,726	\$24,625	\$(188)	\$27,056	\$51,493
Fair value adjustment on investment properties	5,653	—	(1,918)	3,735	18,190	—	26,992	45,182
Interest (expense) income	(21,106)	1,493	(19,559)	(39,172)	(28,499)	3,638	(18,366)	(43,227)
Earnings	\$13,218	\$4,686	\$8,385	\$26,289	\$14,316	\$3,450	\$35,682	\$53,448
Trust's share of earnings (losses) before supplemental cost and additional profit sharing	6,609	1,772	1,965	10,346	7,158	1,813	16,144	25,115
Supplemental cost	(1,063)	—	(1,567)	(2,630)	(3,619)	—	(907)	(4,526)
Trust's share of earnings	\$5,546	\$1,772	\$398	\$7,716	\$3,539	\$1,813	\$15,237	\$20,589

(1) Includes office rental revenue from the Trust in the amount of \$3,152 for the year ended December 31, 2025 (year ended December 31, 2024 - \$3,197).

In accordance with the VMC Supplemental Development Fee Agreement, the Trust invoiced PCVP a net amount of \$2,126 related to associated development fees for the year ended December 31, 2025 (year ended December 31, 2024 - \$7,237).

In accordance with the Supplemental Development and Construction Fee Agreements, the Trust invoiced certain investments in joint ventures for a net amount of \$3,134 related to associated supplemental development fees for the year ended December 31, 2025 (year ended December 31, 2024 - \$1,815).

Acquisitions completed during the year ended December 31, 2025

The following table summarizes the acquisitions completed in equity accounted investments:

	Type	Date of Acquisition	Segment	Area	Purchase Price ⁽¹⁾⁽²⁾
Acquisitions					
New Westminster, British Columbia	Land parcel	June 2025	Self-storage	1.18 acres	\$7,729
Edmonton, Alberta	Land parcel	August 2025	Self-storage	2.54 acres	3,305
Toronto, Ontario	Land parcel	December 2025	Self-storage	1.78 acres	8,313

(1) The purchase price is shown at 100% ownership.

(2) Purchase price includes acquisition costs.

5. Mortgages, loans and notes receivable

The following table summarizes mortgages, loans and notes receivable:

As at	Note	December 31, 2025	December 31, 2024
Loans receivable (a)		\$235,884	\$222,226
Mortgages receivable (b)	20	2	2
Notes receivable (c)	20	2,924	2,924
		\$238,810	\$225,152
Current		180,070	17,022
Non-current		58,740	208,130
		\$238,810	\$225,152

a) Loans receivable

The following table presents loans receivable:

Issued to	Committed	Maturity Date	Interest Rate	Note	December 31, 2025	December 31, 2024
Penguin ⁽¹⁾	23,019	March 2026	Variable	20	\$14,443	\$13,787
Penguin ⁽²⁾	N/A	December 2029	Interest-free	10(b)(iv), 20	55,813	55,382
Penguin ⁽³⁾	1,069	August 2030	Variable	20	1	1
Penguin ⁽⁴⁾	11,024	—	Variable	20	7,268	6,945
Total loans issued to Penguin					\$77,525	\$76,115
PCVP ⁽⁵⁾	N/A	March 2026	Variable	20	57,454	54,843
Self-storage facilities ⁽⁶⁾	114,700	May 2026	Variable	20	90,905	81,191
Total loans issued to equity accounted investments					\$148,359	\$136,034
Greenwin ⁽⁷⁾	10,000	December 2026	10.00 %		10,000	10,077
Total loans issued to unrelated parties					\$10,000	\$10,077
					\$235,884	\$222,226

(1) The loan security includes a first or second charge on the property, assignments of rents and leases and general security agreements, and is guaranteed by Penguin. The loan bears a variable interest rate based on the Trust's operating line interest rate plus 20 basis points.

(2) The loan has a principal amount outstanding of \$64,700, is non-interest-bearing, and is repayable at the end of 10 years. As at December 31, 2025, the loan balance of \$55,813 is net of a cumulative fair value adjustment totalling \$8,887.

(3) The loan bears interest at: i) the Adjusted CORRA rate plus 220 basis points, up to 60% of the facility limit, and ii) the Adjusted CORRA rate plus 370 basis points, for the remainder. The loan was repaid during the year ended December 31, 2023.

(4) The loan bears a variable interest rate based on the Trust's operating line interest rate plus 10 basis points.

(5) The loan security includes a first or second charge on properties, assignments of rents and leases and general security agreements, and is guaranteed by Penguin up to its 50% share of the loan. The loan bears a variable interest rate based on the Trust's operating line interest rate plus 20 basis points.

(6) The Trust entered into a master credit loan agreement with its partner SmartStop to provide funding for the development of certain self-storage facilities. The master credit loan agreement bears interest at a variable rate based on the Adjusted CORRA rate plus 270 basis points.

(7) In December 2024, the Trust entered into a loan agreement with Greenwin secured by two investment properties.

Management considers all outstanding loans to be fully collectible.

b) Mortgages receivable

The Trust is committed to lend up to \$116,993 (December 31, 2024 - \$116,993) to fund costs associated with both the original acquisition and development of five properties. The Trust holds a purchase option for these properties, exercisable upon achieving certain levels of development and leasing. As at December 31, 2025, management expects the Trust to exercise these purchase options. The Trust also holds a 50% interest in the Toronto (StudioCentre), ON, and Salmon Arm, BC, properties, with the other 50% owned by Penguin. These loans are secured by Penguin's interest in the properties.

The mortgages receivable security includes a first or second charge on properties, and assignments of rents and leases. In addition, the outstanding balance is guaranteed by Penguin. The loans are subject to individual loan guarantee agreements that provide additional guarantees for all interest and principal advanced on outstanding amounts. The amounts that are guaranteed decrease on achievement of certain specified value-enhancing events. Management considers all mortgages receivable to be fully collectible.

c) Notes receivable

Notes receivable of \$2,924 (December 31, 2024 - \$2,924) have been granted to Penguin. As at December 31, 2025, these secured demand notes bear interest at the rate of 9.00% per annum (December 31, 2024 - 9.00%).

The estimated fair values of mortgages, loans and notes receivable are based on their respective current market rates, bearing similar terms and risks. This information is disclosed in Note 13, "Fair value measurement".

6. Other financial assets

The following table summarizes the components of other financial assets:

As at	December 31, 2025	December 31, 2024
Total return swap ("TRS") receivable (a)	\$86,147	\$81,831
Interest rate swap agreements	8,229	12,720
Currency swap agreements	—	423
	\$94,376	\$94,974

a) TRS receivable

TRS is a contractual agreement to exchange payments based on a specified notional amount and the underlying financial assets for a specific period. The total return to the Trust includes the total return generated by the underlying notional Trust Units, plus any appreciation, if there is any, in the market value of the notional Trust Units, less the amount equal to any decline, if there is any, in the market value of the underlying notional Trust Units. The TRS agreement requires the exchange of net contractual payments periodically without the exchange of the notional principal amounts on which the payments are based. Changes in market value are recorded in net income and comprehensive income. The Trust has funded the total return swap agreement by a loan from the counterparty which is measured at amortized cost.

The total return swap receivable reflects the market value of the swap agreement, and is determined by reference to the value of the underlying notional Trust Units at each reporting date. The gain (loss) will be realized when the total return swap agreement matures or is unwound.

The following table summarizes the activities in the total return swap receivable:

	Year Ended December 31, 2025	Year Ended December 31, 2024
Balance - beginning of year	\$81,831	\$127,820
Distributions received	(6,189)	(8,673)
Settlement	—	(47,237)
Fair value adjustments	10,505	9,921
Balance - end of year	\$86,147	\$81,831

7. Intangible assets

The following table summarizes the components of intangible assets:

As at	December 31, 2025			December 31, 2024		
	Cost	Accumulated Amortization	Net	Cost	Accumulated Amortization	Net
Intangible assets with finite lives:						
Key joint venture relationships	\$36,944	\$13,047	\$23,897	\$36,944	\$11,815	\$25,129
Trademarks	2,995	1,058	1,937	2,995	958	2,037
Total intangible assets with finite lives	\$39,939	\$14,105	\$25,834	\$39,939	\$12,773	\$27,166
Goodwill	13,979	—	13,979	13,979	—	13,979
Total intangible assets	\$53,918	\$14,105	\$39,813	\$53,918	\$12,773	\$41,145

The total amortization expense recognized for the year ended December 31, 2025 amounted to \$1,332 (year ended December 31, 2024 - \$1,331).

8. Residential development inventory

Residential development inventory consists of development lands, co-owned with Fieldgate, located at Vaughan NW, Ontario, for the purpose of developing and selling residential townhome units.

The following table summarizes the activity in residential development inventory:

As at	December 31, 2025	December 31, 2024
Balance - beginning of year	\$31,738	\$51,719
Development costs	767	21,381
Capitalized interest	981	1,483
Cost of sales	(12,332)	(42,845)
Balance - end of year	\$21,154	\$31,738

9. Amounts receivable and other, prepaid expenses, deposits and deferred financing costs

The following table presents the components of amounts receivable and other, prepaid expenses, deposits and deferred financing costs:

As at	December 31, 2025	December 31, 2024
Amounts receivable and other		
Tenant receivables	\$31,434	\$26,751
Unbilled other tenant receivables	11,997	8,164
Receivables from related party – excluding equity accounted investments	21,794	15,441
Receivables from related party – equity accounted investments	11,027	10,034
Other non-tenant receivables ⁽¹⁾	26,383	22,279
	\$102,635	\$82,669
Allowance for expected credit loss (“ECL”)	(9,870)	(6,234)
Amounts receivable and other, net of allowance for ECL	\$92,765	\$76,435
Non-current portion of amounts receivable	(17,935)	(12,994)
	\$74,830	\$63,441
Prepaid expenses, deposits and deferred financing costs ⁽²⁾	\$14,269	\$12,696

(1) The amount includes a related party amount of \$13,400 (December 31, 2024 – \$11,669).

(2) Includes prepaid realty tax of \$1,104 (December 31, 2024 – \$1,105).

The non-current portion of amounts receivable represents a related party receivable from Penguin of \$17,935 (December 31, 2024 – \$12,994), repayment of which is expected to be made by way of certain development fees payable to Penguin. The balance is also prepayable by Penguin at any time. The amount is related to services provided to Penguin by the Trust in accordance with the development service agreement. The receivable bears a variable interest rate based on the interest rate on the Trust’s operating credit facility plus 20 basis points. See also Note 20, “Related party transactions”.

Allowance for ECL

The Trust records the ECL to comply with IFRS 9’s simplified approach for amounts receivable where its allowance for ECL is measured at initial recognition and throughout the life of the amounts receivable at a total equal to lifetime ECL.

The following table summarizes the reconciliation of changes in the allowance for ECL on amounts receivable:

	Year Ended December 31	
	2025	2024
Balance – beginning of year	\$6,234	\$8,983
Net allowance	3,636	(2,749)
Balance – end of year	\$9,870	\$6,234

10. Debt

The following table presents debt balances:

As at	December 31, 2025	December 31, 2024
Secured debt (a)	\$511,188	\$716,495
Unsecured debt (b)	4,572,844	4,286,735
Revolving operating facilities (c)	125,000	43,049
	\$5,209,032	\$5,046,279
Current	755,426	986,915
Non-current	4,453,606	4,059,364
	\$5,209,032	\$5,046,279

a) Secured debt

As at December 31, 2025, the secured debt balance of \$511,188 (December 31, 2024 - \$716,495) bears a weighted average interest rate of 4.53% (December 31, 2024 - 3.97%), and comprises \$476,148 (December 31, 2024 - \$711,045) at fixed interest rates, and \$35,040 (December 31, 2024 - \$5,450) at variable interest rates of Adjusted CORRA rate plus 1.45% to 1.50%. The secured debt, maturing between 2026 and 2035, is secured by first or second registered mortgages over specific income properties and properties under development and first general assignments of leases, insurance and registered chattel mortgages.

The following table presents principal repayment requirements for secured debt:

	Instalment Payments	Lump Sum Payments at Maturity	Total
2026	\$15,305	\$106,720	\$122,025
2027	10,540	25,200 ⁽¹⁾	35,740
2028	10,618	15,753	26,371
2029	10,794	8,243	19,037
2030	9,723	77,382	87,105
Thereafter	13,845	208,089	221,934
	\$70,825	\$441,387	\$512,212
Unamortized acquisition date fair value adjustments			163
Unamortized financing costs			(1,187)
			\$511,188

(1) Includes construction loans in the amount of \$25,200, which bear interest at Adjusted CORRA rate plus 145 basis points.

b) Unsecured debt

The following table summarizes the components of unsecured debt:

As at	December 31, 2025	December 31, 2024
Unsecured debentures i)	\$3,292,159	\$3,003,193
Credit facilities ii)	1,072,079	1,073,524
TRS debt iii)	95,995	95,995
Other unsecured debt iv)	112,611	114,023
	\$4,572,844	\$4,286,735

i) Unsecured debentures

As at December 31, 2025, unsecured debentures totalled \$3,292,159 (December 31, 2024 - \$3,003,193). Unsecured debentures mature at various dates between 2026 and 2032, with interest rates ranging from 2.31% to 5.35%, and a weighted average interest rate of 3.93% as at December 31, 2025 (December 31, 2024 - 3.57%).

The following table summarizes the components of unsecured debentures:

Series	Maturity Date	Annual Interest Rate	Interest Payment Dates	December 31, 2025	December 31, 2024
Series N ⁽¹⁾	February 6, 2025	3.56 %	February 6 and August 6	\$—	\$160,000
Series X ⁽¹⁾	December 16, 2025	1.74 %	June 16 and December 16	—	350,000
Series P	August 28, 2026	3.44 %	February 28 and August 28	250,000	250,000
Series V	June 11, 2027	3.19 %	June 11 and December 11	300,000	300,000
Series S	December 21, 2027	3.83 %	June 21 and December 21	250,000	250,000
Series Z	May 29, 2028	5.35 %	May 29 and November 29	300,000	300,000
Series Y	December 18, 2028	2.31 %	June 18 and December 18	300,000	300,000
Series AC	June 12, 2029	3.60 %	June 12 and December 12	250,000	—
Series U	December 20, 2029	3.53 %	June 20 and December 20	450,000	450,000
Series AA	August 1, 2030	5.16 %	February 1 and August 1	350,000	350,000
Series W	December 11, 2030	3.65 %	June 11 and December 11	300,000	300,000
Series AB	August 5, 2031	4.74 %	February 5 and August 5	300,000	—
Series AD	June 12, 2032	4.32 %	June 12 and December 12	250,000	—
		3.93 % ⁽²⁾		\$3,300,000	\$3,010,000
	Unamortized financing costs			(7,841)	(6,807)
				\$3,292,159	\$3,003,193

(1) The Series N and Series X debentures were repaid in full on the maturity date.

(2) Represents the weighted average annual interest rate and excludes unamortized financing costs.

Unsecured debenture activities for the year ended December 31, 2025

In February 2025, the Trust issued \$300,000 of 4.74% Series AB senior unsecured debentures (net proceeds of the issuance in aggregate after issuance costs - \$298,935). The Series AB debentures will mature on August 5, 2031. The debentures have semi-annual payments due on February 5 and August 5 of each year, commencing on August 5, 2025. Concurrently, the Trust repaid the \$160,000 aggregate principal of Series N senior unsecured debentures in full upon their maturity.

In November 2025, the Trust issued \$250,000 of 3.60% Series AC and \$250,000 of 4.32% Series AD senior unsecured debentures (net proceeds of the issuance in aggregate after issuance costs - \$498,458). The Series AC and Series AD debentures will mature on June 12, 2029 and June 12, 2032, respectively. The debentures have semi-annual payments due on June 12 and December 12 of each year, commencing on June 12, 2026. Concurrently, the Trust repaid the \$350,000 aggregate principal of Series X senior unsecured debentures in full upon their maturity.

Credit rating of unsecured debentures

Dominion Bond Rating Services ("DBRS") provides credit ratings of debt securities for commercial issuers that indicate the risk associated with a borrower's capabilities to fulfil its obligations. An investment-grade rating must exceed "BB", with the highest rating being "AAA". In August 2025, DBRS kept the Trust's credit rating at BBB and maintained a stable trend.

ii) Credit facilities

The following table summarizes the activity for unsecured credit facilities:

(Issued In)	Maturity Date	Annual Interest Rate	Facility Amount	Drawn Amount	
				December 31, 2025	December 31, 2024
Non-revolving:					
August 2018 ⁽¹⁾	August 31, 2026	2.98 %	\$80,000	\$80,000	\$80,000
March 2019 ⁽¹⁾	July 31, 2026	3.52 %	150,000	150,000	150,000
January 2022 ⁽¹⁾	January 19, 2027	4.48 %	300,000	300,000	300,000
December 2022 ⁽¹⁾	December 1, 2027	4.37 %	100,000	100,000	100,000
December 2022 ⁽¹⁾	December 1, 2027	4.88 %	100,000	100,000	100,000
December 2022 ⁽²⁾	January 8, 2028	SOFR + 1.70%	150,000	145,906	150,000
May 2019 ⁽¹⁾	June 24, 2029	3.15 %	170,000	170,000	170,000
Revolving:					
March 2024	March 8, 2026	Adjusted CORRA + 1.45%	40,000	29,000	26,400
				\$1,074,906	\$1,076,400
Less:					
Unamortized financing costs, debt modification adjustments, and others				(2,827)	(2,876)
				\$1,072,079	\$1,073,524

(1) The Trust entered into interest rate swap agreements to convert the variable interest rate into a weighted average fixed interest rate of 3.97% per annum. The weighted average term to maturity of the interest rate swaps is 1.59 years. Hedge accounting has not been applied to the interest rate swap agreements.

(2) The Trust entered into cross currency swaps to exchange the U.S. dollar borrowings into Canadian dollar borrowings.

iii) TRS debt

The Trust borrowed TRS debt concurrent with entering the TRS agreement in February 2021. As at December 31, 2025, TRS unsecured debt of \$95,995 (December 31, 2024 - \$95,995) carries variable interest of Adjusted CORRA plus 145 basis points. The interest on this TRS debt includes floating amounts that are payable at each May, August, November and February.

iv) Other unsecured debt

Other unsecured debt net of fair value adjustments totalling \$112,611 (December 31, 2024 - \$114,023) pertains to loans received from equity accounted investments in connection with contribution agreements relating to joint ventures. The loans are non-interest-bearing with repayment terms based on the distributions that are to be paid pursuant to the limited partnership agreements. The balances of the loans are expected to be paid at the end of their respective terms.

The following table summarizes components of the Trust's other unsecured debt:

As at	December 31, 2025	December 31, 2024
PCVP (5.00% discount rate) ⁽¹⁾	\$56,798	\$56,726
PCVP (5.75% discount rate) ⁽²⁾	55,813	55,382
Self-storage LP	—	1,915
	\$112,611	\$114,023

(1) In connection with the purchase of 700 Applewood in December 2019, the loan has a principal amount outstanding of \$64,700 (December 31, 2024 - \$67,475), is non-interest-bearing, and is repayable at the end of 10 years. As at December 31, 2025, the loan balance of \$56,798 is net of the unamortized fair value adjustment totalling \$7,902 (December 31, 2024 - the loan balance of \$56,726 is net of a fair value adjustment totalling \$10,749).

(2) In connection with the purchase of 700 Applewood in March 2020, the Trust assumed a loan payable to PCVP from Penguin. The loan has a principal amount outstanding of \$64,700 (December 31, 2024 - \$67,475), is non-interest-bearing, and is repayable at the end of 10 years. As at December 31, 2025, the loan balance of \$55,813 is net of the unamortized fair value adjustment totalling \$8,887 (December 31, 2024 - the loan balance of \$55,382 is net of a fair value adjustment totalling \$12,093). See also Note 5(a) reflecting offsetting loan receivable amount.

c) Revolving operating facilities

As at December 31, 2025, the Trust had three revolving operating facilities, aggregating to \$950,000 (December 31, 2024 - \$850,000).

i) \$750,000 unsecured revolving operating facility

A \$750,000 unsecured revolving operating facility bearing interest at Adjusted CORRA plus 145 basis points. Additionally, the Trust has an accordion feature of \$250,000 whereby the Trust has an option to increase its facility amount with the lenders to sustain future operations as required.

ii) \$100,000 revolving senior unsecured term facility

A \$100,000 revolving senior unsecured term facility under which the Trust has the ability to draw funds based on bank prime rates and Adjusted CORRA rate for Canadian dollar-denominated borrowings, and SOFR rates or U.S. prime rates for U.S. dollar-denominated borrowings. Concurrently with the U.S. dollar draws, the Trust enters into cross currency swaps to exchange its U.S. dollar borrowings into Canadian dollar borrowings. In December 2025, the Trust renewed and amended its \$100,000 revolving senior unsecured term facility. The amendment extended the maturity of the facility from December 2025 to January 2027.

iii) \$100,000 revolving senior unsecured term facility

In June 2025, the Trust entered into a \$100,000 revolving senior unsecured term facility bearing interest at Adjusted CORRA plus 120 basis points.

The following table summarizes components of the Trust's revolving operating facilities:

	Annual Interest Rate		Facility Amount	Undrawn Facilities	Outstanding Letters of Credit	Drawn Amount	
	Benchmark Rate	Spread				December 31, 2025	December 31, 2024
Revolving facility maturing June 2029	Adjusted CORRA	1.45 %	\$750,000	\$740,119	\$9,881	\$—	\$—
	Prime Rate	0.45 %					
Revolving facility maturing January 2027 ⁽¹⁾	SOFR	1.55 %	100,000	75,000	—	25,000	43,049
Revolving facility maturing June 2027	Adjusted CORRA	1.20 %	100,000	—	—	100,000	—
				\$815,119	\$9,881	\$125,000	\$43,049

(1) The Trust entered into cross currency swaps to exchange the U.S. dollar borrowings into Canadian dollar borrowings.

d) Interest expense

The following table summarizes interest expense:

	Year Ended December 31	
	2025	2024
Interest at stated rates	\$196,283	\$197,049
Amortization of acquisition date fair value adjustments on assumed debt	7	(113)
Amortization of deferred financing costs	4,179	4,015
Distributions on Units classified as liabilities, vested deferred units, and vested EIP	21,241	19,218
	\$221,710	\$220,169
Capitalized to properties under development	(31,623)	(35,587)
Capitalized to residential development inventory	(981)	(1,483)
	\$189,106	\$183,099

The following table presents a reconciliation between the interest expense and the cash interest paid:

	Year Ended December 31	
	2025	2024
Interest expense	\$189,106	\$183,099
Amortization of acquisition date fair value adjustments on assumed debt	(7)	113
Amortization of deferred financing costs	(4,179)	(4,015)
Distributions on Units classified as liabilities, vested deferred units, and vested EIP, net of amounts capitalized to properties under development	(21,241)	(19,218)
Change in accrued interest payable	(6,630)	(7,027)
Cash interest paid	\$157,049	\$152,952

For the year ended December 31, 2025, total interest expense was \$189,653 (for the year ended December 31, 2024 - \$190,022), which included cash interest paid of \$157,049 (for the year ended December 31, 2024 - \$152,952), and interest capitalized to both properties under development and residential development inventory of \$32,604 (for the year ended December 31, 2024 - \$37,070).

e) Liquidity

The Trust's liquidity position is monitored by management on a regular basis. The table below provides the contractual maturities of the Trust's material financial obligations, including debentures, mortgage receivable advances and development commitments:

	Total	2026	2027	2028	2029	2030	Thereafter
Secured debt	\$512,212	\$122,025	\$35,740	\$26,371	\$19,037	\$87,105	\$221,934
Unsecured debt	4,518,312	509,000	1,050,000	776,700	982,612	650,000	550,000
Revolving operating facilities	125,000	—	125,000	—	—	—	—
Interest obligations ⁽¹⁾	600,400	151,456	133,434	109,462	88,857	67,377	49,814
Accounts payable	252,220	252,220	—	—	—	—	—
Other payable	36,818	17,352	4,793	2,177	299	279	11,918
	\$6,044,962	\$1,052,053	\$1,348,967	\$914,710	\$1,090,805	\$804,761	\$833,666
Mortgage receivable advances (repayments) ⁽²⁾	(2)	—	—	(2)	—	—	—
Development obligations (commitments)	30,240	30,240	—	—	—	—	—
Total	\$6,075,200	\$1,082,293	\$1,348,967	\$914,708	\$1,090,805	\$804,761	\$833,666

(1) Interest obligations represent expected interest payments on secured debt, unsecured debt, and revolving operating facilities under the assumption that the balances are repaid at maturity, and do not represent a separate contractual obligation.

(2) Mortgages receivable of \$2 at December 31, 2025 mature over a period extending to 2028 if the Trust does not exercise its option to acquire the investment properties.

11. Other financial liabilities

The following table summarizes the components of other financial liabilities:

As at	December 31, 2025	December 31, 2024
Units classified as liabilities (a)	\$201,229	\$191,665
Deferred unit plan (b)	78,878	63,550
Equity incentive plan ("EIP") (c)	31,885	29,010
Currency swap agreement ⁽¹⁾	3,789	—
Interest rate swap agreements	4,162	2,920
	\$319,943	\$287,145
Current ⁽²⁾	302,067	274,526
Non-current	17,876	12,619
	\$319,943	\$287,145

(1) The notional amounts to which the cross currency swap agreements apply are recorded in the credit facilities and revolving operating facilities balances as reflected in Note 10(b)(i) and Note 10(c).

(2) Includes units classified as liabilities of \$201,229 (December 31, 2024 - \$191,665), vested deferred units of \$71,993 (December 31, 2024 - \$57,107), and vested and earned EIP units expected to vest within 12 months of \$28,845 (December 31, 2024 - \$25,754).

a) Units classified as liabilities

The following table represents the number and carrying value of Units classified as liabilities that are issued and outstanding. The fair value measurement of the Units classified as liabilities is described in Note 13, "Fair value measurement".

	Number of Units Issued and Outstanding	Carrying Value
Balance - January 1, 2025	7,835,862	\$191,665
Change in carrying value	N/A	10,100
Conversion of LP exchangeable units	(21,153)	(536)
Balance - December 31, 2025	7,814,709	\$201,229
Balance - January 1, 2024	7,897,571	\$196,571
Change in carrying value	N/A	(3,549)
Conversion of LP exchangeable units	(61,709)	(1,357)
Balance - December 31, 2024	7,835,862	\$191,665

b) Deferred unit plan

The following table summarizes the number of outstanding deferred units:

	Year Ended December 31	
	2025	2024
Balance - beginning of year	2,721,349	2,234,187
Granted	377,608	342,159
Reinvested units from distributions	230,915	205,596
Redeemed for cash	(80,911)	(48,359)
Redeemed for units	—	(1,227)
Forfeited	(4,501)	(11,007)
Balance - end of year	3,244,460	2,721,349

As at December 31, 2025, total outstanding deferred units included 2,795,839 vested units (December 31, 2024 - 2,334,704).

The following table summarizes the change in the carrying value of the deferred unit plan:

	Year Ended December 31	
	2025	2024
Carrying value - beginning of year	\$63,550	\$53,650
Deferred units granted	5,065	4,211
Reinvested distributions on vested deferred units	4,909	4,118
Compensation expense - reinvested distributions and amortization	3,921	3,925
Redeemed for cash	(2,113)	(1,174)
Redeemed for units	—	(28)
Fair value adjustment	3,546	(1,152)
Carrying value - end of year	\$78,878	\$63,550

c) Equity incentive plan

The Trust granted performance units in connection with the EIP, subject to the achievement of Unit price thresholds. The performance period for the EIP is specified in the participants' award notices. Distributions on performance units will accumulate on the performance units that have been granted. Performance units, including distributions on performance units, vest for the lesser of three years after they are earned or on the end of the applicable Performance Period. Upon vesting, performance units will be exchanged for Trust Units or paid out in cash at the option of the holders.

The following summarizes the outstanding number of performance units associated with the EIP:

	Year Ended December 31	
	2025	2024
Balance - beginning of year ⁽¹⁾ ⁽²⁾	1,686,538	1,562,207
Reinvested units from distributions	124,774	124,331
Redeemed for cash	(31,000)	—
Forfeited	(27,089)	—
Balance - end of year	1,753,223	1,686,538

(1) The beginning balance of 2025 and 2024 includes performance units that were granted to Mitchell Goldhar and eligible associates, as well as performance units that were reinvested from distributions.

(2) Under the EIP granted to Mitchell Goldhar in 2021 totalling 900,000 Units, the \$26.00 Unit price threshold was achieved on April 5, 2021, and the \$28.00 Unit price threshold was achieved on May 18, 2021, and under the EIP granted to Mitchell Goldhar and other eligible associates in 2021, the \$30.00 Unit price threshold was achieved on September 22, 2021, and the \$32.00 Unit price threshold was achieved on April 5, 2022. The performance units for \$26.00, \$28.00, \$30.00, and \$32.00 Unit price thresholds have been vested on April 5, 2024, May 18, 2024, September 22, 2024, and April 5, 2025, respectively.

As at December 31, 2025, total outstanding performance units included 1,120,194 vested units (December 31, 2024 - 669,757).

The following table summarizes the change in the carrying value of the EIP:

Carrying Value	Year Ended December 31	
	2025	2024
Balance - beginning of year	\$29,010	\$22,327
Compensation expense - reinvested distributions and amortization	2,757	6,373
Reinvested distributions on vested EIPs	1,845	563
Fair value adjustment	(746)	(253)
Redeemed for cash	(786)	—
Forfeited	(195)	—
Balance - end of year	\$31,885	\$29,010

d) Earnout options

As part of the consideration paid for certain investment property acquisitions, the Trust has granted options in connection with the development management agreements (see also Note 3(f)).

The following table summarizes the number of Earnout options exercised and proceeds received:

For the year ended December 31		2025		2024	
Options	Strike Price	Options Exercised	Amounts from Options Exercised	Options Exercised	Amounts from Options Exercised
Options to acquire Class B Smart LP III Units ⁽¹⁾	Market price	205,359	\$5,015	16,651	\$428
		205,359	\$5,015	16,651	\$428

(1) Each option is represented by a corresponding Class C Smart LP III Unit. For the year ended December 31, 2025, 137,075 Earnout options on the amount of \$3,209 were converted into 124,902 Class B Smart LP III Units, and 68,284 Earnout options on the amount of \$1,806, were redeemed into cash.

12. Accounts and other payables

The following table presents accounts payable and the current portion of other payables that are classified as current liabilities:

As at	December 31, 2025	December 31, 2024
Accounts payable ⁽¹⁾	\$99,112	\$99,601
Tenant prepaid rent, deposits, and other payables	80,969	90,652
Residential sales deposits	189	800
Accrued interest payable	28,349	21,719
Distributions payable	26,598	26,579
Realty taxes payable	1,791	1,753
Current portion of other payables	17,077	19,422
	\$254,085	\$260,526

(1) Includes accounts payable to Penguin in the amount of \$3,995 as at December 31, 2025 (December 31, 2024 - \$4,252). See also Note 20, "Related party transactions".

The following table presents other payables that are classified as non-current liabilities:

As at	December 31, 2025	December 31, 2024
Future land development obligations with Penguin	\$17,864	\$17,631
Lease liability - investment properties ⁽¹⁾	3,092	2,822
Lease liability - other	7,895	7,127
Total other payables	\$28,851	\$27,580
Less: Current portion of other payables	(17,077)	(19,422)
Total non-current portion of other payables	\$11,774	\$8,158

(1) A leasehold property with bargain purchase option is accounted for as lease.

Future land development obligations

The future land development obligations represent payments required to be made to Penguin (see also Note 20, "Related party transactions") for certain undeveloped lands acquired from 2006 to 2015, either on completion and rental of additional space on the undeveloped lands or, if no additional space is completed on the undeveloped lands, at the expiry of the development management agreement period ending up to 2027. The accrued future land development obligations are measured at their amortized values using imputed interest rates ranging from 4.50% to 5.50%. For the year ended December 31, 2025, imputed interest of \$478 (for the year ended December 31, 2024 - \$462), was capitalized to properties under development.

13. Fair value measurement

The fair value of financial instruments is the amount for which an asset could be exchanged or a liability settled between knowledgeable, willing parties in an arm's-length transaction based on the current market for assets and liabilities with the same risks, principal and remaining maturity.

Assets and liabilities carried at amortized cost

The fair values of the Trust's accounts receivable and other, cash and cash equivalents and accounts and other payables approximate their carrying amounts due to the relatively short periods to maturity of these financial instruments.

The fair values of certain mortgage receivables, secured debt and unsecured debt have been determined by discounting the cash flows of these financial obligations using market rates of debt of similar terms and credit risks.

Fair value of assets and liabilities

Assets and liabilities measured at fair value in the consolidated balance sheets, or disclosed in the notes to the financial statements, are categorized using fair value hierarchy that reflects the significance of the inputs used in determining the fair values as follows:

The use of quoted market prices for identical assets or liabilities (Level 1), internal models using observable market information as inputs (Level 2) and internal models without observable market information as inputs (Level 3).

December 31, 2025	Carrying value	Fair Value		
		Level 1	Level 2	Level 3
Assets measured at fair value:				
Investment properties	\$10,852,939	\$—	\$—	\$10,852,939
TRS receivable	86,146	—	86,146	—
Interest rate swap agreements	8,229	—	8,229	—
Assets measured at amortized cost:				
Mortgages, loans and notes receivable	\$238,810	\$—	\$238,810	\$—
Liabilities measured at fair value:				
Units classified as liabilities	\$201,229	\$—	\$201,229	\$—
DUP	78,878	—	78,878	—
EIP	31,885	—	31,885	—
Currency swap agreement	3,789	—	3,789	—
Interest rate swap agreement	4,162	—	4,162	—
Liabilities measured at amortized cost:				
Secured debt	\$511,188	\$—	\$520,695	\$—
Unsecured debt	4,572,844	—	4,585,483	—
Revolving operating facilities	125,000	—	125,000	—

December 31, 2024	Carrying value	Fair Value		
		Level 1	Level 2	Level 3
Assets measured at fair value:				
Investment properties	\$10,659,783	\$—	\$—	\$10,659,783
TRS receivable	81,831	—	81,831	—
Interest rate swap agreements	12,720	—	12,720	—
Currency swap agreement	423	—	423	—
Assets measured at amortized cost:				
Mortgages, loans and notes receivable	\$225,152	\$—	\$225,152	\$—
Liabilities measured at fair value:				
Units classified as liabilities	\$191,665	\$—	\$191,665	\$—
DUP	63,550	—	63,550	—
EIP	29,010	—	29,010	—
Interest rate swap agreement	2,920	—	2,920	—
Financial liabilities measured at amortized cost:				
Secured debt	\$716,495	\$—	\$726,144	\$—
Unsecured debt	4,286,735	—	4,251,956	—
Revolving operating facilities	43,049	—	43,049	—

14. Unit equity

The following table presents the number of Units issued and outstanding and the related carrying value of Unit equity. The Limited Partnership Units are classified as non-controlling interests in the consolidated balance sheets and the consolidated statements of equity.

	Number of Units Issued and Outstanding			Carrying Value			
	Note	Trust Units	Smart LP Units	Total Units	Trust Units	Smart LP Units	Total
Balance - January 1, 2024		144,625,322	25,665,255	170,290,577	\$3,090,118	\$644,694	\$3,734,812
Units issued on exercise of deferred units		603	—	603	14	—	14
Options exercised	3(f), 11(d)	—	12,324	12,324	—	320	320
Conversion of LP exchangeable units		61,709	—	61,709	1,357	0	1,357
Balance - December 31, 2024		144,687,634	25,677,579	170,365,213	\$3,091,489	\$645,014	\$3,736,503
Balance - January 1, 2025		144,687,634	25,677,579	170,365,213	\$3,091,489	\$645,014	\$3,736,503
Options exercised	3(f), 11(d)	—	124,902	124,902	—	3,209	3,209
Conversion of LP exchangeable units		21,153	—	21,153	536	—	536
Balance - December 31, 2025		144,708,787	25,802,481	170,511,268	\$3,092,025	\$648,223	\$3,740,248

The following tables present the number and carrying values of LP Class B Units issued and outstanding:

LP Class B Unit Type	Number of Units Issued and Outstanding			Carrying Value		
	Balance - January 1, 2025	Options Exercised (Note 11(d))	Balance - December 31, 2025	Balance - January 1, 2025	Value From Options Exercised (Note 11(d))	Balance - December 31, 2025
Smart Limited Partnership	16,424,430	—	16,424,430	\$392,327	\$—	\$392,327
Smart Limited Partnership II	756,525	—	756,525	17,680	—	17,680
Smart Limited Partnership III	4,129,420	124,902	4,254,322	110,595	3,209	113,804
Smart Limited Partnership IV	3,112,565	—	3,112,565	89,429	—	89,429
Smart Oshawa South Limited Partnership	710,416	—	710,416	20,441	—	20,441
Smart Oshawa Taunton Limited Partnership	374,223	—	374,223	11,033	—	11,033
Smart Boxgrove Limited Partnership	170,000	—	170,000	3,509	—	3,509
	25,677,579	124,902	25,802,481	\$645,014	\$3,209	\$648,223

LP Class B Unit Type	Number of Units Issued and Outstanding			Carrying Value		
	Balance - January 1, 2024	Options Exercised (Note 11(d))	Balance - December 31, 2024	Balance - January 1, 2024	Value From Options Exercised (Note 11(d))	Balance - December 31, 2024
Smart Limited Partnership	16,424,430	—	16,424,430	\$392,327	\$—	\$392,327
Smart Limited Partnership II	756,525	—	756,525	17,680	—	17,680
Smart Limited Partnership III	4,117,096	12,324	4,129,420	110,275	320	110,595
Smart Limited Partnership IV	3,112,565	—	3,112,565	89,429	—	89,429
Smart Oshawa South Limited Partnership	710,416	—	710,416	20,441	—	20,441
Smart Oshawa Taunton Limited Partnership	374,223	—	374,223	11,033	—	11,033
Smart Boxgrove Limited Partnership	170,000	—	170,000	3,509	—	3,509
	25,665,255	12,324	25,677,579	\$644,694	\$320	\$645,014

Authorized Units*Trust Units (authorized - unlimited)*

Each voting Trust Unit represents an equal undivided interest in the Trust. All Trust Units outstanding from time to time are entitled to participate pro rata in any distributions by the Trust and, in the event of termination or windup of the Trust, in the net assets of the Trust. All Trust Units rank among themselves equally and ratably without discrimination, preference or priority. Unitholders are entitled to require the Trust to redeem all or any part of their Trust Units at prices determined and payable in accordance with the conditions provided for in the Declaration of Trust. A maximum amount of \$50 may be redeemed in total in any one month unless otherwise waived by the Board of Trustees.

In accordance with the Declaration of Trust, distributions to Unitholders are declared at the discretion of the Trustees. The Trust endeavours to declare distributions in each taxation year in such an amount as is necessary to ensure that the Trust will not be subject to tax on its net income and net capital gains under Part I of the *Income Tax Act*.

The Trust is authorized to issue an unlimited number of Special Voting Units that will be used to provide voting rights to holders of securities exchangeable, including all series of Class B Smart LP Units, Class D Smart LP Units, Class B Smart LP II Units, Class B Smart LP III Units, Class B Smart LP IV Units, Class B Smart Oshawa South LP Units, Class D Smart Oshawa South LP Units, Class B Smart Oshawa Taunton LP Units, Class D Oshawa Taunton LP Units, Class B Smart Boxgrove LP Units, Class B ONR LP Units and Class B ONR LP I Units, into Trust Units. Special Voting Units are not entitled to any interest or share in the distributions or net assets of the Trust. Each Special Voting Unit entitles the holder to the number of votes at any meeting of Unitholders of the Trust that is equal to the number of Trust Units into which the exchangeable security is exchangeable or convertible. Special Voting Units are cancelled on the issuance of Trust Units on exercise, conversion or cancellation of the corresponding exchangeable securities.

As at December 31, 2025, there were 33,608,482 (December 31, 2024 - 33,504,733) Special Voting Units outstanding, which are associated with those LP Units that have voting rights. There is no value assigned to the Special Voting Units. These Special Voting Units are not entitled to any interest or share in the distributions or net assets of the Trust; nor are they convertible into any Trust securities.

Pursuant to the Voting Top-Up Right agreement made in December 2020 between the Trust and Penguin, which was approved by Unitholders, the following amendments were made: i) extension of the Voting Top-Up Right for five years, ending December 31, 2025, ii) extension of the designation of Units as Variable Voting Units until December 31, 2025, and iii) an increase to the alternative ownership threshold from 20,000,000 Units to 22,800,000 Units, including exchangeable LP Units. The total number of Special Voting Units is adjusted for each annual meeting of the Unitholders based on changes in Penguin's ownership interest (see also Note 20, "Related party transactions" and Note 26, "Subsequent event" for details regarding the Voting Top-Up Right).

15. Unit distributions

Pursuant to the Declaration of Trust, the Trust endeavours to distribute annually such amount as is necessary to ensure the Trust will not be subject to tax on its net income under Part I of the *Income Tax Act*. The following table presents Unit distributions declared:

Unit Type Subject to Distributions	Year Ended December 31	
	2025	2024
Trust Units	\$267,681	\$267,630
Limited Partnership Units	47,696	47,489
Other non-controlling interest	414	365
Distributions on Units classified as equity	\$315,791	\$315,484
Distributions on Units classified as liabilities	14,489	14,540
Total Unit distributions	\$330,280	\$330,024

On January 16, 2026, the Trust declared a distribution for the month of January 2026 of \$0.15417 per Unit, representing \$1.85 per Unit on an annualized basis, to Unitholders of record on January 31, 2026.

16. Rentals from investment properties and other

The following table presents rentals from investment properties and other:

	Year Ended December 31	
	2025	2024
Gross base rent	\$573,713	\$554,543
Less: Amortization of tenant incentives	(8,056)	(7,665)
Net base rent	\$565,657	\$546,878
Property tax and insurance recoveries	187,081	180,372
Property operating cost recoveries	113,661	102,882
	\$300,742	\$283,254
Miscellaneous revenue	17,673	17,208
Rentals from investment properties	\$884,072	\$847,340
Residential closing revenue	17,357	58,268
Service and other revenues	12,484	12,751
Rentals from investment properties and other	\$913,913	\$918,359

The following table summarizes the future contractual minimum base rent payments under non-cancellable operating leases expected from tenants in investment properties:

As at	December 31, 2025
2026	\$559,370
2027	504,640
2028	416,846
2029	329,020
2030	247,650
Thereafter	681,983

17. Property operating costs and other

The following table summarizes property operating costs and other:

	Year Ended December 31	
	2025	2024
Recoverable property operating costs ⁽¹⁾	\$312,382	\$298,735
Property management fees and costs	5,156	5,825
Expected credit loss (recovery)	3,378	394
Non-recoverable costs	6,413	6,247
Property operating costs	\$327,329	\$311,201
Residential cost of sales and marketing costs	12,332	46,582
Other expenses relating to service and other revenues ⁽²⁾	11,210	13,068
Other expenses	\$23,542	\$59,650
Property operating costs and other	\$350,871	\$370,851

(1) Includes recoverable property tax and insurance costs.

(2) Related to service and other revenues as disclosed in Note 16, "Rentals from investment properties and other".

18. General and administrative expense

The following table summarizes general and administrative expense:

	Year Ended December 31	
	2025	2024
Salaries and benefits	\$28,401	\$26,075
Professional fees	5,158	5,634
Public company costs	2,378	1,372
Amortization of intangible assets	1,331	1,331
Other costs including office rent, information technology, marketing, communications, and other employee expenses	3,344	3,260
General and administrative expense	\$40,612	\$37,672

19. Supplemental cash flow information

The following table presents items not affecting cash and other items relating to the Trust's operating activities:

	Year Ended December 31	
	2025	2024
Fair value adjustments	\$44,704	\$69,234
Loss (gain) on sale of investment properties	(7)	123
Earnings from equity accounted investments	(7,716)	(20,589)
Interest expense	189,106	183,099
Other financing costs	(1,973)	(5,042)
Interest income	(13,366)	(14,101)
Amortization of other assets and intangible assets	6,244	7,359
Lease obligation interest	270	183
Deferred unit compensation expense, net of cash redemptions	1,808	2,751
EIP amortization, net of cash redemptions	84	2,644
	\$219,154	\$225,661

The following table presents changes in other non-cash operating items:

	Year Ended December 31	
	2025	2024
Amounts receivable and other	\$(16,330)	\$(2,825)
Prepaid expenses, deposits and deferred financing costs	(1,573)	2,352
Accounts payable	(489)	4,244
Realty taxes payable	38	(965)
Tenant prepaid rent, deposits and other payables, and residential sales deposits	(10,294)	(13,343)
Other working capital changes	27,420	21,464
	\$(1,228)	\$10,927

The following table presents the Trust's non-cash investing and financing balances:

Non-cash investing and financing balances	Year Ended December 31	
	2025	2024
Total return swap receivable	\$86,146	\$81,831
Units issued on acquisition	3,209	320
Liabilities assumed on acquisition, net of other assets	(625)	1,026
Distributions payable at year end	26,598	26,579
Total return swap debt	95,995	95,995

20. Related party transactions

Transactions with related parties are conducted in the normal course of operations.

Transactions and Agreements with Penguin

a) Penguin's Ownership Interest and Voting Right

The Trust's largest Unitholder is Penguin, which as at December 31, 2025, held approximately 21.3% of the issued and outstanding Units (December 31, 2024 - 21.3%) of the Trust. The following table presents Units owned by Penguin:

Type	Class	Units owned by Penguin	
		December 31, 2025	December 31, 2024
Trust Units	N/A	15,896,863	15,896,863
Smart Limited Partnership	Class B	13,584,561	13,584,561
Smart Limited Partnership	Class F	8,708	8,708
Smart Limited Partnership III	Class B	4,254,322	4,129,420
Smart Limited Partnership IV	Class B	2,873,132	2,873,132
Smart Oshawa South Limited Partnership	Class B	630,880	630,880
Smart Oshawa Taunton Limited Partnership	Class B	374,223	374,223
Smart Boxgrove Limited Partnership	Class B	170,000	170,000
ONR Limited Partnership I	Class B	272,183	272,183
Units owned by Penguin		38,064,872	37,939,970

Pursuant to the Declaration of Trust, provided certain ownership thresholds are met, the Trust is required to issue or cancel such number of additional Special Voting Units to Penguin that will entitle Penguin to cast 25.0% of the aggregate votes eligible to be cast at a meeting of the Unitholders and Special Voting Unitholders ("Voting Top-Up Right"). As at December 31, 2025, there were 8,755,838 additional Special Voting Units outstanding (December 31, 2024 - 9,191,230). These Special Voting Units are not entitled to any interest or share in the distributions or net assets of the Trust, nor are they convertible into any Trust securities. There is no value assigned to the Special Voting Units. See Note 26, "Subsequent event" for details regarding the Voting Top-Up Right.

Pursuant to its rights under the Declaration of Trust, at December 31, 2025, Penguin has appointed two Trustees out of eight.

The other non-controlling interest, which is included in equity, represents a 5.0% equity interest by Penguin in five consolidated investment properties.

b) Distributions declared to Penguin

During the year ended December 31, 2025, distributions declared to Penguin totalled \$70,377 (year ended December 31, 2024 - \$69,848).

c) Properties under development subject to development management agreements ("Earnout Agreements")

Properties under development in the amount of \$15,756 (December 31, 2024 - \$22,766) are subject to various development management agreements with Penguin and Walmart. See Note 3(f).

The following table presents those Units which Penguin has Earnout options to acquire, upon completion of Earnout events:

Type	Class	December 31, 2025	December 31, 2024
Trust Units	N/A	1,286,833	1,286,833
Smart Limited Partnership	Class B	5,031,072	5,031,072
Smart Limited Partnership III	Class B	1,407,949	1,613,308
Smart Limited Partnership IV	Class B	353,135	353,135
Smart Oshawa South Limited Partnership	Class B	18,983	18,983
Smart Oshawa Taunton Limited Partnership	Class B	132,711	132,711
Smart Boxgrove Limited Partnership	Class B	267,179	267,179
ONR Limited Partnership I	Class B	429,599	429,599
		8,927,461	9,132,820

At December 31, 2025, Penguin's ownership would increase to 24.9% (December 31, 2024 - 25.0%) if Penguin were to exercise all remaining Earnout options pursuant to the Omnibus Agreement between the Trust and Penguin.

Omnibus Agreement between the Trust and Penguin

The Trust and Penguin amended the development management agreements in November 2020. Effective December 9, 2020, pursuant to an omnibus agreement between the Trust and Penguin (the "Omnibus Agreement"), Penguin has the option to extend all Earnouts by two years from the previous expiry date, and the Trust has been given a right of first offer in connection with the sale of the economic and financial benefits and rights of any such development parcel during any extended period. In addition, this agreement provides for the payment of certain outstanding amounts between the parties.

d) Leasehold property interest

At December 31, 2025, the Trust had lease obligations for the 14 leasehold interests without bargain purchase options and 1 leasehold interest with bargain purchase option with Penguin. See Note 3(e).

e) Loans receivable issued

Four loans receivable were issued to Penguin, either pursuant to development management agreement or in connection with acquisitions of land parcels. See Note 5(a).

f) Future land development obligations

The future land development obligations represent payments required to be made to Penguin for certain undeveloped lands acquired. See Note 12, "Accounts and other payables".

g) Other agreements with Penguin

The Trust entered into various agreements with Penguin in November 2020 coincident with the extension of the term of the Voting Top-Up Right.

Supplement to Development Services Agreement between the Trust and its Affiliates and Penguin ("Development and Services Agreement")

The following represent the key elements of this agreement which is effective from July 1, 2020 until December 31, 2025:

- i) Penguin shall be reimbursed for 50% of disposition fees otherwise payable pursuant to the Development and Services Agreement related to Penguin's interest in properties sold by the Trust,
- ii) for future SmartVMC commercial phases and certain properties currently owned by Penguin (for which the Trust has historically assisted with development and planning requirements), all development fees are payable to Penguin and all other fees (management, leasing, etc.) are payable to the Trust,
- iii) when Penguin utilizes employees of the Trust to assist with its development projects, Penguin will pay for these services provided by employees of the Trust based on annual estimates of time billings related to these projects, charged at estimated total cost, including compensation,
- iv) the Trust will continue to manage and develop all other Penguin properties.

Support services are provided for a fee based on an allocation of the Trust's relevant costs of the support services to Penguin. Such relevant costs include: office administration, human resources, information technology, insurance, legal and marketing.

Penguin Services Agreement

The amended and restated services agreement entered into on November 5, 2020 (the "Penguin Services Agreement"), and effective from February 2018 reflects the additional services provided by Penguin since that time. Under the agreement, Penguin provides specified services to the Trust in connection with the development of its projects. In return for those services, Penguin is entitled to receive: i) a fixed quarterly fee of \$1,000 (subject to inflation-related increments after 2018) and ii) an annual variable fee between \$1,500 and \$3,500 (also inflation-adjusted after 2018) that is based on the achievement of the Trust-level targets for "New Development Initiatives" and "New Projects" that the Trust uses to measure the performance of its executive officers and other annual targets (other than such Trust-level targets) of a similar nature that the Trust uses to measure the performance of its executive officers as determined by the Board of Trustees from time to time.

Mezzanine Loan Amending Agreements between the Trust and its Affiliates and Penguin ("Mezzanine Loan Agreements")

Effective November 5, 2020, all loan maturity dates have been extended to August 31, 2028, with a new rate structure for the extension period of each mortgage receivable (see also Note 5, "Mortgages, loans and notes receivable"). The Trust's purchase option periods have been extended and because these properties may now be subject to mixed-use development projects, the agreements provide that the parties establish a new framework for the purchase options for the Trust related to mixed-use development.

Non-Competition Agreement

Effective November 2020, a non-competition agreement with Penguin replaced and superseded the previous non-competition agreement extending the term by five years and broadening restricted competing initiatives to include various forms of mixed-use development.

Executive Employment Agreement

This agreement confirms Mr. Goldhar's position as Executive Chairman of the Trust for the period from February 14, 2018 to December 31, 2025, for which Mr. Goldhar receives a salary, bonus, customary benefits, and is eligible to participate in the Trust's Deferred Unit Plan and the Equity Incentive Plan.

In January 2021, the Trust granted 900,000 performance units to Mitchell Goldhar pursuant to the EIP adopted by Unitholders effective December 9, 2020. See also Note 11, "Other financial liabilities".

See Note 26, "Subsequent event", for additional details regarding the extension of certain related party agreements.

h) Summary of transactions and balances with Penguin

The following tables summarize related party transactions and balances with Penguin:

	Note	Year Ended December 31	
		2025	2024
Related party transactions with Penguin			
Acquisitions and Earnouts:			
Earnouts	3(f)(ii)	\$12,471	\$1,071
Revenues:			
Service and other revenues:			
Management fee and other services revenue pursuant to the Development and Services Agreement		8,137	7,749
Support services		1,128	1,371
		\$9,265	\$9,120
Interest income from mortgages and loans receivable		1,897	2,357
Rents and operating cost recoveries included in rentals from income properties		2,038	2,226
		\$13,200	\$13,703
Expenses and other payments:			
Fees paid pursuant to the Penguin Services Agreement – capitalized to properties under development		7,574	7,671
EIP – capitalized to properties under development		1,368	3,726
Development fees and interest expense – capitalized to investment properties		926	741
Opportunity fees pursuant to the development management agreements – capitalized to properties under development ⁽¹⁾		60	60
Marketing and other costs – included in general and administrative expense and property operating costs		55	69
Disposition fees pursuant to the Development and Services Agreement – included in general and administrative expense		18	412
		\$10,001	\$12,679

(1) These amounts include prepaid land costs that will offset the purchase price of future Earnouts.

As at	Note	December 31, 2025	December 31, 2024
Related party balances with Penguin disclosed elsewhere in the financial statements			
Receivables and Other:			
Amounts receivable and other ^{(1) (2)}	9	\$35,194	\$27,110
Loans receivable	5(a)	77,525	76,115
Mortgages receivable	5(b)	2	2
Notes receivable	5(c)	2,924	2,924
Total receivables		\$115,645	\$106,151
Payables and other accruals:			
Accounts payable and accrued liabilities		3,995	4,252
Future land development obligations	12	17,864	17,631
Total payables and other accruals		\$21,859	\$21,883

(1) Excludes amounts receivable presented below as part of balances with equity accounted investments. This amount includes amounts receivable of \$21,794 and other of \$13,400 (December 31, 2024 – amounts receivable of \$15,441 and other of \$11,669).

(2) The non-current portion of amounts receivable represents a related party receivable from Penguin of \$17,935 (December 31, 2024 – \$12,994). The amount is related to services provided to Penguin by the Trust in accordance with the development service agreement (see Note 9).

Transactions and Agreements with the Trust's equity accounted investments**a) Supplemental Development Fee Agreements**

In accordance with the Supplemental Development Fee Agreements, the Trust invoiced PCVP and certain joint ventures a net amount related to associated development fees. See Note 4, "Equity accounted investments".

b) Loans receivable issued

A loan receivable was provided to PCVP pursuant to a loan agreement. Loans receivable were issued to certain joint ventures partnered with SmartStop pursuant to a master credit loan agreement. See Note 5(a).

c) Other unsecured debt

Other unsecured debt pertains to loans received from equity accounted investments in connection with either the 700 Applewood purchase or contribution agreements relating to joint ventures. See Note 10(b)(iv).

d) Summary of transactions and balances with the Trust's equity accounted investments

The following table summarizes related party transactions with the Trust's equity accounted investments:

	Year Ended December 31	
	2025	2024
Related party transactions with the Trust's equity accounted investments		
Revenues:		
Supplemental Development Fee	\$5,260	\$9,052
Interest income from mortgages and loans receivable	8,096	7,773
Expenses and other payments:		
Rent and operating costs (included in general and administrative expense and property operating costs)	3,152	3,197

The following table summarizes the related party balances with the Trust's equity accounted investments:

As at	Note	December 31, 2025	December 31, 2024
Related party balances disclosed elsewhere in the financial statements			
Amounts receivable ⁽¹⁾	9	\$11,027	\$10,034
Loans receivable ⁽²⁾	5(a)	148,359	136,034
Other unsecured debt ⁽³⁾	10(b)(iv)	112,611	114,023

(1) Amounts receivable includes Penguin's portion, which represents \$5,292 (December 31, 2024 - \$4,778) relating to Penguin's 50% investment in the PCVP and Residences (One) LP.

(2) Loans receivable includes Penguin's portion, which represents \$28,727 (December 31, 2024 - \$27,442) relating to Penguin's 50% investment in the PCVP.

(3) Other unsecured debt does not consist of Penguin's portion as at December 31, 2025 (December 31, 2024 - nil).

Other related party transactions

The following table summarizes other related party transactions:

	Year Ended December 31	
	2025	2024
Legal fees incurred from a law firm in which a partner is a Trustee⁽¹⁾:		
Capitalized to investment properties	\$—	\$801
Included in general and administrative expense	—	480
	\$—	\$1,281

(1) Effective January 1, 2025, the Trustee is no longer a partner of the law firm.

21. Key management and Trustees' compensation

Key management personnel are those individuals having authority and responsibility for planning, directing and controlling the activities of the Trust, directly or indirectly. Currently, the Trust's key management personnel include the Executive Chairman and Chief Executive Officer (see also Note 20, "Related party transactions"), Chief Financial Officer, and Executive Vice Presidents. In addition, the Trustees have oversight responsibility for the Trust.

The following table presents the compensation relating to key management:

	Year Ended December 31	
	2025	2024
Salaries and other short-term employee benefits	\$3,187	\$3,246
Deferred unit plan	3,452	3,174
EIP	2,488	5,567
	\$9,127	\$11,987

The following table presents the compensation relating to Trustees:

	Year Ended December 31	
	2025	2024
Trustees' fees ⁽¹⁾	\$1,686	\$1,498

(1) Effective January 1, 2025, the Trustees' compensation structure was changed to an all-inclusive retainer model, determined by each Trustee's role and committee memberships.

22. Co-owned property interests

The Trust has the following co-owned property interests and includes in these consolidated financial statements its proportionate share of the related assets, liabilities, revenues and expenses of these properties, as presented in the table below:

As at	December 31, 2025		December 31, 2024	
	Number of Co-owned Properties ⁽¹⁾	Ownership Interest	Number of Co-owned Properties ⁽¹⁾	Ownership Interest
Income properties	15	40% - 60%	15	40% - 60%
Properties under development	4	25% - 67%	4	25% - 67%
Mixed-use	1	67%	1	67%
Residential development	2	50%	2	50%
Total	22		22	

(1) Penguin is a co-owner of eight investment properties, consisting of four properties under development, three income properties and one mixed-use property (December 31, 2024 - eight investment properties, consisting of four properties under development, three income properties and one mixed-use property) (see also Note 20, "Related party transactions").

23. Segmented information

As at December 31, 2025, the Trust has one reportable segment, which comprises the development, ownership, management and operation of investment properties located in Canada. In measuring performance, the Trust does not distinguish or group its operations on a geographical or any other basis and, accordingly, has a single reportable segment for disclosure purposes.

The Trust's major tenant is Walmart, accounting for 22.8% of the Trust's annualized rentals from investment properties for the year ended December 31, 2025 (year ended December 31, 2024 - 23.2%).

24. Risk management

a) Financial risks

The Trust's activities expose it to a variety of financial risks, including interest rate risk, liquidity risk and credit risk. The Trust's overall financial risk management focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Trust's financial performance. The Trust may use derivative financial instruments to hedge certain risk exposures.

i) Interest rate risk

A significant proportion of the Trust's debt is financed at fixed rates with maturities staggered over a number of years, thereby mitigating its exposure to changes in interest rates and financing risks. At December 31, 2025, approximately 25.55% (December 31, 2024 - 24.40%) of the Trust's debt is financed at variable rates, of which 67.62% is subject to interest rate swap agreements with fixed interest rates. The remaining variable rate debt (8.27% of total debt) not subject to interest rate swap agreements represents the Trust's exposure to changes in interest rates on such debt.

The Trust analyzes its interest rate exposure on a regular basis. The Trust monitors the historical movement of 10-year Government of Canada bonds and performs a sensitivity analysis to identify the possible impact on net income of an interest rate shift. The simulation is performed on a regular basis to ensure the maximum loss potential is within the limit acceptable to management. Management performs the simulation for secured debt, unsecured debt, revolving operating facilities, and mortgages and loans receivable:

Change in interest rate of:	(1.50)%	(1.00)%	(0.50)%	0.50%	1.00%	1.50%
Net income increase (decrease) from variable-rate debt	\$6,317	\$4,211	\$2,106	\$(2,106)	\$(4,211)	\$(6,317)
Net income increase (decrease) from variable-rate mortgages and loans receivable	\$(1,473)	\$(982)	\$(491)	\$491	\$982	\$1,473

From time to time, the Trust may enter into interest rate swaps as part of its strategy for managing certain interest rate risks. The Trust recognizes any change in fair value associated with interest rate swap agreements in the consolidated statements of income and comprehensive income.

The sensitivity analysis in the table below reflects the fair value gain (loss) on interest rate swap agreements from possible changes in interest rates.

Change in interest rate of:	(1.50)%	(1.00)%	(0.50)%	0.50%	1.00%	1.50%
Fair value gain (loss) on interest rate swap agreements	\$647	\$431	\$(216)	\$216	\$431	\$647

The Trust's exposure to interest rate risk is monitored by management on a regular basis (see also Note 10, "Debt").

ii) Liquidity risk

Liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of committed credit facilities and the ability to lease out vacant units. In the next 12 months, \$1,311,578 of liabilities (including \$755,426 of secured and unsecured debt, \$302,067 of other financial liabilities and \$254,085 of accounts and other payable amounts) will mature and will need to be settled by means of renewal or payment.

The Trust aims to maintain flexibility and opportunities in funding by keeping committed credit lines available, obtaining additional mortgages as the value of investment properties increases, issuing equity or unsecured debentures. The Trust's ability to meet its financial obligations as they become due represents the Trust's exposure to liquidity risk. It is management's intention to either repay or refinance maturing liabilities with newly issued secured or unsecured debt, equity or, in certain circumstances not expected to occur frequently, the disposition of certain assets. Any net working capital deficiencies are funded with the Trust's existing revolving operating facilities. As at December 31, 2025, the Trust had: a) cash and cash equivalents of \$51,551; b) the remaining funds available to be drawn from its \$950,000 in operating facilities and its \$250,000 accordion feature; c) project-specific financing arrangements; and d) \$10,030,521 in unencumbered assets that could be used to obtain additional secured financing to assist with its liquidity requirements.

The key assumptions used in the Trust's estimates of future cash flows when assessing liquidity risk are: the renewal or replacement of the maturing revolving operating facilities, secured debt and unsecured debentures, at reasonable terms and conditions in the normal course of business and no major bankruptcies of principal tenants. Management believes that it has considered all reasonable facts and circumstances in forming appropriate assumptions.

The Trust's liquidity position is monitored by management on a regular basis. A schedule of principal repayments on secured debt and other debt maturities is disclosed in Note 10, "Debt".

iii) Credit risk

Credit risk arises from cash and cash equivalents, as well as credit exposures with respect to mortgages and loans receivable (see also Note 5, "Mortgages, loans and notes receivable") and tenant receivables (see also Note 9, "Amounts receivable and other, prepaid expenses, deposits and deferred financing costs"). Tenants may experience financial difficulty and become unable to fulfil their lease commitments. The Trust mitigates this risk of credit loss by reviewing tenants' covenants, by ensuring its tenant mix is diversified and by limiting its exposure to any one tenant except Walmart. Further risks arise in the event that borrowers of mortgages and loans receivable default on the repayment of amounts owing to the Trust. The Trust endeavours to ensure adequate security has been provided in support of mortgages and loans receivable. The Trust limits cash transactions to high-credit-quality financial institutions to minimize its credit risk from cash and cash equivalents.

The ECL model requires an entity to measure the loss allowance for a financial instrument at an amount equal to the lifetime ECL if the credit risk on that financial instrument has increased significantly since initial recognition or at an amount equal to 12-month expected credit losses if the credit risk on that financial instrument has not increased significantly since initial recognition. The Trust uses a provision matrix based on historical credit loss experiences to estimate 12-month expected credit losses as the Trust has deemed the risk of credit loss has not increased significantly for both mortgages and loans receivable (see also Note 5, "Mortgages, loans and notes receivable") and tenant receivables (see also Note 9, "Amounts receivable and other, prepaid expenses, deposits and deferred financing costs"). Credit risks for both have been mitigated by various measures, including ensuring adequate security has been provided in support of mortgages and loans receivable and reviewing tenant's covenants, ensuring its tenant mix is diversified and by limiting its exposure to any one tenant except Walmart for tenant receivables. However, the assumptions and estimates underlying the manner in which ECLs have been implemented historically may not be appropriate in the current economic environment, including but not limited to the inflationary environment, rising interest rates, etc. Accordingly, the Trust has not applied its existing ECL methodology mechanically. Instead, during the current economic environment, the Trust has been in discussions with tenants on a case-by-case basis to determine optimal rent payment solutions and has incorporated this available, reasonable and supportable information when estimating ECL on tenant receivables.

iv) Currency risk

The Trust has drawn funds in U.S. dollars, and is exposed to currency risk in the fluctuation of the Canadian dollar to U.S. dollar exchange rate when the liabilities are repaid. At December 31, 2025, approximately 3.28% (December 31, 2024 - 3.83%) of the Trust's debt is financed in U.S. dollar borrowings.

The Trust analyzes its exchange rate exposure on a regular basis. As part of its strategy for managing certain currency risks, the Trust entered into currency swaps. The Trust recognizes any change in fair value associated with currency swap agreements in the consolidated statements of income and comprehensive income. As currency gains or losses on the Trust's debt are offset by fair value gains or losses in the currency swap agreements, the Trust is not exposed to significant currency risk on a net basis.

The Trust's exposure to currency risk is monitored by management on a regular basis (see also Note 10, "Debt").

b) Capital risk management

The Trust defines capital as the aggregate amount of Unitholders' equity, debt and Units classified as liabilities. The Trust's primary objectives when managing capital are: i) to safeguard the Trust's ability to continue as a going concern so that it can continue to provide returns for Unitholders; and ii) to ensure the Trust has access to sufficient funds for operating, acquisitions (including Earnouts) and development activities.

The Trust sets the amount of capital in proportion to risk. 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. In order to maintain or adjust the capital structure, the Trust may adjust the amount of distributions paid to Unitholders, issue new Units and debt, or sell assets to reduce debt or fund operating, acquisition and development activities.

The Trust anticipates meeting all current and future obligations. Management expects to finance operating, future acquisitions, mortgages receivable, development costs and maturing debt from: i) existing cash balances; ii) a mix of debt secured by investment properties, operating and credit facilities, issuance of equity and unsecured debentures; and iii) the sale of non-core assets. Cash flows generated from operating activities is the source of liquidity to service debt (except maturing debt), sustaining capital expenditures, leasing costs and Unit distributions.

The Trust monitors its capital structure based on the following ratios: interest coverage ratio, debt to total assets and debt to total earnings before interest, taxes, depreciation and amortization and fair value changes associated with investment properties and financial instruments. These ratios are used by the Trust to manage an acceptable level of leverage and are not considered measures in accordance with IFRS, nor are there equivalent IFRS measures.

The following table shows the significant financial covenants that the Trust is required, pursuant to the terms of its revolving operating facilities and other credit facilities, to maintain:

Financial covenants	Threshold
Debt as a percentage of total aggregate assets	≤ 65%
Secured debt as a percentage of aggregate assets	≤ 40%
Fixed charge coverage multiple	≥ 1.5X
Unencumbered assets to unsecured debt multiple	≥ 1.3X
Minimum Unitholders' equity	≥ \$2,000,000

The Trust's indentures require its unsecured debentures to maintain debt to gross book value, including convertible debentures not more than 65%, an interest coverage ratio not less than 1.65X and Unitholders' equity not less than \$500,000.

These covenants are required to be calculated based on Canadian generally accepted accounting principles ("GAAP") at the time of debt issuance. If the Trust does not meet all externally imposed financial covenants, then the related debt will become immediately due and payable unless the Trust is able to remedy the default or obtain a waiver from lenders. For the year ended December 31, 2025, the Trust was in compliance with all financial covenants.

25. Commitments and contingencies

The Trust has certain obligations and commitments pursuant to development management agreements to complete the purchase of Earnouts totalling approximately 96,000 square feet (December 31, 2024 - 139,000 square feet) of development space from Penguin and others, based on a pre-negotiated formula, as more fully described in Note 3, "Investment properties". As at December 31, 2025, the carrying value of these obligations and commitments included in properties under development was \$15,756 (December 31, 2024 - \$22,766). The timing of completion of the purchase of the Earnouts, and the final prices, cannot be readily determined because they are a function of future tenant leasing.

The Trust has also entered into various other development construction contracts totalling \$30,240 (December 31, 2024 - \$49,589).

The Trust entered into agreements with Penguin in which the Trust will lend funds in the form of mortgages receivable, as disclosed in Note 5(b). The maximum amount that may be provided under the agreements totals \$116,993 (December 31, 2024 - \$116,993) (see also Note 5, "Mortgages, loans and notes receivable"), of which \$2 has been provided as at December 31, 2025 (December 31, 2024 - \$2).

As at December 31, 2025, letters of credit totalling \$39,833 (December 31, 2024 - \$49,467) - including letters of credit drawn down under the revolving operating facilities described in Note 10(c) - have been issued on behalf of the Trust by financial institutions as security for debt and for maintenance and development obligations to municipal authorities.

The Trust carries insurance and indemnifies its Trustees and officers against any and all claims or losses reasonably incurred in the performance of their services to the Trust to the extent permitted by law.

The Trust, in the normal course of operations, is subject to a variety of legal and other claims. Management and the Trust's legal counsel evaluate all claims on their apparent merits and accrue management's best estimate of the likely cost to satisfy such claims. Management believes the outcome of current legal and other claims filed against the Trust, after considering insurance coverage, will not have a significant impact on the Trust's consolidated financial statements.

26. Subsequent event

On January 2, 2026, the Trust announced that several key arrangements with Penguin have been extended under their existing terms until February 28, 2026, while negotiations for new five-year terms are ongoing. The extensions apply to the Executive Employment Agreement for Mitchell Goldhar, Executive Chairman and CEO of SmartCentres, the Development Services Agreement supplements, the Penguin Services Agreement, and the Non-Competition Agreement. The Trust also announced that, in accordance with the Declaration of Trust, the Voting Top-Up Right has expired.