
Slate Grocery REIT

2025 Annual Report



SLATE





About Slate Grocery REIT

(TSX: SGR.U / SGR.UN)

Slate Grocery REIT is an owner and operator of U.S. grocery-anchored real estate. The REIT owns and operates critical real estate infrastructure across major U.S. metro markets that communities rely upon for their everyday needs. The REIT's resilient grocery-anchored portfolio and strong credit tenants are expected to provide unitholders with durable cash flows and the potential for capital appreciation over the longer term.

Visit slategroceryreit.com to learn more about the REIT.

Slate Grocery REIT is managed by Slate Asset Management. Slate Asset Management is a global alternative investor and manager focused on essential real estate and infrastructure assets. We focus on fundamentals with the objective of creating long-term value for our investors and partners across the real estate space. We are supported by exceptional people and flexible capital, which enable us to originate and execute on a wide range of compelling investment opportunities.

Visit slateam.com to learn more, and follow Slate Asset Management on [LinkedIn](#), [X \(Twitter\)](#), and [Instagram](#).

Forward-looking Statements

Certain information in this management's discussion and analysis ("MD&A") constitutes "forward-looking statements" within the meaning of applicable securities legislation. These statements reflect management's expectations regarding objectives, plans, goals, strategies, future growth, results of operations, performance and business prospects and opportunities of Slate Grocery REIT (the "REIT") including expectations for the current financial year, and include, but are not limited to, statements with respect to management's beliefs, plans, estimates and intentions, and similar statements concerning anticipated future events, results, circumstances, performance or expectations that are not historical facts. Statements that contain words such as "could", "should", "would", "can", "anticipate", "expect", "forecast", "does not expect", "believe", "plan", "budget", "schedule", "estimate", "intend", "project", "will", "may", "might", "continue" and similar expressions or statements relating to matters that are not historical facts constitute

forward-looking statements. Management believes that the expectations reflected in its forward-looking statements are based upon reasonable assumptions, however, management can give no assurance that actual results, performance or achievements will be consistent with these forward-looking statements.

These forward-looking statements are not guarantees of future events or performance and, by their nature, are based on the REIT's current estimates and assumptions, which are subject to significant risks and uncertainties. The REIT believes that these statements are made based on reasonable assumptions; however, there is no assurance that the events or circumstances in these forward-looking statements will occur or be achieved.

A number of factors could cause actual results to differ materially from the results discussed in the forward-looking statements including, but not limited to the risks that are more fully discussed under the "Risk Factors" section of the annual information form of the REIT for the year ended December 31, 2025 ("Annual Information Form"). Factors that could cause actual results to differ materially from those contemplated or implied include, but are not limited to: risks incidental to ownership and operation of real estate properties including local real estate conditions; financial risks related to obtaining available equity and debt financing at reasonable costs and interest rate fluctuations; operational risks including timely leasing of vacant space and re-leasing of occupied space on expiration of current leases on terms at current or anticipated rental rates; tenant defaults and bankruptcies; uncertainties of acquisition activities including availability of suitable property acquisitions and in integration of acquisitions; cyber security risks; reliance on third-party services; compliance with covenants under certain agreements entered into by the REIT;

competition including development of properties in close proximity to the REIT's properties; loss of key management and employees; potential environmental liabilities; catastrophic events, such as earthquakes and hurricanes; risks related to climate change; risks related to the structure of the REIT; risks related to the implementation of green leases; governmental, taxation and other regulatory risks and litigation risks.

Forward-looking statements included in this MD&A are made as of February 10, 2026 and accordingly are subject to change after such date. The REIT does not undertake to update any forward-looking statements that are included in this MD&A, whether as a result of new information, future events or otherwise, except as expressly required by applicable securities laws. Certain statements included in this MD&A may be considered "financial outlook" for purposes of applicable securities laws, and such financial outlook may not be appropriate for purposes other than this MD&A. Investors are cautioned against placing undue reliance on forward-looking statements.

Highlights¹

95.7%
Grocery-anchored properties

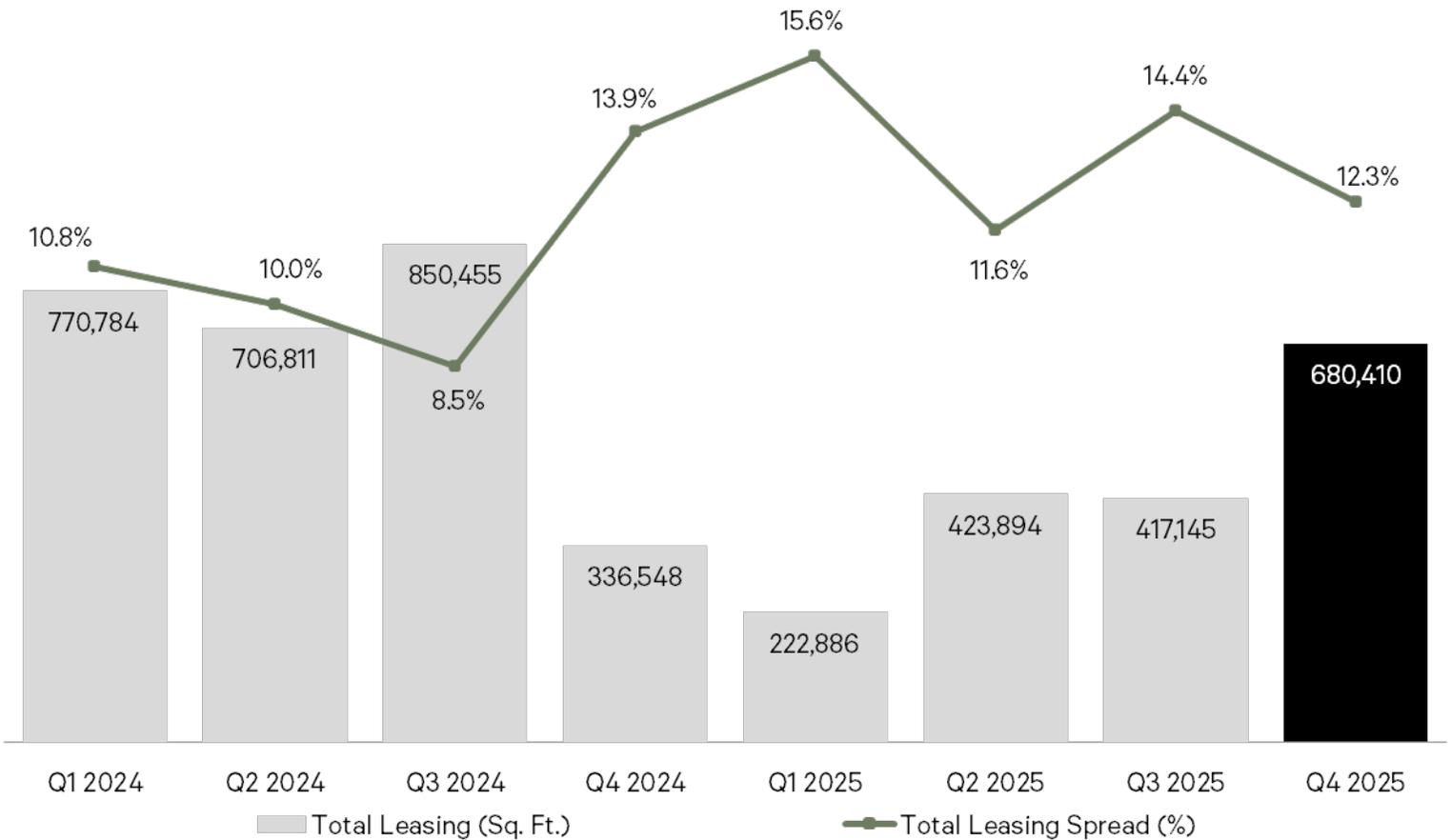
68.5%
Essential tenants

94.4%
Portfolio occupancy

\$2.4B
Critical real estate

99.7%
Anchor occupancy

Leasing activity continued to reflect robust spreads in Q4 2025



¹ On a proportionate interest basis.

Top 5 tenants

Ranked by GLA

1	9.3%	
2	9.1%	
3	3.9%	
4	3.9%	
5	3.7%	

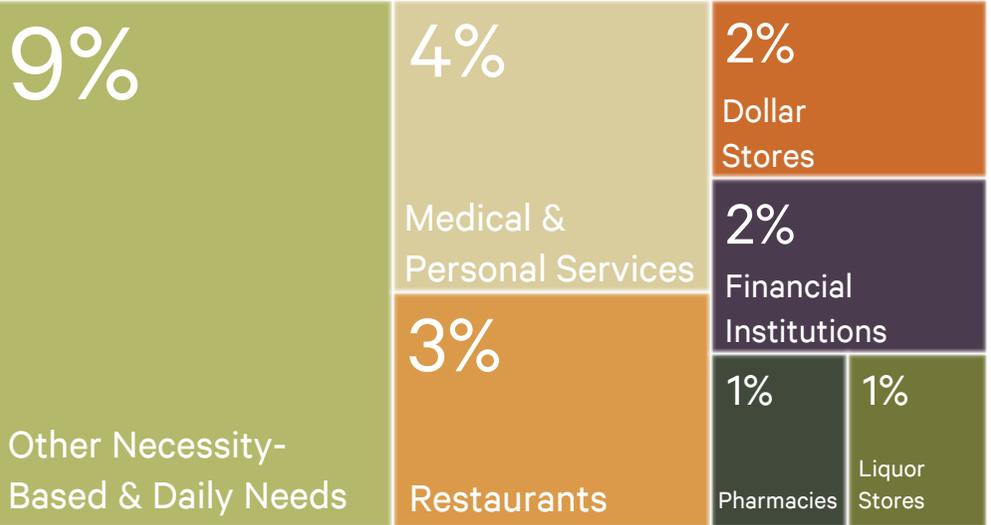
70.1% remaining tenants across 1,837 leases

¹ Based on the North American Industry Classification System.
² Includes Walmart.

Essential Based Tenancy¹

47%

Supermarkets & Grocery²



Kroger



Assets

23

States

115

Number of properties

15.2M

Square feet



Legend

- Asset
- Presence in 23 of the top 50 U.S. Metropolitan Statistical Areas ("MSA's")

Our experience
lets us see
opportunity
clearly.

Letter to Unitholders

Dear Fellow Unitholders,

We are pleased to report strong fourth quarter and year end results for Slate Grocery REIT, supported by our team's consistently high leasing volumes and double-digit rental spreads.

The REIT completed 1.7 million square feet of total leasing throughout the year at attractive rental spreads that continue to drive strong performance. Renewal spreads¹ were completed at 14.9% above expiring rents, and new deals were completed at 34.9% above comparable average in-place rent.

Portfolio occupancy at quarter-end remained stable at 94.4%, and we expect our robust pipeline of new leasing opportunities to support continued steady occupancy over the coming quarters.

High leasing volumes at double-digit rental spreads over the last several quarters are continuing to translate into healthy Net Operating Income ("NOI") growth for the REIT. Adjusting for completed redevelopments, same-property NOI increased by 2.0% or \$3.3 million on a trailing twelve-month basis.

The REIT's average in-place rent of \$12.86 per square foot remains well below the market average of \$24.34², providing meaningful runway for continued rent increases.

The REIT has a weighted average interest rate of 5.0%³, with 87.8%³ of its debt having a fixed interest rate, providing a stable outlook for the REIT's near-term financing costs.

Subsequent to quarter end, the REIT refinanced an eight-property portfolio for \$90.0 million to consolidate a portfolio of existing property-level mortgage loans. This transaction highlights the persistent demand for high-quality grocery-anchored real estate among lenders.

Even in today's higher interest rate environment, the REIT's weighted average capitalization rate remains well above the REIT's weighted average interest rate for outstanding debt, allowing the REIT to maintain positive leverage. This attractive valuation, combined with continued NOI growth, is expected to increase the value of the portfolio over time.

During the fourth quarter, the REIT completed two strategic transactions to strengthen tenant mix and further de-lever the portfolio.

In December, the REIT acquired the remaining minority interest in a 10-asset joint venture portfolio for cash consideration of \$5.7 million, bringing its ownership to 100% of the portfolio, and providing the REIT with enhanced refinancing flexibility and the ability to fully capture further mark-to-market opportunities.

Also in December, the REIT strategically disposed of a non-grocery anchored property located in Flower Mound, Texas, using proceeds from the sale to further de-lever the REIT's portfolio.

Looking ahead, we continue to have strong conviction in the outlook for grocery-anchored real estate. Recent investments by leading grocery operators in store-based fulfillment reinforce the critical importance of the physical grocery store. Even as e-commerce remains a key growth driver for grocers, consumer behavior indicates that shoppers strongly value the speed, flexibility, and convenience offered by a local store, where they can choose to shop in person, click and collect, or order online⁴.

At the same time, fundamentals in the grocery sector remain favorable, with elevated construction costs and tight lending conditions continuing to constrain new retail development and overall availability. This dynamic is contributing to a leaner, higher-quality tenant base and sustained high occupancy across grocery-anchored retail, supporting tenant retention and meaningful rent increases as leases expire.

We believe these fundamentals, combined with the resilience of consumer spending on food and essential goods, underscore the long-term stability of our portfolio of grocery-anchored real estate. On behalf of the Slate Grocery REIT team and the Board, I would like to thank the investor community for their confidence and support of our efforts.



Sincerely,
Blair Welch
CEO, Slate Grocery REIT
February 10, 2026

¹ As of March 31, 2025, the REIT revised its "Deal Types" methodology. Refer to 'Leasing and Property Portfolio' in Part II below for further details.

² CBRE Econometric Advisors, Q4 2025.

³ Includes the REIT's share of joint venture investments. Refer to "Non-IFRS Measures" section below.

⁴ The Kroger Co. FQ3 2026 Earnings Call, December 4, 2025



Management's Discussion and Analysis

SLATE GROCERY REIT

TSX: SGR.U and SGR.UN

December 31, 2025

FINANCIAL AND INFORMATIONAL HIGHLIGHTS 13

PART I – OVERVIEW 14

PART II – LEASING AND PROPERTY PORTFOLIO 17

PART III – RESULTS OF OPERATIONS 28

PART IV – FINANCIAL CONDITION 44

PART V – ACCOUNTING AND CONTROL 52

PART VI – PROPERTY TABLES 54

FINANCIAL AND INFORMATIONAL HIGHLIGHTS

(in thousands of United States dollars)

	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
Summary of Portfolio Information						
Number of properties ¹	115	116	116	116	116	116
Gross leasable area ("GLA") ¹	15,163,132	15,182,665	15,248,694	15,245,835	15,250,717	15,245,910
GLA occupied by grocery-anchors ¹	6,618,307	6,589,451	6,589,451	6,586,951	6,586,943	6,586,943
Occupancy ¹	94.4%	94.3%	94.0%	94.4%	94.8%	94.6%
Anchor occupancy ¹	99.7%	99.7%	98.7%	98.7%	98.8%	98.8%
Non-anchor occupancy ¹	90.0%	90.0%	90.0%	90.8%	91.5%	91.2%
Grocery-anchor weighted average lease term (years) ¹	4.7	4.7	4.8	5.3	5.2	5.7
Portfolio weighted average lease term (years) ¹	4.3	4.4	4.5	4.8	4.7	5.1
Square feet ("SF") of new leasing ¹	71,418	74,104	33,516	43,098	93,078	123,841
SF of total leasing ¹	680,410	417,145	423,894	222,886	336,548	850,455
Summary of Financial Information						
Gross book value ("GBV") ²	\$ 2,357,080	\$ 2,258,018	\$ 2,241,469	\$ 2,236,028	\$ 2,233,699	\$ 2,223,198
GBV, Proportionate ¹³	2,449,256	2,456,060	2,449,571	2,445,443	2,444,143	2,436,010
Debt	1,303,456	1,196,515	1,177,515	1,169,435	1,166,655	1,157,092
Debt, Proportionate ¹³	1,392,100	1,386,391	1,379,662	1,372,447	1,370,530	1,361,832
Revenue	54,604	53,313	52,385	53,067	53,077	52,325
Net income ¹	13,050	11,238	13,081	16,082	15,731	7,248
Net operating income ("NOI") ¹³	42,166	42,992	41,660	41,239	41,462	41,897
Funds from operations ("FFO") ¹³	14,927	16,474	15,883	15,757	15,080	17,552
Adjusted funds from operations ("AFFO") ¹³	11,704	12,984	12,624	12,388	11,807	14,303
Distributions declared	\$ 12,968	\$ 12,968	\$ 12,968	\$ 12,968	\$ 12,968	\$ 12,968
Per Unit Financial Information						
Class U equivalent units outstanding ⁴	60,444	60,427	60,412	60,395	60,378	60,357
Weighted Average class U equivalent units outstanding ("WA units") ⁴	60,436	60,419	60,403	60,385	60,366	60,347
FFO per WA units ¹³	\$ 0.25	\$ 0.27	\$ 0.26	\$ 0.26	\$ 0.25	\$ 0.29
AFFO per WA units ¹³	0.19	0.21	0.21	0.21	0.20	0.24
Declared distributions per unit	\$ 0.216	\$ 0.216	\$ 0.216	\$ 0.216	\$ 0.216	\$ 0.216
Financial Ratios						
FFO payout ratio ^{13,5}	86.9%	78.7%	81.6%	82.3%	86.0%	73.9%
AFFO payout ratio ^{13,5}	110.8%	99.9%	102.7%	104.7%	109.8%	90.7%
Debt / GBV	55.3%	53.0%	52.5%	52.3%	52.2%	52.0%
Weighted average interest rate ¹⁶	5.0%	5.0%	4.8%	4.7%	4.7%	4.4%
Fixed charge coverage ratio ^{13,7}	1.8x	1.9x	1.9x	1.9x	1.9x	2.0x

¹Includes the REIT's share of joint venture investments.

²GBV is equal to total assets.

³Refer to non-IFRS financial measures on page 15.

⁴Represents the total number of class U units outstanding, if all other units of the REIT, its subsidiaries, and its deferred unit plan, were converted or exchanged, as applicable, for class U units of the REIT.

⁵FFO payout ratio and AFFO payout ratio is equal to distributions declared divided by FFO and distributions declared divided by AFFO, respectively.

⁶Includes the impact of pay-fixed receive-float swaps.

⁷As of March 31, 2025, the REIT transitioned from disclosing interest coverage ratio to fixed charge coverage ratio. Refer to 'Fixed Charge Coverage Ratio' in Part III below for further details.

PART I – OVERVIEW

INTRODUCTION

This MD&A of the financial position and results of operations of Slate Grocery REIT (TSX: SGR.U and SGR.UN) and its subsidiaries (collectively, the "REIT") is intended to provide readers with an assessment of performance and summarize the financial position and results of operations of the REIT for the year ended December 31, 2025. The presentation of the REIT's financial results, including the related comparative information, contained in this MD&A are based on the REIT's consolidated financial statements for the year ended December 31, 2025 (the "consolidated financial statements"), which have been prepared by management in accordance with IFRS® Accounting Standards ("IFRS Accounting Standards"), as issued by the International Accounting Standards Board ("IASB"). This MD&A should be read in conjunction with those consolidated financial statements. All amounts are in thousands of United States dollars, which is the functional currency of the REIT and all of its subsidiaries.

The information contained in this MD&A is based on information available to the REIT and is dated as of February 10, 2026, which is also the date the Board of Trustees, upon the recommendation of its Audit Committee, approved the contents of this MD&A.

PROFILE

The REIT is an unincorporated, open-ended real estate mutual fund trust constituted in accordance with the laws of the Province of Ontario pursuant to an amended and restated Declaration of Trust dated as of April 15, 2014, as amended on August 17, 2020. As of December 31, 2025, the REIT operates 115 grocery-anchored properties located in the United States of America (the "U.S.") comprising 15.2 million square feet of GLA.

The REIT is externally managed and operated by Slate Asset Management (Canada) L.P. (the "Manager" or "Slate"). The Manager has an experienced and dedicated team of real estate professionals with a proven track record of success in real estate investment and management. Management's interests are aligned with the unitholders of the REIT through its sponsorship and as a significant unitholder of the REIT. Slate holds an approximate 5.6% interest in the REIT, and accordingly, is highly motivated to increase the value to unitholders and provide reliable growing returns to the REIT's unitholders.

Additional information on the REIT, including its Annual Information Form, is available on SEDAR+ at www.sedarplus.ca and on the REIT's website at www.slategroceryreit.com.

STRATEGY AND OUTLOOK

Our strategy is to own the last mile of essential logistics that allows our quality grocery-anchored properties to operate and service consumers for their everyday needs. Located in major markets in the U.S., we believe that our diversified portfolio and quality tenant covenants provide a strong basis to continue to grow unitholder distributions and flexibility to capitalize on opportunities that provide appreciation in value.

We are focused on the following areas to achieve the REIT's objectives:

- Be disciplined in our acquisition of well-located properties that provide opportunity for future value creation;
- Proactive property and asset management that results in NOI growth while minimizing property and portfolio vacancy exposure;
- Prudent and disciplined management of capital outlays that will maintain and increase the attractiveness of the REIT's portfolio and achieve increased rents; and
- Continue to increase the REIT's financial strength and flexibility through robust balance sheet management.

The REIT's internal growth strategy includes the following:

- Maintaining strong tenant relationships and ensuring tenant retention: Slate expects to continue to nurture its many longstanding relationships with existing tenants by anticipating and adapting to their changing needs and being proactive with lease renewals. Slate understands the value of maintaining existing tenancies and will engage in ongoing discussions with tenants throughout their lease term to be proactive in negotiating early renewals as leases approach their expiries. The size of the REIT's portfolio will help strengthen its longstanding relationships with existing tenants and allow Slate to offer leasing opportunities across multiple properties. This strategy will promote organic growth by minimizing marketing, leasing and tenant improvement costs, and avoiding interruptions in rental income generation.
- Maximizing rental income through leasing initiatives: Slate expects to maintain the current high level of occupancy in the REIT's properties by leveraging Slate's established leasing platform. Slate intends to continue to implement active strategies that take into consideration prevailing economic conditions, the nature of the property, its local positioning, as well as existing and prospective tenants. Many of the REIT's properties are located in areas with low vacancy rates and minimal new competitive supply, which should minimize leasing costs and allow the REIT to replace in-place rents with increased market rents as leases expire. Slate also seeks to continue to include contractual rent escalators in leases to further facilitate growth in rental income.
- Repositioning current properties: Slate believes that in a number of situations there exists the opportunity to reposition properties currently held by the REIT through modest and targeted capital projects and/or operational improvements.
- Acting creatively and opportunistically to drive incremental value through monetization of the REIT's land and assets by densification, leasing of rooftops, parking lots, and other elements of the REIT's properties.

The REIT will continue to focus on acquiring diversified revenue producing commercial real estate properties with a focus on grocery-anchored properties. The REIT's external growth strategy includes the following:

- Opportunity to benefit from its relationship with Slate: The REIT anticipates that its continuing relationship with Slate provides opportunities to acquire additional properties. Slate has a strong track record of closing acquisitions and believes that it can grow the asset base of the REIT on an accretive basis in the near to medium term.
- Identify undervalued properties: Slate's extensive relationships with a network of U.S.-based commercial real estate brokers allows it to identify undervalued properties, many of which may be "off-market" or not widely marketed for sale. With over 40,000 grocery stores in the U.S., there are significant opportunities for the REIT to continue its strategy of acquiring attractive, revenue-producing grocery-anchored properties. Slate's familiarity with the REIT's properties allows it to identify complementary acquisition opportunities that are aligned with the REIT's investment criteria and accretive to cash flow. The REIT seeks to acquire properties that are: (i) located in major metropolitan areas in the U.S. that demonstrate favourable population and employment growth dynamics; (ii) located in well-developed sub-markets with limited risk of new development; and (iii) anchored by market dominant grocers and other essential tenants who fulfill the last mile of logistics and have a proven track record of strong sales and profitability. Slate will continue to target major metropolitan areas in the U.S. outside of gateway markets where there is typically more competition and less favourable pricing for quality assets.
- Apply Slate's hands-on asset management philosophy: Even though Slate targets assets that are stable, income producing properties, Slate will continue to assess each property to determine how to optimally refurbish, reposition and re-tenant the property. Slate will continue to work closely with contractors to reduce operating costs and will oversee capital expenditure projects to ensure they are on budget and completed on time. In addition, Slate will continue to: (i) focus on rebuilding and strengthening tenant relationships with a view to gaining incremental business and extending stable tenant leases; and (ii) outsource property management and other real estate property functions to lower the operating costs borne by the tenants. This cost reduction further improves tenant relationships and will increase the net operating income of the REIT's properties.

The REIT has established itself as both a leading and differentiated owner and operator of grocery-anchored properties in the U.S. The REIT's critical real estate infrastructure and strong credit tenants provide unitholders with durable cash flows and the potential for capital appreciation over the longer term.

NON-IFRS FINANCIAL MEASURES

We disclose a number of financial measures in this MD&A that are not measures determined in accordance with IFRS Accounting Standards, including NOI, same-property NOI, FFO, FFO payout ratio, AFFO, AFFO payout ratio, adjusted earnings before interest, tax, depreciation and amortization ("Adjusted EBITDA"), fixed charges and the fixed charge coverage ratio, in addition to certain measures on a per unit basis. We utilize these measures for a variety of reasons, including measuring performance, managing the business, capital allocation and the assessment of risk. Descriptions of why these non-IFRS measures are useful to investors and how management uses each measure are included in this MD&A. We believe that providing these performance measures on a supplemental basis to our IFRS Accounting Standards results is helpful to investors in assessing the overall performance of our businesses in a manner similar to management. These financial measures should not be considered as a substitute for similar financial measures calculated in accordance with IFRS Accounting Standards. We caution readers that these non-IFRS financial measures may differ from the calculations disclosed by other businesses, and as a result, may not be comparable to similar measures presented by others. Reconciliations of these non-IFRS measures to the most directly comparable financial measures calculated and presented in accordance with IFRS Accounting Standards are included within this MD&A.

The definition of non-IFRS financial measures are as follows:

- NOI is defined as rental revenue less operating expenses, prior to straight-line rent, International Financial Reporting Interpretations Committee ("IFRIC") 21, Levies ("IFRIC 21") property tax adjustments, and adjustments for joint venture investments. Same-property NOI includes those properties owned by the REIT for each of the current period and the relevant comparative period excluding those properties under development. NOI margin is defined as NOI divided by revenue, prior to straight-line rent.
- FFO is defined as net income adjusted for certain items including transaction/disposition costs, change in fair value of properties, change in fair value of financial instruments, deferred income taxes, unit (expense) income, adjustments for joint venture investments and IFRIC 21 property tax adjustments.
- AFFO is defined as FFO adjusted for straight-line rental revenue and revenue sustaining capital, leasing costs and tenant improvements.
- FFO payout ratio and AFFO payout ratio are defined as distributions declared divided by FFO and AFFO, respectively.
- FFO per WA unit and AFFO per WA unit are defined as FFO and AFFO divided by the weighted average class U equivalent units outstanding, respectively.
- Adjusted EBITDA is defined as NOI less general and administrative expenses at the REIT's proportionate interest.
- Fixed charges include principal payments and cash interest paid, net at the REIT's proportionate interest.
- Fixed charge coverage ratio is defined as adjusted EBITDA divided by fixed charges at the REIT's proportionate interest.
- Net asset value is defined as the aggregate of the carrying value of the REIT's equity, deferred income taxes and exchangeable units of subsidiaries.
- Proportionate interest represents financial information adjusted to reflect the REIT's equity accounted joint ventures on a proportionately consolidated basis at the REIT's ownership percentage of the related investment.

RESPONSIBLE INVESTMENT

The responsible investment ("RI") strategy at Slate is to mindfully grow our business by striking a careful balance between environmental and social responsibility with the aim of creating positive outcomes for our tenants, employees and communities, while generating value for our investors. To achieve this, management is embedding RI practices into the core of Slate's and the REIT's day-to-day operations, as well as building out strategic action plans, goals, and targets that align with the RI focus areas for Slate and the REIT - Climate Risk and Resilience, Stakeholder Relations, and Resource Efficiency. In tandem, there is a growing obligation from regulators and financial reporting bodies to report on sustainability and climate related issues.

During the three month period ended December 31, 2025, measures undertaken as part of the REIT's RI commitment included the following:

- **Resource Efficiency: Energy and Water Management**

The REIT continued to capture energy, carbon, water, and waste data for each property to support measurement, monitoring, target setting, and reporting. The REIT is working closely with key stakeholders to ensure accuracy and consistency in information reported. The REIT is rolling out a variety of strategies to expand data capture from leased spaces, which falls under the responsibility of the tenant. This has included agreements with key anchor tenants, agreements with energy suppliers for direct whole-building aggregated data, and the continued roll-out of green leases. The REIT executed 175.4 thousand SF in green leases in Q4 2025, bringing the total GLA with green leases to 2.4 million SF.

- **Tenant Engagement**

The REIT initiated its annual tenant satisfaction survey, enabling tenants to provide direct feedback on their property experience. Following a successful feedback loop which led to improvements at various properties in the previous year, the REIT is again seeking direct improvement opportunities from tenants in order to enhance their experience.

To learn more about our sustainability initiatives and climate strategy, please visit our website: www.slategroceryreit.com and www.slateam.com/responsible-investment/.

RISKS AND UNCERTAINTIES

In addition to the risks and uncertainties included herein, the REIT's business is subject to a number of risks and uncertainties which are described in its most recently filed Annual Information Form for the year ended December 31, 2025, available on SEDAR+ at www.sedarplus.ca. Additional risks and uncertainties not presently known to the REIT or that the REIT currently considers immaterial also may impair its business and operations and cause the price of the REIT's units to decline in value. If any of the noted risks actually occur, the REIT's business may be harmed and the financial condition and results of operations may suffer significantly. In that event, the trading price of the units could decline, and unitholders may lose all or part of their investment.

RECENT DEVELOPMENTS

The following is a summary of the key financial and operational highlights and recent developments for the REIT:

- On January 2, 2026, the REIT entered into a \$90.0 million mortgage, which is secured by a portfolio of eight properties, bearing interest at one-month SOFR plus an applicable spread of 180 bps and maturing on July 2, 2027, with one six-month extension option available. The proceeds of the mortgage were used to repay the existing mortgage on six of the assets within the portfolio, and make a repayment of the revolving credit facility.
- On January 2, 2026, the REIT entered into a \$90.0 million pay-fixed, receive-float interest rate swap contract to hedge the cash flow risk associated with the \$90.0 million portfolio refinancing and its monthly SOFR based interest payments. The swap has a pay-fixed rate of 3.52% and a maturity date of January 4, 2027.
- On December 1, 2025, the REIT acquired the remaining minority interest in the Tom Thumb Portfolio for cash consideration of \$5.7 million, bringing its ownership to 100% of the 10 properties.
- On December 9, 2025 the REIT disposed of a non-grocery anchored property, Flower Mound Crossing, for a gross sales price of \$16.5 million.
- The REIT completed 1,744,335 square feet of leasing during the year ended December 31, 2025 at a weighted average rental spread of 13.0% comprising 1,102,582 square feet of options exercised, 419,617 square feet of renewals, and 222,136 square feet of new leasing. As at December 31, 2025, portfolio occupancy totalled 94.4%.
- For year ended December 31, 2025, rental revenue increased by \$4.2 million or 2.0%, compared to the same period in the prior year, reflecting strong leasing activity at attractive spreads, as well as higher percentage rent and recoveries.
- Same-property NOI for the trailing twelve month period ended December 31, 2025 increased by \$3.0 million or 1.9% (comprising 113 properties) compared to the same period in the prior year. Adjusting for completed redevelopments, same-property NOI increased by 2.0% or \$3.3 million over the comparative period.
- AFFO was \$49.7 million for the year ended December 31, 2025, which represents a \$3.6 million decrease compared to the same period in the prior year. The decrease was driven by increases in interest and finance costs and capital expenditures, partially offset by increases in NOI and a decrease in income tax expense. For the year ended December 31, 2025, the AFFO pay-out ratio was 104.4%.

PART II – LEASING AND PROPERTY PORTFOLIO

LEASING

The REIT strives to ensure that its properties are well occupied with tenants who have space that allow them to meet their own business objectives. Accordingly, the REIT proactively monitors its tenant base with the objective to renew in advance of lease maturities, backfill tenant vacancies in instances where a tenant will not renew, or if there is an opportunity to place a stronger or more suitable tenant in the REIT's properties, management endeavors to find a suitable solution. Rental spreads consider the increase or decrease over expiring rents for renewals and options exercised, as well as comparable average in-place rents for new leases.

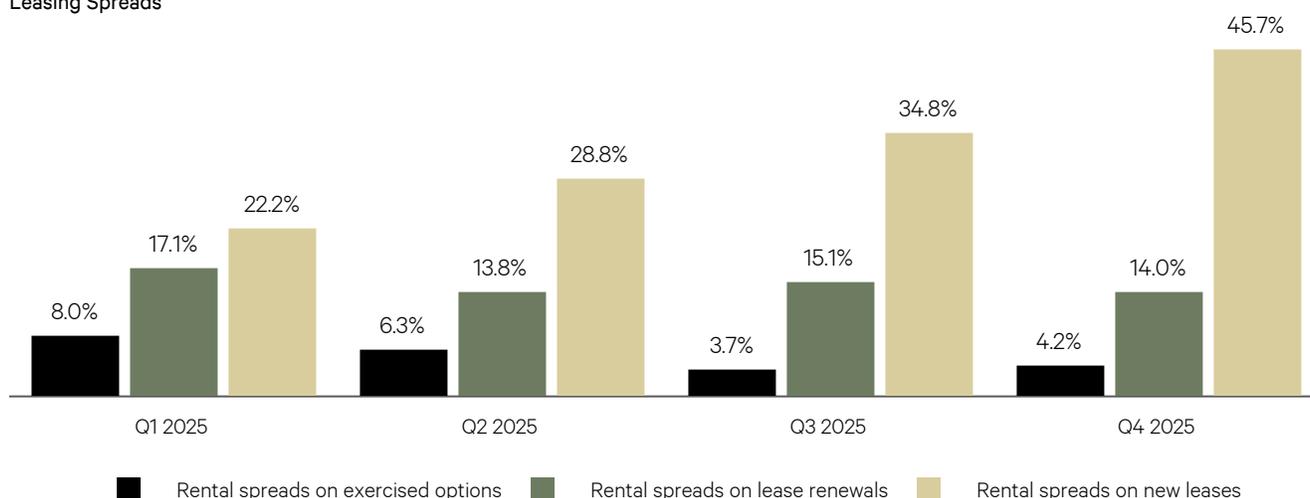
During the period ended March 31, 2025, the REIT revised its methodology used for categorizing "Deal Types", which impacts several leasing-related operational measures. These measures include, but are not limited to, rental spreads, average base rent, square footage, and leases signed. Previously, the REIT's "Renewal" Deal Type measures included all lease renewals, which comprised leases being executed through contractual tenant options ("Options") and through negotiated market terms upon lease expiry. Effective March 31, 2025, all measures related to the "Renewal" Deal Type include only non-option, negotiated renewals, and Options are now presented as a separate Deal Type category.

Management believes that the revised methodology better reflects the REIT's performance in negotiating lease renewals under current market conditions and thus capturing market rent growth by excluding Options, which reflect predetermined, fixed contractual terms. Accordingly, management concluded that this change represents more useful information for stakeholder decision-making and is better aligned with internal leasing performance indicators. Comparative period measures related to Renewals have been restated using this revised methodology, including the separate disclosure of measures related to Options, in order to provide comparability and consistency amongst the periods presented.

The following table summarizes the REIT's leasing activity for the four most recent quarters, including the REIT's proportionate share of leasing activity from joint venture investments:

Square feet	Deal type		Q4 2025	Q3 2025	Q2 2025	Q1 2025
Less than 10,000	Option	Leases signed	13	18	20	8
		Total square feet	55,013	43,285	78,807	29,931
		Average base rent	\$ 16.41	\$ 22.89	\$ 18.86	\$ 19.88
		Rental spread	8.0%	4.8%	7.2%	6.6%
Greater than 10,000	Option	Leases signed	8	6	4	1
		Total square feet	484,757	159,691	181,798	69,300
		Average base rent	\$ 9.54	\$ 10.57	\$ 8.93	\$ 7.39
		Rental spread	3.5%	3.1%	5.6%	9.6%
Total options (square feet)			539,770	202,976	260,605	99,231
Less than 10,000	Renewal	Leases signed	30	34	52	36
		Total square feet	69,222	72,383	129,773	80,557
		Average base rent	\$ 23.11	\$ 23.07	\$ 21.09	\$ 23.75
		Rental spread	14.0%	13.5%	13.8%	17.1%
Greater than 10,000	Renewal	Leases signed	—	3	—	—
		Total square feet	—	67,682	—	—
		Average base rent	\$ —	\$ 9.26	\$ —	\$ —
		Rental spread	—%	19.6%	—%	—%
Total renewals (square feet)			69,222	140,065	129,773	80,557
Less than 10,000	New lease	Leases signed	18	24	18	16
		Total square feet	41,393	49,550	33,516	32,098
		Average base rent	\$ 29.12	\$ 26.52	\$ 23.35	\$ 25.34
		Rental spread	46.1%	35.4%	28.8%	19.3%
Greater than 10,000	New lease	Leases signed	1	2	—	1
		Total square feet	30,025	24,554	—	11,000
		Average base rent	\$ 18.61	\$ 16.23	\$ —	\$ 16.17
		Rental spread	44.8%	32.8%	—%	37.3%
Total new leases (square feet)			71,418	74,104	33,516	43,098
Total leasing activity (square feet)			680,410	417,145	423,894	222,886

Leasing Spreads



During the fourth quarter, management completed 539,770 square feet of exercised lease options, 69,222 square feet of lease renewals, and 71,418 square feet of new leasing.

The weighted average rental rate increases on options exercised for leases less than 10,000 square feet was \$1.22 per square foot or 8.0% higher than expiring rent. The weighted average rental rate increase on options exercised for leases greater than 10,000 square feet was \$0.32 per square foot or 3.5% higher than expiring rent.

The weighted average rental rate increases on renewals completed for leases less than 10,000 square feet was \$2.84 per square foot or 14.0% higher than expiring rent. There were no renewals completed for leases greater than 10,000 square feet.

The weighted average base rent on new leases completed for less than 10,000 square feet was \$29.12, which was \$9.18 per square foot or 46.1% higher than average in-place rent. The weighted average base rent on all new leases completed for leases greater than 10,000 square feet was \$18.61, which was \$5.76 per square foot or 44.8% higher than average in-place rent.

Incremental Base Rent

The following are the REIT's incremental change in base rent for the four most recent quarters:

	For the three months ended,			
	December 31, 2025	September 30, 2025	June 30, 2025	March 31, 2025
Options				
Square feet	539,770	202,976	260,605	99,231
Expiring rent per square foot ¹	\$ 9.83	\$ 12.72	\$ 11.22	\$ 10.33
Rent spread per square foot ¹	0.41	0.47	0.71	0.82
Renewals				
Square feet	69,222	140,065	129,773	80,557
Expiring rent per square foot ¹	\$ 20.27	\$ 14.25	\$ 18.54	\$ 20.28
Rent spread per square foot ¹	2.84	2.15	2.55	3.46
Vacated				
Square feet ²	50,571	76,758	91,732	110,488
Expiring rent per square foot ¹	\$ 18.09	\$ 17.78	\$ 14.92	\$ 14.21
New				
Square feet	71,418	74,104	33,516	43,098
New rent per square foot ¹	\$ 24.70	\$ 23.11	\$ 23.35	\$ 23.00
Total base rent retained ³	\$ 5,793	\$ 3,214	\$ 3,961	\$ 1,090
Gross incremental base rent ³	\$ 2,183	\$ 2,110	\$ 1,299	\$ 1,352

¹ Calculated on a weighted average basis.

² Adjusted for lease buyouts and vacancies due to redevelopment.

³ Includes the REIT's share of joint venture investments.

Lease maturities

The REIT generally enters into leases with initial terms to maturity between 5 and 10 years with grocery-anchor tenants. The initial terms to maturity for non-anchor space tend to be of a shorter duration, between 3 and 5 years. The weighted average remaining terms to maturity of the REIT's grocery-anchor and non-grocery-anchor tenants as at December 31, 2025 were 4.7 years and 4.0 years, respectively, not including tenants on month-to-month leases. On a portfolio basis, the weighted average remaining term to maturity is 4.3 years.

The following table summarizes the composition of the remaining term to maturity of the REIT's leases at December 31, 2025:

	Weighted average term to maturity	GLA ¹	GLA %
Grocery-anchor	4.7	6,618,307	43.6%
Non-anchor	4.0	7,387,407	48.7%
Total	4.3	14,005,714	92.3%
Month-to-month		314,960	2.1%
Vacant		842,458	5.6%
Total GLA		15,163,132	100.0%

¹Includes the REIT's share of joint venture investments.

Occupancy is determined based on lease commencement. The following table shows the change in occupancy during the three month period ended December 31, 2025:

	Total GLA ¹	Occupied GLA ¹²	Occupancy
September 30, 2025	15,182,665	14,323,505	94.3%
Acquisitions	62,293	60,122	—%
Dispositions	(80,221)	(80,221)	—%
Leasing changes	—	18,873	0.1%
Expansions / (Reductions)	(2,280)	(2,280)	—%
Re-measurements	675	675	—%
December 31, 2025	15,163,132	14,320,674	94.4%

¹Includes the REIT's share of joint venture investments.

²Leasing changes include new leases, lease buyouts, expirations, and terminations.

Occupancy has increased by 0.1% to 94.4% from September 30, 2025, primarily due to new leasing, net of shop space vacancies. The increase was primarily driven by a lease executed with a junior anchor tenant at Northlake Commons, backfilling a previous JoAnn's unit.

The following table shows the change in occupancy during the year ended December 31, 2025:

	Total GLA ¹	Occupied GLA ¹²	Occupancy
December 31, 2024	15,250,717	14,454,185	94.8%
Acquisitions	62,293	60,122	—%
Dispositions	(80,221)	(80,221)	—%
Leasing changes	—	(109,875)	(0.7%)
Expansions / (Reductions)	(65,900)	220	0.3%
Re-measurements	(3,757)	(3,757)	—%
December 31, 2025	15,163,132	14,320,674	94.4%

¹Includes the REIT's share of joint venture investments.

²Leasing changes include new leases, lease buyouts, expirations, and terminations.

Occupancy has decreased by 0.4% to 94.4% from December 31, 2024, primarily due to 109,875 square feet of vacancies, net of new leasing. The decrease was primarily driven by temporary vacancies at Mid Valley Mall and Forest Plaza, pursuant to which management is currently exploring backfill options, partially offset by the aforementioned demolition of East Little Creek.

The following is a profile of the REIT's leases, excluding the impact of tenant extension options:

GLA expiration	Grocery-anchor			Non-anchor			Total		
	GLA	Percentage of portfolio	Average in-place rent	GLA	Percentage of portfolio	Average in-place rent	GLA	Percentage of portfolio	Average in-place rent
Month-to-month	—	—%	\$ —	314,960	2.1%	\$ 16.21	314,960	2.1%	\$ 16.21
2026	469,465	3.1%	10.74	794,074	5.2%	16.98	1,263,539	8.3%	14.66
2027	817,468	5.4%	8.78	1,071,442	7.1%	16.29	1,888,910	12.5%	13.04
2028	1,297,897	8.5%	9.42	1,366,003	9.0%	16.05	2,663,900	17.5%	12.82
2029	1,559,430	10.3%	8.12	1,236,284	8.2%	16.74	2,795,714	18.5%	11.93
2030	780,088	5.1%	9.18	958,431	6.3%	16.18	1,738,519	11.4%	13.04
2031+	1,693,959	11.2%	8.93	1,961,173	12.9%	15.57	3,655,132	24.1%	12.49
Vacant	—	—%	N/A	842,458	5.6%	N/A	842,458	5.6%	N/A
Total / weighted average¹	6,618,307	43.6%	\$ 8.98	8,544,825	56.4%	\$ 16.19	15,163,132	100.0%	\$ 12.86

¹Includes the REIT's share of joint venture investments.

The REIT endeavors to proactively renew upcoming expiries in advance of maturity to de-risk the portfolio, maintain high occupancy levels, ensure a proper mix of tenants at each property and provide certainty in cash flows. As at December 31, 2025, leases expiring in 2026 represent 8.3% of the portfolio's occupied GLA, consisting of 469,465 square feet related to grocery-anchor tenants and 794,074 square feet related to non-anchor tenants.

In-place and market rents

The REIT's leasing activity during the three month period ended December 31, 2025 is as follows:

	GLA	Number of tenants	Weighted average expiring rent	Weighted average new rent
Options executed	539,770	21	\$ 9.83	\$ 10.24
Renewed leases	69,222	30	20.27	23.11
New leases	71,418	19	N/A	24.70
Total / weighted average	680,410	70	\$ 11.02	\$ 13.07
Less, leases not renewed / vacated during term ¹	(50,571)	(19)	18.09	N/A
Net total / weighted average²	629,839	51	N/A	\$ 13.07

¹Adjusted for lease buyouts and vacancies due to redevelopment.

²Includes the REIT's share of joint venture investments.

The REIT's leasing activity during the year ended December 31, 2025 is as follows:

	GLA	Number of tenants	Weighted average expiring rent	Weighted average new rent
Options executed	1,102,582	78	\$ 10.74	\$ 11.27
Renewed leases	419,617	155	17.73	20.37
New leases	222,136	80	N/A	23.63
Total / weighted average	1,744,335	313	\$ 12.66	\$ 15.03
Less, leases not renewed / vacated during term ¹	(329,548)	(103)	15.83	N/A
Net total / weighted average²	1,414,787	210	N/A	\$ 15.03

¹Adjusted for lease buyouts and vacancies due to redevelopment.

²Includes the REIT's share of joint venture investments.

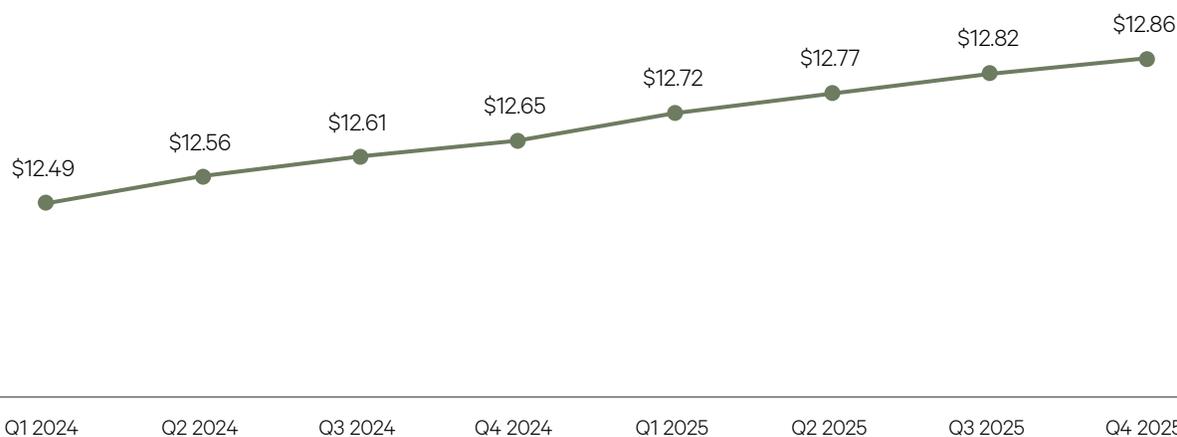
Net rental rates

The following table is a summary of in-place rent for the eight most recent financial quarters of the REIT:

	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025
Grocery rent	\$ 9.03	\$ 9.01	\$ 9.01	\$ 8.98	\$ 9.00	\$ 9.00	\$ 9.02	\$ 8.98
Shop space rent	15.42	15.57	15.64	15.73	15.87	15.98	16.07	16.19
Total¹	\$ 12.49	\$ 12.56	\$ 12.61	\$ 12.65	\$ 12.72	\$ 12.77	\$ 12.82	\$ 12.86

¹Includes the REIT's share of joint venture investments.

In-place Rents



The REIT leases to high-quality tenants in well-located centres typically below the average market rent for U.S. strip centres, allowing for increased value in the portfolio through rental rate growth.

PROPERTY PROFILE

Professional management

Through professional management of the portfolio, the REIT intends to ensure its properties portray an image that will continue to attract consumers as well as provide preferred locations for its tenants. Well-managed properties enhance the shopping experience and ensure customers continue to visit the centres. Professional management of the portfolio has enabled the REIT to maintain a high occupancy level, currently 94.4% at December 31, 2025.

PORTFOLIO ACQUISITION

On December 1, 2025, the REIT acquired the remaining interest in Pine Creek Shopping Center, Barclay Square, and Dallas Portfolio (collectively, the "Tom Thumb Portfolio"), previously held by its joint venture partner, increasing its ownership to 100% of the 10-property portfolio (the "Acquisition"). Prior to the acquisition, the REIT accounted for its interest in the Tom Thumb Portfolio as a joint venture investment using the equity method. Upon obtaining control of the Tom Thumb Portfolio resulting from its increase in ownership, the portfolio was accounted for as a subsidiary and was fully consolidated in the REIT's consolidated financial statements from the date of acquisition.

Entity	Properties	Location	Purchase price
Pine Creek Shopping Center	1	Sacramento-Roseville	47,734
Barclay Square	1	Tampa-St. Petersburg-Clearwater	21,606
Dallas Portfolio	8	Dallas-Ft Worth-Arlington, Texas	38,936
Total			\$ 108,276

The consideration transferred for the Acquisition consisted of \$10.0 million, of which \$5.7 million was settled in cash.

DISPOSITION

The REIT disposed of one property during the year ended December 31, 2025 as follows:

Property	Disposition date	Location	Anchor tenant	Sales Price
Flower Mound Crossing	December 9, 2025	Flower Mound, Texas	Club 4 Fitness	\$ 16,500

The REIT disposed of one property and one property outparcel during the year ended December 31, 2024, as follows:

Property	Disposition date	Location	Anchor tenant	Sales price
Stonefield Square	June 27, 2024	Louisville, Kentucky	Crunch Fitness	\$ 12,750
Salerno Village Square - Outparcel	October 11, 2024	Stuart, Florida	N/A	430
Total				\$ 13,180

There are no fees incurred by the REIT to the Manager in relation to the disposition of properties or outparcels.

Geographic overview

The REIT's portfolio is geographically diversified. As of December 31, 2025, the REIT's 115 properties were located in 23 states with a presence in 50 MSAs. The REIT has 69 properties, or 60.0% of the total portfolio, located in the U.S. sunbelt region. Markets within this region benefit from strong underlying demographic trends, above average employment, and population growth. This provides the REIT opportunities to progressively drive operational efficiencies and sustainable growth.

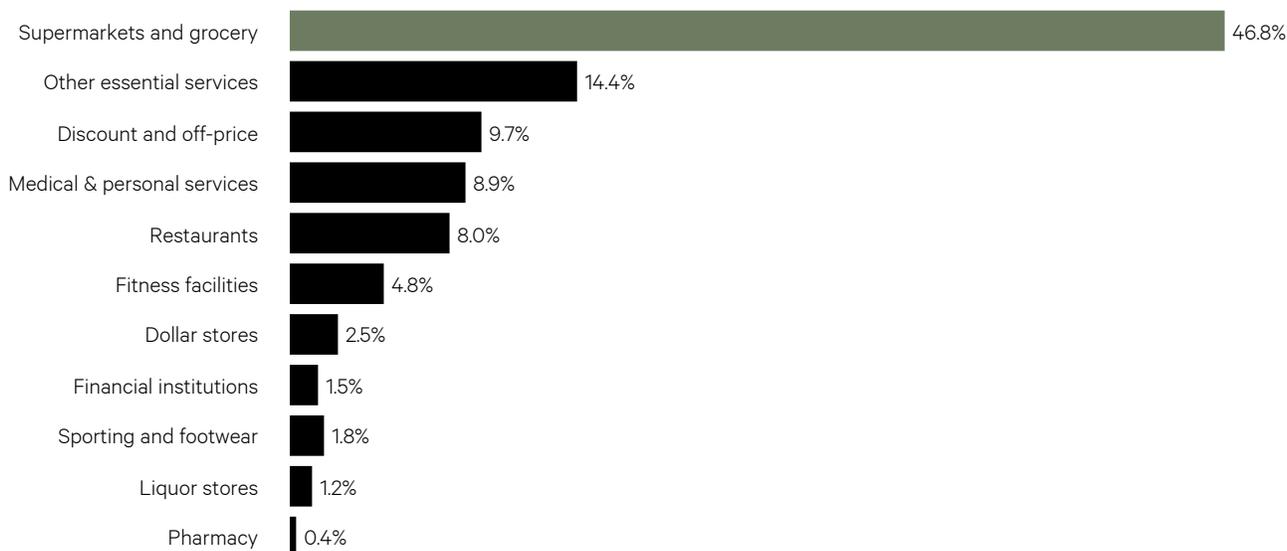
The following is a summary of the geographic location and relative dispersion of the REIT's property portfolio:

State	Number of assets	Total SF	Occupied SF	Percentage of revenue	Occupancy
Florida	19	2,480,104	2,359,160	19.0%	95.1%
North Carolina	16	1,922,711	1,854,805	12.9%	96.5%
New York	12	1,698,768	1,452,359	11.3%	85.5%
Georgia	9	1,136,031	1,121,349	7.6%	98.7%
Pennsylvania	6	1,021,737	947,705	5.7%	92.8%
Texas	8	782,656	756,483	5.3%	96.7%
South Carolina	5	845,283	830,450	5.2%	98.2%
Virginia	6	654,126	616,068	4.5%	94.2%
Minnesota	5	572,947	530,525	3.3%	92.6%
Michigan	4	510,892	494,346	3.0%	96.8%
Illinois	4	409,002	383,854	2.5%	93.9%
Massachusetts	1	273,532	269,532	2.5%	98.5%
Ohio	3	557,009	536,356	2.4%	96.3%
Tennessee	5	526,641	518,721	2.4%	98.5%
North Dakota	2	261,578	222,122	2.0%	84.9%
West Virginia	2	392,804	379,383	1.9%	96.6%
Colorado	1	151,548	150,060	1.5%	99.0%
Indiana	2	233,993	217,047	1.5%	92.8%
California	1	216,525	211,601	1.7%	97.7%
Maryland	1	112,673	106,597	1.1%	94.6%
New Hampshire	1	151,947	144,429	1.0%	95.1%
Utah	1	127,507	112,264	0.9%	88.0%
Wisconsin	1	123,118	105,458	0.8%	85.7%
Total¹	115	15,163,132	14,320,674	100.0%	94.4%

¹Includes the REIT's share of joint venture investments.

Tenant categories

As of December 31, 2025, the REIT has the following tenant categories within the portfolio, allocated by GLA:



The REIT's portfolio of tenants is a diversified mix of leading grocers, national brands, and strong regional performers complemented by local operators providing needed services and goods to their local communities. These tenants are typically non-discretionary goods and services that drive foot traffic at the REIT's centres. The REIT's properties, which are located in well-established neighborhoods, facilitate efficient last mile delivery. Overall, 69% of the REIT's portfolio is leased to tenants that provide essential services to their local community.

Anchor tenants

The REIT endeavors to own properties with anchors who are dominant in their respective regions in terms of operational scale and sales. Accordingly, the REIT's anchor tenants are often either the first or second dominant store in their respective area in terms of market share. The following table identifies the REIT's largest anchor tenants including their annual minimum rent, the number of stores, GLA as a percentage of the total portfolio, and the percentage of total base rent. The Kroger Co. represents the REIT's largest tenant by base rent with a total of 24 stores and 5.8% of total base rent.

The largest 15 tenants account for 44.6% of total GLA and 33.3% of total base rent as follows:

Parent company	Store brands	Grocery	Stores	% GLA	Base rent	% Base rent
The Kroger Co.	Kroger, Pick 'n Save, Harris Teeter, Mariano's	Y	24	9.3%	\$ 10,693	5.8 %
Walmart, Inc.	Wal-Mart, Sams Club	Y	10	9.1%	9,275	5.0 %
Ahold Delhaize	Stop & Shop, GIANT, Food Lion, Hannaford	Y	12	3.9%	7,846	4.2 %
Publix Super Markets, Inc.	Publix	Y	13	3.9%	5,307	2.9 %
Albertsons	Jewel Osco, Acme, Tom Thumb, Safeway	Y	9	3.7%	4,902	2.6 %
Tops Friendly Markets	Tops Markets	Y	8	3.0%	4,431	2.4 %
Dollar Tree, Inc.	Dollar Tree	N	22	1.4%	2,540	1.4 %
Ross Stores, Inc.	Ross Dress for Less, dd's Discounts	N	8	1.5%	2,485	1.3 %
Beall's, Inc.	Beall's, Burke's	N	8	1.9%	2,475	1.3 %
Planet Fitness	Planet Fitness	N	10	1.2%	2,231	1.2 %
TJX Companies	Marshalls, T.J. Maxx, HomeGoods	N	8	1.4%	2,160	1.2 %
Coborn's, Inc.	Cash Wise	Y	2	0.8%	2,098	1.1 %
ALDI Einkauf GmbH & Co. oHG	Aldi, Winn Dixie	Y	7	1.5%	2,024	1.1 %
Alex Lee Inc.	Lowe's Foods	Y	3	0.9%	1,684	0.9 %
Kohl's	Kohl's	N	3	1.1%	1,575	0.9 %
Total¹			147	44.6%	\$ 61,726	33.3%

¹ Includes the REIT's share of joint venture investments.

Development

The REIT's redevelopment program is focused on growing income and unlocking value by revitalizing tenant uses and creating a better customer experience at select properties. Redevelopment is generally considered to begin when activities that change the condition of the property commence. Redevelopment ceases when the asset is in the condition and has the capability of operating in the manner intended, which is generally at cessation of construction and tenancing. For purposes of reporting same-property NOI, redevelopment assets are excluded from the same-property portfolio in the period in which they are re-classified as a redevelopment property and are excluded until they are operating as intended in all of both the current and comparative periods. The carrying value of redevelopment properties includes the acquisition cost of property and direct redevelopment costs attributed to the project. The REIT does not capitalize interest for its projects under development. Interest expense is recognized as incurred in income which is not comparable to other REITs or other corporations that capitalize interest.

The REIT has classified the following asset as a redevelopment property:

East Little Creek previously consisted of a single tenant shopping center, which was occupied by Kroger. The property is ideally located at the intersection of East Little Creek Rd. and I-64 in Norfolk, Virginia, situated at the entrance of the Norfolk Naval Base. Within this immediate trade area, there is also ongoing synergetic development activity being undertaken that is drawing considerable foot traffic and demand for retail space. The REIT has demolished the existing building and is undergoing additional activities to reposition the site. The REIT is also engaged in discussions with various national retail users to finalize the development plan.

Completed redevelopment project

The REIT has classified the following asset as a completed redevelopment property:

Culver Ridge Plaza is a shopping center located in Irondequoit, New York, in close proximity to downtown Rochester. The property is currently occupied by Marshalls, Dollar Tree, and Petco, as well as a mix of national and local in-line retailers and financial institutions. The property was originally acquired with a 58,000 square foot vacancy related to a former Regal Cinemas and there were no lease-up assumptions for the unit included in underwriting the acquisition. The REIT re-demised this unit into three junior anchor spaces, along with two smaller in-line units. During the year ended December 31, 2025, the REIT completed the first phase of the development program, with Five Below and Burlington commencing their respective leases. In addition, Kids Empire took possession of their unit during the year, with cash rental revenue expected to begin in 2026. With the delivery of the first phase units, the REIT has transferred Culver Ridge out of the redevelopment classification. The REIT invested \$9.6M in the first phase of the development to date, which is expected to be completed fully on schedule and within budget, with \$0.3M remaining to be incurred. An additional \$0.9M of capital expenditures are anticipated for Phase 2 related to the buildouts of the remaining in-line units. In connection with the redevelopment, the REIT also entered into a mortgage for a total facility amount of \$17.4 million. The project has generated meaningful value creation and is expected to contribute to the stabilization of the asset by securing long-term leases with strong, national tenants.

Property	Nature of redevelopment	Completion	Incremental NOI	Yield on cost ("YOC")	Total Investment		
					Incurred	Remaining	Total
Culver Ridge Plaza	Junior anchor repositioning	Q4 2025	\$ 1,205	11.2%	\$ 9,564	\$ 1,236	\$ 10,800

FAIR VALUE

The REIT's property portfolio at December 31, 2025 had an estimated fair value of \$2.2 billion on an IFRS basis, and \$2.4 billion on a proportionate basis. Overall, the weighted average capitalization rate on a proportionate basis is 7.2% and the average estimated proportionate value of the REIT's portfolio is \$157 per square foot.

The following table presents a summary of the valuation assumptions used to estimate the fair value of all the REIT's properties as follows:

	December 31, 2025	December 31, 2024
Capitalization rate range ¹	5.9% – 9.8%	5.6% - 10.2%
Weighted average capitalization rate ¹	7.2%	7.2%

¹ Includes the REIT's share of joint venture investments.

The December 31, 2025 weighted average capitalization rate remained unchanged at 7.2% from December 31, 2024.

The fair value of properties is measured individually without consideration to their aggregate value on a portfolio basis. No consideration is given to diversification benefits related to single property tenant risk and geography, the value of assembling a portfolio, or to the utilization of a common management platform, amongst other benefits. As a result, the fair value of the REIT's properties taken in aggregate may differ from the fair value of properties measured individually in the REIT's consolidated statements of financial position.

The change in properties is as follows:

	Three months ended December 31,		Year ended December 31,	
	2025	2024	2025	2024
Beginning of the period	\$ 2,066,864	\$ 2,052,522	\$ 2,054,511	\$ 2,062,599
Acquisitions	180,422	—	180,879	—
Capital expenditures	1,429	337	6,256	3,931
Leasing costs	855	853	3,317	2,950
Tenant improvements	847	1,951	4,100	5,629
Development and expansion capital	1,204	2,716	9,662	12,433
Straight-line rent	380	109	746	363
Dispositions	(16,211)	(430)	(16,211)	(12,757)
IFRIC 21 property tax adjustment	7,183	7,671	—	—
Change in fair value of properties ¹	(11,789)	(11,218)	(12,076)	(20,637)
End of the period	\$ 2,231,184	\$ 2,054,511	\$ 2,231,184	\$ 2,054,511
Joint venture investment properties	147,000	310,400	147,000	310,400
End of the period, including joint venture investments	\$ 2,378,184	\$ 2,364,911	\$ 2,378,184	\$ 2,364,911

¹ Change in fair value includes impacts due to valuation parameters, cash flows and accounting adjustments for IFRIC 21 property tax and straight-line rent.

The following table presents the estimated change to the fair value of the REIT's properties when there is a decrease or increase to the capitalization rates as at December 31, 2025:

(Decrease) Increase in capitalization rate	Change in fair value of properties ¹
(1.00%)	\$ 396,835
(0.75%)	285,903
(0.50%)	183,384
(0.25%)	88,348
0.25%	(82,346)
0.50%	(159,286)
0.75%	(231,338)
1.00%	(298,955)

¹ Includes the REIT's share of joint venture investments.

The following table presents the estimated change to the fair value of the REIT's properties when there is a decrease or increase to the REIT's stabilized net operating income as at December 31, 2025:

(Decrease) Increase in stabilized net operating income	Change in fair value of properties ¹
\$(100)	\$ (1,384)
\$100	1,384

¹ Includes the REIT's share of joint venture investments.

The following table is a reconciliation of the fair value of the REIT's properties using a non-IFRS measure. The non-IFRS measure includes figures that are recorded within joint venture investments, information that is not explicitly disclosed or presented in the consolidated financial statements for the year ended December 31, 2025.

	Three months ended December 31, 2025			Three months ended December 31, 2024		
	Consolidated	Joint venture investments	Proportionate Share (Non-IFRS)	Consolidated	Joint venture investments	Proportionate Share (Non-IFRS)
Beginning of the period	\$ 2,066,864	\$ 313,400	\$ 2,380,264	\$ 2,052,522	\$ 309,900	\$ 2,362,422
Acquisitions ¹	180,422	(167,221)	13,201	—	—	—
Capital expenditures	1,429	219	1,648	337	33	370
Leasing costs	855	51	906	853	190	1,043
Tenant improvements	847	124	971	1,951	498	2,449
Development and expansion capital	1,204	1,592	2,796	2,716	322	3,038
Straight-line rent	380	33	413	109	36	145
Dispositions	(16,211)	—	(16,211)	(430)	—	(430)
IFRIC 21 property tax adjustment	7,183	1,385	8,568	7,671	1,113	8,784
Change in fair value of properties ²	(11,789)	(2,583)	(14,372)	(11,218)	(1,692)	(12,910)
End of the period	\$ 2,231,184	\$ 147,000	\$ 2,378,184	\$ 2,054,511	\$ 310,400	\$ 2,364,911

¹ In connection with the Acquisition, the properties were derecognized from the joint venture portfolio and recognized within the REIT's consolidated financial statements.

² Change in fair value includes impacts due to valuation parameters, cash flows and accounting adjustments for IFRIC 21 property tax and straight-line rent.

	Year ended December 31, 2025			Year ended December 31, 2024		
	Consolidated	Joint venture investments	Proportionate Share (Non-IFRS)	Consolidated	Joint venture investments	Proportionate Share (Non-IFRS)
Beginning of the period	\$ 2,054,511	\$ 310,400	\$ 2,364,911	\$ 2,062,599	\$ 307,300	\$ 2,369,899
Acquisitions ¹	180,879	(167,221)	13,658	—	—	—
Capital expenditures	6,256	799	7,055	3,931	723	4,654
Leasing costs	3,317	360	3,677	2,950	840	3,790
Tenant improvements	4,100	554	4,654	5,629	1,599	7,228
Development and expansion capital	9,662	3,815	13,477	12,433	3,401	15,834
Straight-line rent	746	198	944	363	(56)	307
Disposition	(16,211)	—	(16,211)	(12,757)	—	(12,757)
Change in fair value of properties ²	(12,076)	(1,905)	(13,981)	(20,637)	(3,407)	(24,044)
End of the period	\$ 2,231,184	\$ 147,000	\$ 2,378,184	\$ 2,054,511	\$ 310,400	\$ 2,364,911

¹ In connection with the Acquisition, the properties were derecognized from the joint venture portfolio and recognized within the REIT's consolidated financial statements.

² Change in fair value includes impacts due to valuation parameters, cash flows and accounting adjustments for IFRIC 21 property tax and straight-line rent.

Including the impact of the REIT's joint venture arrangements, capital, leasing, and tenant improvement costs for the three and twelve month periods ended December 31, 2025 were \$3.5 million and \$15.4 million, respectively. Such costs are generally expended for purposes of tenanting and renewing existing leases, which maintain and create value at the REIT's properties and the portfolio as a whole by increasing contractual cash flow through new and extended leases. The REIT will continue to capitalize on opportunities to revitalize, undertake space improvements, and generally maintain the high quality of the properties and tenants. These expenditures can vary from period to period, at times significantly, depending upon the timing of lease expires, re-leasing, and management's capital plan for the period.

Fair value adjustments on properties

For the three month period ended December 31, 2025, the change in fair value of properties decreased by \$0.6 million compared to the prior year primarily due to changes in valuation parameters and cash flows. For the year ended December 31, 2025, the change in fair value of properties increased by \$8.6 million, mainly due to changes in valuation parameters and cash flows.

The following table presents the impact of certain accounting adjustments on the fair value adjustments recorded versus management's estimate of future cash flows and valuation assumptions:

	Three months ended December 31,		Year ended December 31,	
	2025	2024	2025	2024
Valuation parameters and cash flows	\$ (4,226)	\$ (3,438)	\$ (11,330)	\$ (20,274)
IFRIC 21 property tax adjustment	(7,183)	(7,671)	—	—
Adjusted for straight-line rent	(380)	(109)	(746)	(363)
Total	\$ (11,789)	\$ (11,218)	\$ (12,076)	\$ (20,637)

The fair value change of properties is impacted by IFRIC 21 property tax adjustments recorded on the REIT's portfolio. For acquisition purposes, the REIT determines the obligating event for property taxes is ownership of the property on the first of January of the fiscal year. As a result, the annual property tax liability and expense has been recognized on the properties owned on the first of January of each year, with a corresponding increase to the fair value of properties that is reversed as the liability is settled through property tax installments.

The change in fair value of properties recorded in income excludes the impact of tenanting and leasing costs, landlord work, and development and expansion capital, not all of which are additive to value but are directly capitalized to the property.

PART III – RESULTS OF OPERATIONS

SUMMARY OF SELECTED QUARTERLY INFORMATION

The selected quarterly information highlights performance over the most recently completed eight quarters and is reflective of the timing of acquisitions, leasing, and maintenance expenditures. Similarly, debt reflects financing activities related to acquisitions which serve to increase AFFO in the future, as well as ongoing financing activities for the existing portfolio. Accordingly, rental revenue, NOI, NAV, FFO, and AFFO are reflective of changes in the underlying income-producing asset base and changing leverage.

Quarter ended	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
Rental revenue	\$ 54,604	\$ 53,313	\$ 52,385	\$ 53,067	\$ 53,077	\$ 52,325	\$ 51,818	\$ 51,915
Property operating expenses ¹	(9,557)	(9,098)	(9,071)	(38,071)	(9,149)	(8,742)	(9,134)	(37,600)
Straight-line rent revenue	(380)	(54)	(111)	(201)	(109)	(110)	(30)	(114)
IFRIC 21 property tax adjustment ¹	(7,183)	(6,701)	(6,983)	20,867	(7,671)	(6,778)	(6,696)	21,145
Adjustments for joint venture investments	4,682	5,532	5,440	5,577	5,314	5,202	5,484	5,226
NOI ^{2,3}	\$ 42,166	\$ 42,992	\$ 41,660	\$ 41,239	\$ 41,462	\$ 41,897	\$ 41,442	\$ 40,572
Class U equivalent units outstanding ⁴	60,444	60,427	60,412	60,395	60,378	60,357	60,339	60,318
WA units	60,436	60,419	60,403	60,385	60,366	60,347	60,327	60,307
Net income ³	\$ 13,050	\$ 11,238	\$ 13,081	\$ 16,082	\$ 15,731	\$ 7,248	\$ 14,003	\$ 13,612
Net income per WA unit ³	\$ 0.22	\$ 0.19	\$ 0.22	\$ 0.27	\$ 0.26	\$ 0.12	\$ 0.23	\$ 0.23
NAV ^{2,3}	\$ 824,947	\$ 829,418	\$ 832,558	\$ 835,489	\$ 835,787	\$ 831,292	\$ 843,684	\$ 845,180
NAV per unit ^{2,3}	\$ 13.65	\$ 13.73	\$ 13.78	\$ 13.83	\$ 13.84	\$ 13.77	\$ 13.98	\$ 14.01
Distributions declared	\$ 12,968	\$ 12,968	\$ 12,968	\$ 12,968	\$ 12,968	\$ 12,968	\$ 12,968	\$ 12,968
Distributions per unit	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22
FFO ^{2,3}	\$ 14,927	\$ 16,474	\$ 15,883	\$ 15,757	\$ 15,080	\$ 17,552	\$ 17,472	\$ 16,198
FFO per WA units ^{2,3}	\$ 0.25	\$ 0.27	\$ 0.26	\$ 0.26	\$ 0.25	\$ 0.29	\$ 0.29	\$ 0.27
AFFO ^{2,3}	\$ 11,704	\$ 12,984	\$ 12,624	\$ 12,388	\$ 11,807	\$ 14,303	\$ 14,095	\$ 13,045
AFFO per WA units ^{2,3}	\$ 0.19	\$ 0.21	\$ 0.21	\$ 0.21	\$ 0.20	\$ 0.24	\$ 0.23	\$ 0.22
Total assets	\$2,357,080	\$2,258,018	\$2,241,469	\$2,236,028	\$2,233,699	\$2,223,198	\$2,228,532	\$2,241,191
Debt	\$1,303,456	\$1,196,515	\$1,177,515	\$1,169,435	\$1,166,655	\$1,157,092	\$1,155,591	\$1,165,036
Debt / GBV	55.3%	53.0%	52.5%	52.3%	52.2%	52.0%	51.9%	52.0%
Number of properties ³	115	116	116	116	116	116	116	117
Leased (%) ³	94.4%	94.3%	94.0%	94.4%	94.8%	94.6%	94.2%	94.4%
GLA ³	15,163,132	15,182,665	15,248,694	15,245,835	15,250,717	15,245,910	15,246,124	15,329,814
Grocery-anchored GLA ³	6,618,307	6,589,451	6,589,451	6,586,951	6,586,943	6,586,943	6,586,943	6,645,958

¹ In accordance with IFRIC 21, the REIT recognizes the annual property tax liability and expense on its existing properties on January 1st, rather than progressively, i.e. ratably, throughout the year.

² Refer to non-IFRS financial measures on page 15.

³ Includes the REIT's share of joint venture investments.

⁴ Represents the total number of class U units outstanding, if all other units of the REIT, its subsidiaries, and its deferred unit plan, were converted or exchanged, as applicable, for class U units of the REIT.

NON-IFRS RECONCILIATIONS AND FINANCIAL MEASURES

The following table provides a reconciliation of the REIT's statement of financial position, as presented in its consolidated financial statements for its proportionate interest in joint venture arrangements which are equity accounted:

	December 31, 2025			December 31, 2024		
	Statement of Financial Position	Joint Venture Investments	Proportionate Share (Non-IFRS)	Statement of Financial Position	Joint Venture Investments	Proportionate Share (Non-IFRS)
ASSETS						
Non-current assets						
Properties	\$ 2,231,184	\$ 147,000	\$ 2,378,184	\$ 2,054,511	\$ 310,400	\$ 2,364,911
Joint venture investments	63,138	(63,138)	—	112,429	(112,429)	—
Interest rate swaps	—	—	—	4,690	—	4,690
Other assets	3,379	—	3,379	3,624	—	3,624
	\$2,297,701	\$ 83,862	\$2,381,563	\$2,175,254	\$ 197,971	\$2,373,225
Current assets						
Cash	21,819	2,798	24,617	22,668	4,851	27,519
Accounts receivable	24,774	1,117	25,891	23,417	1,723	25,140
Other assets	6,980	3,904	10,884	4,327	4,629	8,956
Prepays	5,806	495	6,301	5,050	1,025	6,075
Interest rate swaps	—	—	—	2,983	245	3,228
	\$ 59,379	\$ 8,314	\$ 67,693	\$ 58,445	\$ 12,473	\$ 70,918
Total assets	\$2,357,080	\$ 92,176	\$2,449,256	\$2,233,699	\$ 210,444	\$2,444,143
LIABILITIES						
Non-current liabilities						
Debt	\$ 1,225,490	\$ 37,042	\$ 1,262,532	\$ 1,120,616	\$ 59,914	\$ 1,180,530
Interest rate swaps	2,655	—	2,655	—	—	—
Deferred income taxes	157,211	—	157,211	153,580	2	153,582
Other liabilities	4,793	488	5,281	4,378	837	5,215
	\$1,390,149	\$ 37,530	\$1,427,679	\$1,278,574	\$ 60,753	\$1,339,327
Current liabilities						
Debt	77,966	51,602	129,568	46,039	143,961	190,000
Accounts payable and accrued liabilities	39,880	3,044	42,924	42,071	5,730	47,801
Exchangeable units of subsidiaries	8,612	—	8,612	8,733	—	8,733
Distributions payable	4,323	—	4,323	4,323	—	4,323
	\$ 130,781	\$ 54,646	\$ 185,427	\$ 101,166	\$ 149,691	\$ 250,857
Total liabilities	\$1,520,930	\$ 92,176	\$ 1,613,106	\$1,379,740	\$ 210,444	\$1,590,184
EQUITY						
Unitholders' equity	\$ 659,124	\$ —	\$ 659,124	\$ 673,474	\$ —	\$ 673,474
Non-controlling interest	177,026	—	177,026	180,485	—	180,485
Total equity	\$ 836,150	\$ —	\$ 836,150	\$ 853,959	\$ —	\$ 853,959
Total liabilities and equity	\$2,357,080	\$ 92,176	\$2,449,256	\$2,233,699	\$ 210,444	\$2,444,143

The following table provides a reconciliation of the REIT's statement of income, as presented in its consolidated financial statements for its proportionate interest in joint venture arrangements which are equity accounted for the three month periods ended December 31, 2025 and 2024:

	Three months ended December 31, 2025			Three months ended December 31, 2024		
	Statement of Income	Joint Venture Investments	Proportionate Share (Non-IFRS)	Statement of Income	Joint Venture Investments	Proportionate Share (Non-IFRS)
Rental revenue	\$ 54,604	\$ 7,267	\$ 61,871	\$ 53,077	\$ 8,202	\$ 61,279
Property operating expenses	(9,557)	(1,167)	(10,724)	(9,149)	(1,739)	(10,888)
General and administrative expenses	(4,360)	(341)	(4,701)	(4,294)	(217)	(4,511)
Interest and finance costs	(17,422)	(1,684)	(19,106)	(15,174)	(1,918)	(17,092)
Share of income in joint venture investments	1,492	(1,492)	—	2,588	(2,588)	—
Disposition costs	(680)	—	(680)	(90)	—	(90)
Change in fair value of financial instruments	(104)	—	(104)	2,473	(45)	2,428
Change in fair value of properties	(11,789)	(2,583)	(14,372)	(11,218)	(1,695)	(12,913)
Net income before income taxes and unit expense	\$ 12,184	\$ —	\$ 12,184	\$ 18,213	\$ —	\$ 18,213
Deferred income tax recovery (expense)	2,437	—	2,437	(2,454)	—	(2,454)
Current income tax expense	(590)	—	(590)	(782)	—	(782)
Unit (expense) income	(981)	—	(981)	754	—	754
Net income	\$ 13,050	\$ —	\$ 13,050	\$ 15,731	\$ —	\$ 15,731
Net income attributable to						
Unitholders	\$ 10,534	\$ —	\$ 10,534	\$ 12,043	\$ —	\$ 12,043
Non-controlling interest	2,516	—	2,516	3,688	—	3,688
Net Income	\$ 13,050	\$ —	\$ 13,050	\$ 15,731	\$ —	\$ 15,731

The following table provides a reconciliation of the REIT's statement of income, as presented in its consolidated financial statements for its proportionate interest in joint venture arrangements which are equity accounted for the year ended December 31, 2025 and 2024:

	Year ended December 31, 2025			Year ended December 31, 2024		
	Statement of Income	Joint Venture Investments	Proportionate Share (Non-IFRS)	Statement of Income	Joint Venture Investments	Proportionate Share (Non-IFRS)
Rental revenue	\$ 213,369	\$ 32,676	\$ 246,045	\$ 209,135	\$ 32,844	\$ 241,979
Property operating expenses	(65,797)	(11,247)	(77,044)	(64,625)	(11,675)	(76,300)
General and administrative expenses	(16,631)	(1,014)	(17,645)	(16,176)	(1,002)	(17,178)
Interest and finance costs	(64,903)	(7,550)	(72,453)	(57,113)	(7,689)	(64,802)
Share of income in joint venture investments	10,714	(10,714)	—	8,735	(8,735)	—
Disposition costs	(680)	—	(680)	(388)	—	(388)
Change in fair value of financial instruments	(1,383)	(246)	(1,629)	1,325	(335)	990
Change in fair value of properties	(12,076)	(1,905)	(13,981)	(20,637)	(3,408)	(24,045)
Net income before income taxes and unit expense	\$ 62,613	\$ —	\$ 62,613	\$ 60,256	\$ —	\$ 60,256
Deferred income tax expense	(6,117)	—	(6,117)	(7,460)	—	(7,460)
Current income tax expense	(488)	—	(488)	(816)	—	(816)
Unit expense	(2,557)	—	(2,557)	(1,386)	—	(1,386)
Net income	\$ 53,451	\$ —	\$ 53,451	\$ 50,594	\$ —	\$ 50,594
Net income attributable to						
Unitholders	\$ 40,829	\$ —	\$ 40,829	\$ 38,280	\$ —	\$ 38,280
Non-controlling interest	12,622	—	12,622	12,314	—	12,314
Net Income	\$ 53,451	\$ —	\$ 53,451	\$ 50,594	\$ —	\$ 50,594

REVENUE

Revenue from properties include base rent from tenants, straight-line rental income, property tax and operating cost recoveries, and other incidental income.

Rental revenue for the three month period ended December 31, 2025 increased by \$1.5 million compared to the same periods in the prior year mainly as a result of incremental revenue from new tenant lease commencements, as well as rental rate increases associated with options and renewals. These increases were partially offset by a reduction in recovery revenue. Rental revenue for the year ended December 31, 2025 increased by \$4.2 million compared to the same period in the prior year primarily due to increases in rental rates from new leasing and renewal activity, as well as greater recoveries and higher percentage rent. These increases were partially offset by temporary vacancies and a loss of revenue resulting from a prior year property disposition.

PROPERTY OPERATING EXPENSES

Property operating expenses consist of property taxes, property management fees, and other operating expenses including common area costs, utilities, and insurance. The majority of the REIT's operating expenses are recoverable from tenants in accordance with the terms of their respective lease agreements. Operating expenses fluctuate with changes in occupancy, weather conditions, and levels of repairs and maintenance.

Property operating expenses for the three month period ended December 31, 2025 increased by \$0.4 million compared to the same period in the prior year. This increase is primarily due to IFRIC 21 property tax timing differences. For the year ended December 31, 2025, property operating expenses increased by \$1.2 million compared to the same period in the prior year primarily due to increased snow removal and management fees. These increases were partially offset by lower repairs and maintenance and a reduction in operating expenses attributable to the prior year property disposition.

In accordance with IFRIC 21, the REIT recognizes the annual property tax liability and expense on its existing properties as at January 1st of each year, rather than progressively, i.e., ratably, throughout the year. The recognition of property taxes as a result of IFRIC 21 has no impact on NOI, FFO or AFFO.

FAIR VALUE ADJUSTMENTS ON REIT UNITS AND EXCHANGEABLE UNITS OF SUBSIDIARIES

Class B units of Slate Grocery One L.P. ("LP1") and Slate Grocery Two L.P. ("LP2"), which are issued by subsidiaries of the REIT (collectively, the "exchangeable units of subsidiaries"), are classified as financial liabilities under IFRS Accounting Standards and are measured at fair value with any changes in fair value recognized in unit expense in the consolidated statements of income. The fair value is re-measured at the end of each reporting period. An unrealized gain represents a decrease in the fair value per unit whereas an unrealized loss represents an increase in the fair value per unit. The fair value per unit on December 31, 2025 was \$11.11 (December 31, 2024 – \$9.62). Changes in fair value of exchangeable units of subsidiaries are non-cash in nature and are required to be recorded in income under IFRS Accounting Standards.

For the three and twelve month periods ended December 31, 2025, the REIT recognized an unrealized fair value loss of \$0.5 million and \$1.3 million, respectively, on the exchangeable units of subsidiaries as a result of the change in fair value per unit.

GENERAL AND ADMINISTRATIVE EXPENSES

General and administrative expenses include fees for asset management, legal, trustee services, tax compliance, audit, reporting, marketing, bad debt expenses, and franchise and business taxes. Franchise and business taxes are typically billed in the following calendar year to which they relate.

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
Asset management fees	\$ 2,323	\$ 2,262	\$ 61	\$ 9,231	\$ 9,113	\$ 118
Professional fees and other	1,528	1,456	72	5,731	5,362	369
Bad debt expense	454	438	16	1,407	1,313	94
Franchise and business taxes	55	138	(83)	262	388	(126)
Total	\$ 4,360	\$ 4,294	\$ 66	\$ 16,631	\$ 16,176	\$ 455
% of total assets	0.2%	0.2%	—%	0.7%	0.7%	—%
% of total revenue	8.0%	8.1%	(0.1)%	7.8%	7.7%	0.1%

General and administrative expenses remained consistent for the three month period ended December 31, 2025, compared to the same period in the prior year.

For the year ended December 31, 2025, general and administrative expenses increased by \$0.5 million compared to the same period in the prior year. The increase is primarily due to increases in asset management and professional fees.

INTEREST AND FINANCE COSTS

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
Interest on debt and finance charges	\$ 17,395	\$ 16,843	\$ 552	\$ 67,250	\$ 68,211	\$ (961)
Interest rate swaps, net settlement	(947)	(2,584)	1,637	(6,158)	(13,212)	7,054
Interest income	(113)	(123)	10	(488)	(276)	(212)
Amortization of finance charges and MTM premium	1,300	1,252	48	5,154	3,246	1,908
Amortization of gain on financial instrument	(192)	(192)	—	(768)	(768)	—
Amortization of deferred gain on TIF notes	(21)	(22)	1	(87)	(88)	1
Total	\$ 17,422	\$ 15,174	\$ 2,248	\$ 64,903	\$ 57,113	\$ 7,790

The following shows the change in interest on debt and finance charges, net of interest rate swaps for the three month period ended December 31, 2025 compared to the same period in the prior year:

Interest on debt and finance charges, net of interest rate swaps, December 31, 2024	\$ 14,259
Change in variable debt levels and interest rates, net of interest rate hedges ¹	1,787
Change in debt spreads on variable rate debt	6
Change in debt level and interest rates on fixed rate debt	375
Change in standby fee and other charges	21
Interest on debt and finance charges, net of interest rate swaps, December 31, 2025	\$ 16,448
Year-over-year change – \$	\$ 2,189
Year-over-year change – %	15.4%

¹ The weighted average interest rate cost of the REIT's floating rate debt, net of interest rate swaps for the three month period ended December 31, 2025 is 5.0% (December 31, 2024 – 4.8%).

Interest expense and other finance costs, net consists of interest paid on the revolving credit facility ("revolver"), term loans, and mortgages, as well as standby fees paid on the REIT's revolver and receipts or payments made under interest rate swap contracts.

Interest on debt, net of interest rate swaps increased by \$2.2 million and \$6.1 million for the three and twelve month periods ended December 31, 2025, respectively, compared to the same period in the prior year. The increases were primarily driven by increased interest costs on refinanced mortgages, a higher average outstanding debt balance, and a higher pay-fixed weighted average rate on the interest rate swap portfolio driven by the extensions discussed below. These were partially offset by decreases in the SOFR rate.

The REIT does not capitalize interest for its projects under development. Interest expense is recognized as incurred in income, which is not comparable to other REITs or other corporations that capitalize interest.

NET INCOME

For the three month period ended December 31, 2025, net income decreased by \$2.7 million compared to the same period in the prior year. The decrease is primarily attributable to decreases in the fair value of financial instruments and share of income in joint venture investments, as well as increases to interest and finance costs, unit expense, and disposition costs. These decreases to net income were partially offset by a decrease in current and deferred income taxes.

For the year ended December 31, 2025, net income increased by \$2.9 million compared to the same period in the prior year. The increase is attributable to increases in net operating income and the change in fair value of properties, as well as decreases in current and deferred income taxes. These increases were partially offset by increases in interest and finance costs, as well as a decrease in the fair value of financial instruments.

NOI

NOI is a non-IFRS measure and is defined by the REIT as property rental revenue, excluding non-cash straight-line rent, less property operating expenses after adjusting for the impact of IFRIC 21 property tax accounting adjustments. Rental revenue excludes revenue recorded as a result of recording rent on a straight-line basis for IFRS Accounting Standards, which management believes reflects the cash generation activity of the REIT's properties. NOI is an important measure of the income generated from the REIT's properties and is used by the REIT in evaluating the performance of its properties. NOI may not be comparable with similar measures presented by other entities and is not to be construed as an alternative to net income or cash flow from operating activities determined in accordance with IFRS Accounting Standards.

The following is a calculation of NOI:

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
Rental revenue	\$ 54,604	\$ 53,077	\$ 1,527	\$ 213,369	\$ 209,135	\$ 4,234
Straight-line rent revenue	(380)	(109)	(271)	(746)	(363)	(383)
Property operating expenses	(9,557)	(9,149)	(408)	(65,797)	(64,625)	(1,172)
IFRIC 21 property tax adjustment	(7,183)	(7,671)	488	—	—	—
Contribution from joint venture investments	4,682	5,314	(632)	21,231	21,226	5
NOI¹	\$ 42,166	\$ 41,462	\$ 704	\$168,057	\$165,373	\$ 2,684

¹Excludes the impact of non-controlling interest.

The following shows the change in NOI for the three month period ended December 31, 2025 compared to the same period in the prior year:

NOI, December 31, 2024 ¹	\$ 41,462
Change in same-property NOI ¹	590
Contribution from redeveloped properties	83
Contribution from properties under redevelopment	21
Contribution from acquisitions ²	71
Loss of contribution from dispositions, including outparcel sales	(61)
NOI, December 31, 2025	\$ 42,166
Year-over-year change - \$	\$ 704
Year-over-year change - %	1.7%

¹Includes the REIT's share of joint venture investments.

²Represents NOI attributable to the Tom Thumb minority interest acquisition. Refer to "Portfolio Acquisition" in Part II for further details.

NOI for the three month period ended December 31, 2025 was \$42.2 million, which represents an increase of \$0.7 million from the same period in 2024, mainly driven by higher rental revenue from re-leasing above average in-place rent and new leasing above comparable in-place rental rates, as well as an increase in rental revenue from the Culver Ridge redevelopment, partially offset by lower recoveries.

The following shows the change in NOI for the three month period ended December 31, 2025 compared to the immediately preceding quarter:

NOI, September 30, 2025 ¹	\$ 42,992
Change in same-property NOI ¹	(760)
Contribution from redeveloped properties	(25)
Contribution from properties under redevelopment	15
Contribution from acquisitions ²	71
Loss of contribution from dispositions, including outparcel sales	(127)
NOI, December 31, 2025	\$ 42,166
Quarter-over-quarter change - \$	\$ (826)
Quarter-over-quarter change - %	(1.9%)

¹Includes the REIT's share of joint venture investments.

²Represents NOI attributable to the Tom Thumb minority interest acquisition. Refer to "Portfolio Acquisition" in Part II for further details.

NOI for the current quarter decreased by \$0.8 million from the third quarter of 2025 to \$42.2 million, primarily attributable to lower recovery revenue, as well as higher snow removal costs, partially offset by an increase in base rent due to strong leasing activity.

SAME-PROPERTY NOI

Same-property NOI is a non-IFRS measure and is defined by the REIT as rental revenue, excluding non-cash straight-line rent, less property operating cost expenses after adjusting for the impact of IFRIC 21 property tax accounting adjustments for those properties owned by the REIT for the entirety of each of the current period and the relevant comparative period excluding those properties under redevelopment. For the three month period ended December 31, 2025, the same-property portfolio consists of a portfolio of 113 properties owned and in operation for each of the entire three month periods ended December 31, 2025 and 2024.

Same-property NOI is an important measure of the income generated from the REIT's properties period-over-period, but without consideration of acquisition and disposition activity, and is used by the REIT in evaluating the performance of its properties. The REIT seeks to increase or maintain same-property NOI through high-occupancy, increasing rents on renewal to market rents, and by signing leases with embedded rent increases throughout the term of the lease.

The following is a summary of same-property NOI and the related occupancy rates for the three month period ended December 31, 2025 as compared to the same period in the prior year, reconciled to total NOI:

	Number of properties	Three months ended December 31,			
		2025	2024	Variance	Change (%)
Same-property NOI¹	113	\$ 41,514	\$ 40,924	\$ 590	1.4%
NOI attributable to redeveloped properties	1	412	329	83	
NOI attributable to properties under redevelopment	1	(22)	(43)	21	
NOI attributable to acquisitions ²	—	71	—	71	
NOI attributable to disposition, including outparcel sales	1	191	252	(61)	
Total NOI¹		\$ 42,166	\$ 41,462	\$ 704	1.7%
Occupancy, same-property¹	113	94.6%	95.4%	(0.8%)	
Occupancy, redeveloped properties	1	81.8%	77.4%	4.4%	
Occupancy, properties under redevelopment	1	—%	—%	—%	
Occupancy, acquisitions ²	—	96.3%	97.2%	(0.9%)	
Occupancy, disposition, including outparcel sales	1	—%	100.0%	(100.0%)	
Occupancy, portfolio¹		94.4%	94.8%	(0.4%)	

¹Includes the REIT's share of joint venture investments.

²Represents NOI attributable to the Tom Thumb minority interest acquisition. Refer to "Portfolio Acquisition" in Part II for further details.

Same-property NOI for the current quarter increased by 1.4% or \$0.6 million over the comparative period. The increase was primarily attributed to increases in base rent income driven by strong leasing activity, partially offset by lower recovery revenue and temporary vacancies. Including the impact of completed redevelopments, same-property NOI increased by 1.6% or \$0.7 million over the comparative period.

The following is a summary of same-property NOI and the related occupancy rates for the trailing twelve month period ended December 31, 2025, as compared to the same period in the prior year, reconciled to total NOI:

	Number of properties	Trailing twelve months, December 31,			
		2025	2024	Variance	Change (%)
Same-property NOI¹	113	\$ 165,552	\$ 162,530	\$ 3,022	1.9%
NOI attributable to redeveloped properties	1	1,463	1,192	271	
NOI attributable to properties under redevelopment	1	(142)	(72)	(70)	
NOI attributable to acquisitions ²	—	71	—	71	
NOI attributable to dispositions, including outparcel sales	2	1,113	1,723	(610)	
Total NOI¹		\$ 168,057	\$ 165,373	\$ 2,684	1.6%
Occupancy, same-property¹	113	94.6%	95.4%	(0.8%)	
Occupancy, redeveloped properties	1	81.8%	77.4%	4.4%	
Occupancy, properties under redevelopment	1	—%	—%	—%	
Occupancy, acquisitions ²	—	96.3%	97.2%	(0.9%)	
Occupancy, dispositions, including outparcel sales	2	—%	97.6%	(97.6%)	
Occupancy, portfolio¹		94.4%	94.8%	(0.4%)	

¹Includes the REIT's share of joint venture investments.

²Represents NOI attributable to the Tom Thumb minority interest acquisition. Refer to "Portfolio Acquisition" in Part II for further details.

Same-property NOI for the trailing twelve month period ended December 31, 2025 increased by 1.9% or \$3.0 million over the comparative period. This increase was primarily attributed to increases in rental rates from re-leasing above average in-place rent and new leasing, as well as increases in percentage rent, partially offset by temporary vacancies. Including the impact of completed redevelopments, same-property NOI increased by 2.0% or \$3.3 million over the comparative period.

Same-property NOI by quarter and percentage change over the relevant comparative period for the respective quarter is as follows:

	Number of properties	Same-property NOI	Same-property change (%)
Q1 2024	113	39,229	1.1%
Q2 2024	112	40,022	2.6%
Q3 2024	111	40,204	4.8%
Q4 2024	113	40,901	4.9%
Q1 2025	114	40,980	2.8%
Q2 2025	114	41,390	1.1%
Q3 2025	114	42,592	2.2%
Q4 2025	113	41,514	1.4%

NET ASSET VALUE

Net asset value is a non-IFRS measure and is defined by the REIT as the aggregate of the carrying value of the REIT's equity, exchangeable units of subsidiaries and deferred tax liability. Management believes that this measure reflects the residual value of the REIT to equity holders and is used by management on both an aggregate and per unit basis to evaluate the net asset value attributable to unitholders and changes thereon based on the execution of the REIT's strategy.

The following is the calculation of net asset value on a total and per unit basis to the REIT's consolidated financial statements:

	December 31, 2025	December 31, 2024
Total equity	\$ 836,150	\$ 853,959
Less: non-controlling interest	(177,026)	(180,485)
Adjusted unitholders' equity	\$ 659,124	\$ 673,474
Deferred income taxes	157,211	153,580
Exchangeable units	8,612	8,733
NAV	\$ 824,947	\$ 835,787
Class U units outstanding	60,444	60,378
NAV per unit	\$ 13.65	\$ 13.84

NAV per unit has decreased by \$0.19 primarily due to distributions paid and a decrease in the fair values of financial instruments, partially offset by funds generated from operations.

	December 31, 2025	December 31, 2024
Properties	\$ 2,231,184	\$ 2,054,511
Other non-current assets	66,517	120,743
Current assets	59,379	58,445
Debt	(1,303,456)	(1,166,655)
Other non-current liabilities	(7,448)	(4,378)
Other current liabilities	(44,203)	(46,394)
Non-controlling interest	(177,026)	(180,485)
NAV	\$ 824,947	\$ 835,787
Class U units outstanding	60,444	60,378
NAV per unit	\$ 13.65	\$ 13.84

FFO

FFO is a non-IFRS measure and real estate industry standard for evaluating operating performance. The REIT calculates FFO in accordance with the definition provided by the Real Property Association of Canada ("REALPAC") in its White Paper on FFO and AFFO for IFRS Accounting Standards, as revised in January 2022. FFO is an important measure of the operating performance of REITs and is used by the REIT in evaluating the combined performance of its operations and the impact of its capital structure.

In calculating FFO, the REIT makes adjustments to the change in the fair value of properties, change in fair value of interest rate hedges recognized in income (loss), deferred income tax (expense) recovery, unit (expense) income, and IFRIC 21 accounting related adjustments.

The following is a reconciliation of net income to FFO:

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
Net income	\$ 13,050	\$ 15,731	\$ (2,681)	\$ 53,451	\$ 50,594	\$ 2,857
Change in fair value of financial instruments	104	(2,473)	2,577	1,383	(1,325)	2,708
Disposition costs	680	90	590	680	388	292
Change in fair value of properties	11,789	11,218	571	12,076	20,637	(8,561)
Deferred income tax (recovery) expense	(2,437)	2,454	(4,891)	6,117	7,460	(1,343)
Unit expense (income)	981	(754)	1,735	2,557	1,386	1,171
Adjustments for joint venture investments	1,363	591	772	2,151	3,800	(1,649)
Taxes on dispositions	368	3	365	368	338	30
Non-controlling interest	(3,788)	(4,109)	321	(15,742)	(16,976)	1,234
IFRIC 21 property tax adjustment	(7,183)	(7,671)	488	—	—	—
FFO	\$ 14,927	\$ 15,080	\$ (153)	\$ 63,041	\$ 66,302	\$ (3,261)
FFO per WA unit	\$ 0.25	\$ 0.25	\$ —	\$ 1.04	\$ 1.10	\$ (0.06)
WA number of units outstanding	60,436	60,366	70	60,411	60,337	74

The following is a calculation of FFO from NOI:

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
NOI	\$ 42,166	\$ 41,462	\$ 704	\$ 168,057	\$ 165,373	\$ 2,684
Straight-line rent revenue	380	109	271	746	363	383
General and administrative expenses	(4,360)	(4,294)	(66)	(16,631)	(16,176)	(455)
Cash interest, net ¹	(16,314)	(14,114)	(2,200)	(60,517)	(54,635)	(5,882)
Finance charge and mark-to-market adjustments	(1,108)	(1,060)	(48)	(4,386)	(2,478)	(1,908)
Adjustments for joint venture investments	(1,827)	(2,135)	308	(8,366)	(8,691)	325
Non-controlling interest	(3,788)	(4,109)	321	(15,742)	(16,976)	1,234
Current income tax expense	(222)	(779)	557	(120)	(478)	358
FFO	\$ 14,927	\$ 15,080	\$ (153)	\$ 63,041	\$ 66,302	\$ (3,261)

¹Cash interest, net comprises total interest and finance costs less amortization of finance charges, and mark-to-market adjustments.

FFO remained relatively flat for the three month period ended December 31, 2025, compared to the same period in the prior year. FFO for the year ended December 31, 2025 decreased by \$3.3 million. This decrease was primarily driven by increases in cash interest, and finance charges, partially offset by the aforementioned growth in NOI, lower attribution to non-controlling interest and a decrease in current income tax expense.

AFFO

AFFO is a non-IFRS measure that is used by management of the REIT, as well as other real estate issuers and investors, to measure recurring cash flows, including certain capital costs, leasing costs, tenant improvements, and the impact of non-cash revenue. As described above, the REIT calculates AFFO as FFO adjusted for revenue sustaining capital expenditures, leasing costs, tenant improvements, and straight-line rent. The calculation excludes redevelopment and expansion capital expenditures, which are revenue enhancing. The REIT's calculation is consistent with AFFO as calculated by REALPAC in its White Paper on FFO and AFFO for IFRS, as revised in January 2022. However, the REIT uses AFFO as a cash flow measure and considers it a meaningful measure used to evaluate the cash available for distribution to unitholders, while REALPAC considers AFFO as a recurring economic earnings measure. Accordingly, the REIT's use and calculation of AFFO may be different than the use or as disclosed by other businesses, and as a result, may not be comparable to similar measures presented by others.

The following is a reconciliation of cash flow from operations as included in the REIT's consolidated cash flow statement to AFFO:

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
Cash flow from operations	\$ 15,503	\$ 16,131	\$ (628)	\$ 66,963	\$ 70,973	\$ (4,010)
Changes in non-cash working capital items	583	682	(99)	1,652	1,183	469
Finance charge and mark-to-market adjustments	(1,108)	(1,060)	(48)	(4,386)	(2,478)	(1,908)
Interest income and TIF note adjustments	134	145	(11)	575	364	211
Adjustments for joint venture investments	2,428	2,422	6	10,954	9,430	1,524
Non-controlling interest	(3,073)	(3,375)	302	(12,753)	(14,050)	1,297
Taxes on dispositions	368	3	365	368	338	30
Capital expenditures	(1,429)	(337)	(1,092)	(6,256)	(3,931)	(2,325)
Leasing costs	(855)	(853)	(2)	(3,317)	(2,950)	(367)
Tenant improvements	(847)	(1,951)	1,104	(4,100)	(5,629)	1,529
AFFO	\$ 11,704	\$ 11,807	\$ (103)	\$ 49,700	\$ 53,250	\$ (3,550)

In calculating AFFO, the REIT makes adjustments to FFO for certain items including capital, leasing costs, tenant improvements, and straight-line rental revenue.

The following is a reconciliation of FFO to AFFO:

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
FFO	\$ 14,927	\$ 15,080	\$ (153)	\$ 63,041	\$ 66,302	\$ (3,261)
Straight-line rental revenue	(380)	(109)	(271)	(746)	(363)	(383)
Capital expenditures	(1,429)	(337)	(1,092)	(6,256)	(3,931)	(2,325)
Leasing costs	(855)	(853)	(2)	(3,317)	(2,950)	(367)
Tenant improvements	(847)	(1,951)	1,104	(4,100)	(5,629)	1,529
Adjustments for joint venture investments	(427)	(757)	330	(1,911)	(3,105)	1,194
Non-controlling interest	715	734	(19)	2,989	2,926	63
AFFO	\$ 11,704	\$ 11,807	\$ (103)	\$ 49,700	\$ 53,250	\$ (3,550)
AFFO per WA unit	\$ 0.19	\$ 0.20	\$ (0.01)	\$ 0.82	\$ 0.88	\$ (0.06)
WA number of units outstanding	60,436	60,366	70	60,411	60,337	74

The following is a reconciliation of net income to AFFO:

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
Net income	\$ 13,050	\$ 15,731	\$ (2,681)	\$ 53,451	\$ 50,594	\$ 2,857
Change in fair value of financial instruments	104	(2,473)	2,577	1,383	(1,325)	2,708
Disposition costs	680	90	590	680	388	292
Change in fair value of properties	11,789	11,218	571	12,076	20,637	(8,561)
Deferred income tax (recovery) expense	(2,437)	2,454	(4,891)	6,117	7,460	(1,343)
Unit expense (recovery)	981	(754)	1,735	2,557	1,386	1,171
Adjustments for joint venture investments	1,363	591	772	2,151	3,800	(1,649)
Taxes on dispositions	368	3	365	368	338	30
Non-controlling interest	(3,788)	(4,109)	321	(15,742)	(16,976)	1,234
IFRIC 21 property tax adjustment	(7,183)	(7,671)	488	—	—	—
FFO	\$ 14,927	\$ 15,080	\$ (153)	\$ 63,041	\$ 66,302	\$ (3,261)
Straight-line rental revenue	(380)	(109)	(271)	(746)	(363)	(383)
Capital expenditures	(1,429)	(337)	(1,092)	(6,256)	(3,931)	(2,325)
Leasing costs	(855)	(853)	(2)	(3,317)	(2,950)	(367)
Tenant improvements	(847)	(1,951)	1,104	(4,100)	(5,629)	1,529
Adjustments for joint venture investments	(427)	(757)	330	(1,911)	(3,105)	1,194
Non-controlling interest	715	734	(19)	2,989	2,926	63
AFFO	\$ 11,704	\$ 11,807	\$ (103)	\$ 49,700	\$ 53,250	\$ (3,550)

The following is a calculation of AFFO from NOI:

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
NOI	\$ 42,166	\$ 41,462	\$ 704	\$ 168,057	\$ 165,373	\$ 2,684
General and administrative expenses	(4,360)	(4,294)	(66)	(16,631)	(16,176)	(455)
Cash interest, net ¹	(16,314)	(14,114)	(2,200)	(60,517)	(54,635)	(5,882)
Finance charge and mark-to-market adjustments	(1,108)	(1,060)	(48)	(4,386)	(2,478)	(1,908)
Current income tax expense	(222)	(779)	557	(120)	(478)	358
Adjustments for joint venture investments	(2,254)	(2,892)	638	(10,277)	(11,796)	1,519
Non-controlling interest	(3,073)	(3,375)	302	(12,753)	(14,050)	1,297
Capital expenditures	(1,429)	(337)	(1,092)	(6,256)	(3,931)	(2,325)
Leasing costs	(855)	(853)	(2)	(3,317)	(2,950)	(367)
Tenant improvements	(847)	(1,951)	1,104	(4,100)	(5,629)	1,529
AFFO	\$ 11,704	\$ 11,807	\$ (103)	\$ 49,700	\$ 53,250	\$ (3,550)

¹ Cash interest, net comprises total interest and finance costs less amortization of finance charges, and mark-to-market adjustments.

AFFO for the three month period ended December 31, 2025 remained relatively consistent with the comparative period. AFFO for the year ended December 31, 2025 was \$49.7 million, which represents a \$3.6 million decrease from comparative period. This decrease is mainly due to increases in cash interest and finance charges, partially offset by the aforementioned increase in NOI, as well as decreases to current income taxes and adjustments for joint venture investments.

Capital improvements may include, but are not limited to, items such as parking lot resurfacing and roof replacements. These items are recorded as part of properties. Tenant improvements, leasing commissions, landlord work, and maintenance capital expenditures can vary from period to period, at times significantly, depending upon the timing of lease expiries, re-leasing, and management's capital plan for the period. Such costs are generally expended for purposes of tenanting and extending existing leases, which create value at the REIT's properties and the portfolio as a whole by increasing contractual cash flow through new and extended leases. The REIT will continue to capitalize on value-add opportunities to revitalize, undertake space improvements and generally maintain the high quality of the properties and tenants. As a result of the natural variability of such costs, the REIT's calculation of AFFO will be variable when comparing current period results to prior periods.

Capital, leasing costs, and tenant improvements

During the fourth quarter, capital improvements were completed across the portfolio. Leasing costs were generally related to the high volume of new and renewal activity, totaling 70 leases executed in the current quarter. Leasing costs were well spread out across each deal with no singular deal representing a large percentage of the total expenditure. Leasing costs to secure new tenants are generally higher than the costs to renew in-place tenants. In addition to property reinvestment, the leasing capital consists of fees related to tenant improvement allowances and other direct leasing costs, such as broker commissions and legal costs.

The following is a reconciliation of net income to AFFO using a proportionate share (non-IFRS) measure. With the exception of net income, the table includes figures that are recorded as an equity investment, information that is not explicitly disclosed or presented in the consolidated financial statements.

	Three months ended December 31, 2025			Three months ended December 31, 2024		
	Consolidated	Joint venture investments	Proportionate Share (Non-IFRS)	Consolidated	Joint venture investments	Proportionate Share (Non-IFRS)
Rental revenue	\$ 54,604	\$ 7,267	\$ 61,871	\$ 53,077	\$ 8,202	\$ 61,279
Property operating expenses ¹	(9,557)	(1,167)	(10,724)	(9,149)	(1,739)	(10,888)
General and administrative expenses	(4,360)	(341)	(4,701)	(4,294)	(217)	(4,511)
Interest and finance costs	(17,422)	(1,684)	(19,106)	(15,174)	(1,918)	(17,092)
Share of income in joint venture investments	1,492	(1,492)	—	2,588	(2,588)	—
Disposition costs	(680)	—	(680)	(90)	—	(90)
Change in fair value of financial instruments	(104)	—	(104)	2,473	(45)	2,428
Change in fair value of properties	(11,789)	(2,583)	(14,372)	(11,218)	(1,695)	(12,913)
Deferred income tax recovery (expense)	2,437	—	2,437	(2,454)	—	(2,454)
Current income tax expense	(590)	—	(590)	(782)	—	(782)
Unit (expense) income	(981)	—	(981)	754	—	754
Net income	\$ 13,050	\$ —	\$ 13,050	\$ 15,731	\$ —	\$ 15,731
Change in fair value of financial instruments	104	—	104	(2,473)	45	(2,428)
Disposition costs	680	—	680	90	—	90
Change in fair value of properties	11,789	2,583	14,372	11,218	1,695	12,913
Deferred income tax (recovery) expense	(2,437)	—	(2,437)	2,454	—	2,454
Unit expense (income)	981	—	981	(754)	—	(754)
Adjustments for joint venture investments	1,363	(1,363)	—	591	(591)	—
Taxes on dispositions	368	—	368	3	—	3
Non-controlling interest	(3,788)	—	(3,788)	(4,109)	—	(4,109)
IFRIC 21 property tax adjustment	(7,183)	(1,220)	(8,403)	(7,671)	(1,149)	(8,820)
FFO	\$ 14,927	\$ —	\$ 14,927	\$ 15,080	\$ —	\$ 15,080
Straight-line rental revenue	(380)	(33)	(413)	(109)	(36)	(145)
Capital expenditures	(1,429)	(219)	(1,648)	(337)	(33)	(370)
Leasing costs	(855)	(51)	(906)	(853)	(190)	(1,043)
Tenant improvements	(847)	(124)	(971)	(1,951)	(498)	(2,449)
Adjustments for joint venture investments	(427)	427	—	(757)	757	—
Non-controlling interest	715	—	715	734	—	734
AFFO	\$ 11,704	\$ —	\$ 11,704	\$ 11,807	\$ —	\$ 11,807

¹ In accordance with IFRIC 21, the REIT recognizes the annual property tax liability and expense on its existing properties on January 1st, rather than progressively, i.e. ratably, throughout the year.

	Year ended December 31, 2025			Year ended December 31, 2024		
	Consolidated	Joint venture investments	Proportionate Share (Non-IFRS)	Consolidated	Joint venture investments	Proportionate Share (Non-IFRS)
Rental revenue	\$ 213,369	\$ 32,676	\$ 246,045	\$ 209,135	\$ 32,844	\$ 241,979
Property operating expenses ¹	(65,797)	(11,247)	(77,044)	(64,625)	(11,675)	(76,300)
General and administrative expenses	(16,631)	(1,014)	(17,645)	(16,176)	(1,002)	(17,178)
Interest and finance costs	(64,903)	(7,550)	(72,453)	(57,113)	(7,689)	(64,802)
Share of income in joint venture investments	10,714	(10,714)	—	8,735	(8,735)	—
Disposition costs	(680)	—	(680)	(388)	—	(388)
Change in fair value of financial instruments	(1,383)	(246)	(1,629)	1,325	(335)	990
Change in fair value of properties	(12,076)	(1,905)	(13,981)	(20,637)	(3,408)	(24,045)
Deferred income tax expense	(6,117)	—	(6,117)	(7,460)	—	(7,460)
Current income tax expense	(488)	—	(488)	(816)	—	(816)
Unit expense	(2,557)	—	(2,557)	(1,386)	—	(1,386)
Net income	\$ 53,451	\$ —	\$ 53,451	\$ 50,594	\$ —	\$ 50,594
Change in fair value of financial instruments	1,383	246	1,629	(1,325)	335	(990)
Disposition costs	680	—	680	388	—	388
Change in fair value of properties	12,076	1,905	13,981	20,637	3,408	24,045
Deferred income tax expense	6,117	—	6,117	7,460	—	7,460
Unit expense	2,557	—	2,557	1,386	—	1,386
Adjustments for joint venture investments	2,151	(2,151)	—	3,800	(3,800)	—
Taxes on dispositions	368	—	368	338	—	338
Non-controlling interest	(15,742)	—	(15,742)	(16,976)	—	(16,976)
IFRIC 21 property tax adjustment	—	—	—	—	57	57
FFO	\$ 63,041	\$ —	\$ 63,041	\$ 66,302	\$ —	\$ 66,302
Straight-line rental revenue	(746)	(198)	(944)	(363)	57	(306)
Capital expenditures	(6,256)	(799)	(7,055)	(3,931)	(723)	(4,654)
Leasing costs	(3,317)	(360)	(3,677)	(2,950)	(840)	(3,790)
Tenant improvements	(4,100)	(554)	(4,654)	(5,629)	(1,599)	(7,228)
Adjustments for joint venture investments	(1,911)	1,911	—	(3,105)	3,105	—
Non-controlling interest	2,989	—	2,989	2,926	—	2,926
AFFO	\$ 49,700	\$ —	\$ 49,700	\$ 53,250	\$ —	\$ 53,250

¹ In accordance with IFRIC 21, the REIT recognizes the annual property tax liability and expense on its existing properties on January 1st, rather than progressively, i.e. ratably, throughout the year.

DISTRIBUTIONS

Pursuant to the Declaration of Trust, the income of the REIT is distributed on dates and in amounts as determined by the board of trustees. The REIT's current monthly distribution to unitholders is \$0.072 per class U unit or \$0.864 per class U unit on an annualized basis. Class A and I unitholders of REIT units and holders of exchangeable units of subsidiaries are entitled to a distribution equal to a class U unit distribution. Distributions paid for the three and twelve month periods ended December 31, 2025 remained consistent with the comparative periods.

The following table summarizes the REIT's distributions and reconciliation to distributions paid or settled:

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
Declared						
REIT units distributions	\$ 12,801	\$ 12,772	\$ 29	\$ 51,126	\$ 51,088	\$ 38
Exchangeable units of subsidiaries distributions	167	196	(29)	746	784	(38)
	\$ 12,968	\$ 12,968	\$ —	\$ 51,872	\$ 51,872	\$ —
Add: Distributions payable, beginning of period	4,323	4,323	—	4,323	4,323	—
Less: Distributions payable, end of period	(4,323)	(4,323)	—	(4,323)	(4,323)	—
Distributions paid	\$ 12,968	\$ 12,968	\$ —	\$ 51,872	\$ 51,872	\$ —

Taxation of distributions

The REIT qualifies as a "mutual fund trust" under the Canadian Income Tax Act. For taxable Canadian resident REIT unitholders, the REIT's distributions were treated as follows for tax purposes:

Taxation year, on a per dollar of distribution	Other investment income	Return of capital	Capital gains	Other income	Foreign tax paid
2024	22.6%	29.0%	—%	49.5%	(1.1%)
2023	—%	51.0%	—%	50.4%	(1.4%)
2022	—%	34.9%	6.3%	59.9%	(1.1%)

FFO payout ratio

The FFO payout ratio is a non-IFRS measure that provides a representation of the distributions generated by the REIT compared to FFO. Management uses this measure on a total and per unit basis to evaluate the REIT's ability to sustain its distributions. The FFO payout ratio is calculated by dividing aggregate distributions made in respect of REIT units and exchangeable units of subsidiaries by FFO during the period of measurement.

The FFO payout ratio for the three month period ended December 31, 2025 remained relatively flat over the comparative period. The FFO payout ratio for the year ended December 31, 2025 increased by 4.1% over the comparative period due to the aforementioned decreases in FFO.

The table below illustrates the REIT's cash flow capacity, based on FFO, in comparison to its declared distributions:

	Three months ended December 31,		Year ended December 31,	
	2025	2024	2025	2024
FFO	\$ 14,927	\$ 15,080	\$ 63,041	\$ 66,302
Distributions declared ¹	(12,968)	(12,968)	(51,872)	(51,872)
Excess of FFO over distributions declared	\$ 1,959	\$ 2,112	\$ 11,169	\$ 14,430
FFO payout ratio	86.9%	86.0%	82.3%	78.2%

¹ Distributions declared represent distributions on REIT units and exchangeable units of subsidiaries.

AFFO payout ratio

The AFFO payout ratio is a non-IFRS measure that provides a representation of the distributions generated by the REIT compared to AFFO. Management uses this measure on a total and per unit basis to evaluate the REIT's ability to sustain its distributions. The AFFO payout ratio is calculated by dividing aggregate distributions made in respect of REIT units and exchangeable units of subsidiaries by AFFO during the period of measurement.

As described above, the REIT's determination of AFFO includes actual capital, leasing costs, and tenant improvements, which can vary from period to period, at times significantly, depending upon the timing of lease expiries, re-leasing, and management's capital plan for the period. As a result of the natural variability of such costs, the REIT's calculation of its AFFO payout ratio will be variable when comparing current period results to prior periods, and accordingly, inherently more volatile than the REIT's FFO payout ratio which does not include such costs. The actual ratio may from time-to-time be outside of this range.

The REIT strives to maintain an AFFO payout ratio that provides steady and reliable distributions to unitholders. As a result, the REIT is focused on maintaining a policy that provides a high level of certainty that the distribution will be maintained over time. The REIT's monthly distribution to unitholders was \$0.072 per class U unit or \$0.864 on an annualized basis.

The AFFO payout ratio for the three month period ended December 31, 2025 remained relatively consistent with the comparative period. The AFFO payout ratio for the year ended December 31, 2025 was 104.4%, which represents a 7.0% increase over the comparative period. The change is mainly driven by the aforementioned decreases to AFFO. Excluding the amortization of financing charges and mark-to-market adjustments, which are non-cash adjustments, the AFFO payout ratio for the three month periods ended December 31, 2025 and 2024 would have been 102.5%, and 100.4%, respectively.

The table below illustrates the REIT's cash flow capacity, based on AFFO, in comparison to its cash distributions:

	Three months ended December 31,		Year ended December 31,	
	2025	2024	2025	2024
AFFO	\$ 11,704	\$ 11,807	\$ 49,700	\$ 53,250
Distributions declared ¹	(12,968)	(12,968)	(51,872)	(51,872)
Excess of AFFO over distributions declared	\$ (1,264)	\$ (1,161)	\$ (2,172)	\$ 1,378
AFFO payout ratio	110.8%	109.8%	104.4%	97.4%

¹Distributions declared represent distributions on REIT units and exchangeable units of subsidiaries.

Impact of interest rate changes

Though the REIT strives to maintain a conservative AFFO payout ratio, the actual ratio may from time-to-time be outside of this range as a result of operational results, including changes in interest rates, and the timing of capital and leasing costs. Management expects there will be normal deviations from this rate due to timing and natural volatility in the operations of the business. Management evaluates various factors in determining the appropriate distribution policy including estimates of future NOI, near-term grocery-anchor lease turnover, future capital requirements, and interest rate changes.

The REIT's pay-fixed, receive-float interest rate swaps hedge the cash flow risk associated with one-month SOFR based interest payments, with 88.1% of the REIT's debt subject to fixed rates at December 31, 2025. The weighted average fixed rate of the REIT's interest rate swaps was 3.5% compared to the one-month SOFR of 3.7% at December 31, 2025, with a weighted average term to maturity of 2.3 years. Under these arrangements, for the year ended December 31, 2025 the REIT has received \$6.2 million of net interest receipts.

The terms of the interest rate swaps are as follows:

Maturity date	Remaining term (years)	Pay-fixed rate	Receive-floating rate	Notional Amount
July 22, 2027	1.6	3.438 %	One-month SOFR	\$ 137,500
July 22, 2027	1.6	3.615 %	One-month SOFR	137,500
August 1, 2028	2.6	3.540 %	One-month SOFR	9,000
August 22, 2028	2.6	3.355 %	One-month SOFR	175,000
August 22, 2028	2.6	3.465 %	One-month SOFR	175,000
June 1, 2030	4.4	3.738 %	One-month SOFR	39,300
Total/Weighted average	2.3	3.478 %		\$ 673,300

On August 8, 2025, the REIT entered into a \$9.0 million pay-fixed, receive-float interest swap contract to hedge the cash flow risk associated with a \$9.0 million asset refinancing (refer to 'Debt' within *Part IV - Financial Condition*) and its monthly SOFR-based interest payments.

On July 1, 2025, the REIT amended its \$137.5 million interest rate swap with a pay-fixed rate of 2.400% and a maturity date of July 22, 2027. The amendment adjusted the pay-fixed rate to 3.438% and removed a one-time cancellation option that was exercisable on July 24, 2025. There were no changes to the swap's notional amount.

On July 1, 2025, the REIT amended its \$175.0 million interest rate swap with a pay-fixed rate of 2.822% and a maturity date of August 22, 2025. The amendment adjusted the pay-fixed rate to 3.355% and the maturity to August 22, 2028. There were no changes to the swap's notional amount.

On June 5, 2025, the REIT entered into a \$39.3 million pay-fixed, receive-float interest swap contract to hedge the cash flow risk associated with a \$39.3 million portfolio refinancing and its monthly SOFR-based interest payments (refer to 'Debt' within *Part IV - Financial Condition*).

INCOME TAX

The REIT's operations and the associated net income occur within partially owned, flow through entities such as partnerships. Any tax liability on taxable income attributable to the Slate Grocery exchangeable unitholders is incurred directly by the unitholders as opposed to Slate Grocery Investment L.P., the REIT's most senior taxable subsidiary. Accordingly, although the REIT's consolidated net income includes income attributable to Slate Grocery exchangeable unitholders, the consolidated tax provision includes only the REIT's proportionate share of the applicable taxes. Deferred tax liabilities are measured by applying the appropriate tax rate to temporary differences between the carrying amounts of assets and liabilities, and their respective tax basis.

For the three month period ended December 31, 2025, the deferred income tax recovery was \$2.4 million, compared to the deferred income tax expense of \$2.5 million in the same quarter of 2024. For the year ended December 31, 2025, deferred income tax expense was \$6.1 million, compared to \$7.5 million in the comparative year. The REIT's deferred income taxes relate mainly to changes in the differences between the fair value of the REIT's properties and the corresponding non-depreciated value for income tax purposes.

RELATED PARTY TRANSACTIONS

Pursuant to the terms of a management agreement as amended on October 1, 2021, the Manager provides all management services to the REIT. The Manager agreed to provide certain services in connection with the business of the REIT, including: the structuring of the REIT, liaising with legal and tax counsel; identifying properties for acquisition; maintaining ongoing relationships with the lenders in respect of the mortgage loans for the properties; conducting continuous analysis of market conditions; and advising with respect to the disposition of the properties. In return for its service, the Manager receives the following fees:

- i. an asset management fee calculated as a percentage of GBV of the REIT. A rate of 0.40% is applicable to a GBV of up to \$2.0 billion and reduced based on certain GBV increases thereafter; and
- ii. an acquisition fee in an amount equal to 0.75% of the gross purchase price of each property (or interest in a property), including the price, due diligence costs, closing costs, legal fees, and additional capital costs for all properties indirectly acquired by the REIT.

These transactions are in the normal course of operations, are in accordance with the management agreement and are measured at the exchange amount. The exchange amount is the consideration established under contract, as approved by the REIT's board of trustees. The Manager is a significant unitholder in the REIT, with an approximate 5.6% interest.

	Three months ended December 31,		Year ended December 31,	
	2025	2024	2025	2024
Asset management	\$ 2,323	\$ 2,262	\$ 9,231	\$ 9,113
Acquisition	101	—	101	—
Total	\$ 2,424	\$ 2,262	\$ 9,332	\$ 9,113

The REIT's key personnel include trustees and officers of the REIT. For the year ended December 31, 2025, trustee fees amounted to \$0.9 million (year ended December 31, 2024 - \$0.8 million).

MAJOR CASH FLOW COMPONENTS

The REIT is able to meet all of its obligations as they become due and have sufficient liquidity from the following sources: (i) cash flow from operating activities and (ii) financing availability through the REIT's revolving credit facility and conventional mortgage debt secured by income-producing properties.

	Year ended December 31,	
	2025	2024
Operating activities	\$ 66,963	\$ 70,973
Investing activities	(51,938)	(10,431)
Financing activities	(15,874)	(61,461)
Decrease in cash	\$ (849)	\$ (919)

Cash flows from operating activities related to the collection of rent and payment of property operating expenses. Cash flows from operating activities, net of interest expense, were able to satisfy the REIT's distribution requirements and were used to fund on-going operations and expenditures for leasing capital and property capital.

Cash flows used in investing activities primarily related to capital, leasing, and tenant improvement expenditures, the acquisition of the Tom Thumb Portfolio minority interest, as well as development and expansion capital, and contributions to joint venture investments. These amounts were partially offset by the Flower Mound Disposition.

Cash flows used in financing activities primarily related to distributions paid to unitholders, distributions paid to non-controlling interests, and repayments on the REIT's mortgages. These amounts were partially offset by advances made under the REIT's revolver and mortgages.

PART IV – FINANCIAL CONDITION

DEBT

The REIT's overall borrowing strategy is to obtain financing with terms to maturity that are appropriate having regard to the lease maturity profiles of the underlying properties and which allows the REIT to (i) stagger debt maturities that reduce its exposure to interest rate fluctuations and re-financing risk in any particular period, (ii) minimize financing costs, and (iii) maintain flexibility with respect to property operations. The success of this strategy is dependent upon debt market parameters existing at the time of borrowing, as well as the particular features and quality of the underlying assets being financed. If this strategy is unsuccessful, mortgage principal repayments would be funded by operating cash flows, additional draws under the REIT's revolver, financing of income-producing properties, or by issuances of equity.

The REIT's revolver and term loans provide the required flexibility to support the REIT's acquisition pipeline. The credit facility and term loans represent a significant component of the REIT's funding, which allows the REIT to maintain flexibility in its portfolio by avoiding debt that constricts portfolio capital recycling and redevelopment while minimizing unused cash positions. In addition to the credit facility and term loans, the REIT has ready access to alternative funding sources, including financial institutions for financing arrangements and investors at competitive rates. Management continues to monitor interest rate risk of the REIT's debt portfolio. As a result of the interest rate swap portfolio, 88.1% of the REIT's debt is subject to fixed rates.

Debt held by the REIT is as follows:

	Maturity	Term to maturity (years)	Interest rate	Principal	Deferred financing costs and mark-to-market adjustments	December 31, 2025	December 31, 2024
						Carrying amount	Carrying amount
Revolver ^{1 2 3 4}	January 14, 2028	2.0	5.4 %	\$ 265,021	\$ (2,324)	\$ 262,697	\$ 217,332
Term loan ^{1 2 4}	July 15, 2027	1.5	5.3 %	275,000	(1,759)	273,241	272,158
Term loan 2 ^{1 2 4}	January 14, 2028	2.0	5.3 %	225,000	(1,879)	223,121	222,219
Mortgage	January 11, 2026	—	4.6 %	70,285	—	70,285	—
Mortgage ¹	April 11, 2027	1.3	6.1 %	16,492	(389)	16,103	—
Mortgage	December 1, 2029	3.9	6.4 %	100,500	(3,968)	96,532	95,497
Mortgage	January 1, 2030	4.0	5.5 %	32,594	(470)	32,124	32,422
Mortgage	March 18, 2030	4.2	3.5 %	73,383	(664)	72,719	74,438
Mortgage ¹⁵	June 4, 2030	4.4	5.4 %	39,300	(786)	38,514	30,955
Mortgage ¹	August 7, 2030	4.6	5.3 %	9,000	(163)	8,837	7,712
Mortgage	January 1, 2031	5.0	5.5 %	4,019	70	4,089	4,766
Mortgage	May 1, 2031	5.3	3.8 %	152,811	(1,551)	151,260	154,530
Mortgage	February 1, 2033	7.1	5.5 %	54,585	(651)	53,934	54,626
Total / weighted average		2.8⁵	5.0%^{6 7}	\$ 1,317,990	\$ (14,534)	\$ 1,303,456	\$ 1,166,655
Share of joint venture investments' debt						88,644	203,875
Total, proportionate basis						\$ 1,392,100	\$ 1,370,530

¹ The revolver, term loan, term loan 2, and floating-rate mortgage interest rates are based on the applicable SOFR as at December 31, 2025.

² The applicable spread for the revolver, term loan and term loan 2 is determined based on the total indebtedness to gross asset value (the "consolidated leverage ratio"). Refer to note 21 in the REIT's Consolidated Financial Statements for further details.

³ The revolver requires a stand-by fee to be paid in an amount equal to 0.25% of the unused portion of the revolver where the unused portion is greater than or equal to 50% of the maximum amount available and 0.15% of the unused portion of the revolver where the unused portion is less than 50% of the maximum amount available, calculated daily.

⁴ The revolver, term loan, and term loan 2 are secured by a general pledge of equity of certain subsidiaries of the REIT. Collectively, those subsidiaries hold an interest in 50 of the REIT's properties at December 31, 2025 (December 31, 2024 – 50).

⁵ Excludes two twelve-month extension options exercisable at the REIT's option. When including the two twelve-month extension options, the weighted average debt maturity of the REIT's debt portfolio is 2.9 years.

⁶ Excludes the impact of joint venture investments. Including the impact of joint venture investments, weighted-average cost of debt is 5.0%.

⁷ Includes the impact of the REIT's \$673.3 million pay-fixed, receive-float interest rate swaps that hedge a portion of the cash flow risk associated with one-month SOFR based interest payments.

In connection with the Acquisition on December 1, 2025, the REIT recorded a \$81.4 million mortgage bearing interest at 4.61% and maturing on January 11, 2026. Subsequent to the disposition of Flower Mound Crossing on December 9, 2025, the REIT repaid \$11.0 million of the mortgage's outstanding balance.

On November 6, 2025, the REIT repaid a mortgage totaling \$23.3 million, at the REIT's ownership interest, that was secured by one property within the Tom Thumb Portfolio.

On August 29, 2025, the REIT repaid a mortgage totaling \$11.5 million, at the REIT's ownership interest, that was secured by one property within the Tom Thumb Portfolio.

On August 8, 2025, the REIT entered into a \$9.0 million mortgage, secured by one property, bearing interest at one-month SOFR plus an applicable spread of 165 bps and maturing on August 7, 2030.

On June 5, 2025, the REIT entered into a \$39.3 million mortgage, secured by four properties, bearing interest at one-month SOFR plus an applicable spread of 175 bps and maturing on June 4, 2030, with two twelve-month extension options available. In connection with the refinancing, the REIT removed one property from the existing secured portfolio.

On April 11, 2025, the REIT entered into a mortgage for a total facility amount of \$17.4 million, of which \$11.6 million was advanced upon closing on a gross basis. The mortgage, secured by one property, bears interest at daily SOFR plus 220 bps and matures on April 11, 2027.

On December 13, 2024, the REIT entered into a \$33.0 million mortgage, which is secured by two properties, bearing interest at 5.51% and maturing on January 1, 2030. The proceeds of the mortgage were used to repay a portion of the existing mortgage on the portfolio. In connection with the repayment, the REIT transferred one property in the existing portfolio to the Revolver and term loans pool.

On November 20, 2024, the REIT entered into a \$100.5 million mortgage, secured by a portfolio of ten properties, bearing interest at 6.40% and maturing on December 1, 2029. The proceeds of the mortgage were used to repay a portion of the existing mortgage on the portfolio. In connection with the repayment, the REIT removed one property from the existing secured portfolio.

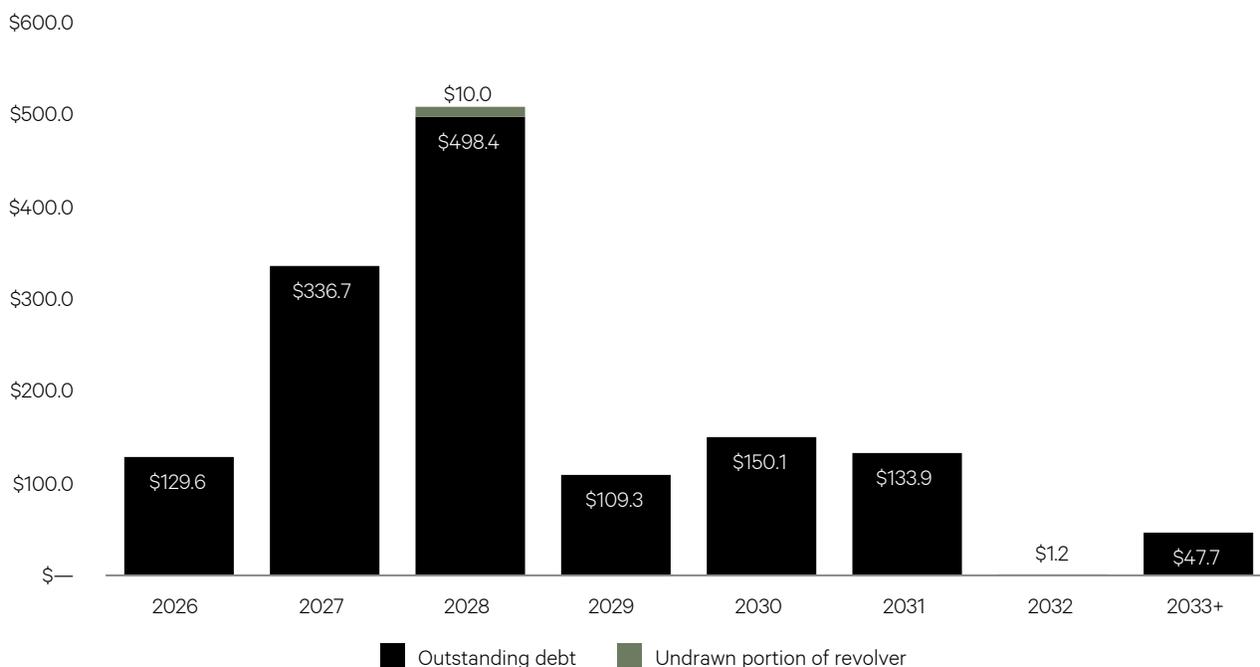
On October 21, 2024, the REIT refinanced its Revolver and Term loan 2 (collectively, the "Facility") for an aggregate principal amount of \$275.0 million and \$225.0 million, respectively. The Facility has a maturity date of January 14, 2028, and pays an interest rate of one-month SOFR plus an applicable spread based on a consolidated leverage ratio. The applicable spreads for the Revolver and Term loan 2 are 175 bps and 165 bps, respectively.

The carrying amount of debt was \$1.3 billion at December 31, 2025, which represents an increase of \$136.8 million compared to December 31, 2024. The increase is primarily attributable to the consolidation of debt due to the Tom Thumb step acquisition, refinancing expiring mortgages, and additional draws on the revolver, partially offset by principal repayments on mortgages.

Excluding two twelve-month extension options for one of the REIT's floating-rate mortgages, the weighted-average term of the REIT's debt is 2.7 years at a weighted average cost of 5.0%, at the REIT's proportionate interest.

Debt Repayment Profile ¹²

(in \$US millions)



¹ Includes the REIT's share of debt held in its joint ventures.

² Debt repayment profile excludes two twelve-month extension options, which may be exercised at the REIT's discretion, for one of the floating-rate mortgages. With the two twelve-month extension options, the weighted average debt maturity of the REIT's debt portfolio is 2.8 years on a proportionate basis.

DEBT TO GROSS BOOK VALUE

The REIT's Declaration of Trust provides for restrictions as to the maximum aggregate amount of leverage that may be undertaken. Specifically, the Declaration of Trust provides that the REIT is not permitted to exceed financial leverage in excess of 65% of gross book value, as defined by the Declaration of Trust. A calculation of debt to gross book value ratio is as follows:

	December 31, 2025	December 31, 2024
GBV	\$ 2,357,080	\$ 2,233,699
Debt	1,303,456	1,166,655
Leverage ratio	55.3%	52.2%

Additional investment and operating guidelines are provided for by the Declaration of Trust. The REIT is in compliance with these guidelines.

The REIT's revolver and term loans are subject to financial and other covenants. The following are the primary financial covenants, with all terms defined by the lending agreement:

	Threshold	December 31, 2025	December 31, 2024
Maximum leverage ratio: consolidated total indebtedness shall not exceed 60% of gross asset value	< 60%	53.3%	53.4%
Minimum fixed charge coverage ratio: adjusted EBITDA to consolidated fixed charges shall not be less than 1.5x ¹	> 1.5x	1.9x	2.0x

¹ Adjusted EBITDA and consolidated fixed charges are defined by the Third Amended and Restated Credit Agreement for the revolver and term loan 2, as well as the Second Amended Credit Agreement for the term loan, and are calculated on a trailing twelve-month basis.

ADJUSTED EBITDA

Adjusted EBITDA is a non-IFRS measure and is used by the REIT to monitor the REIT's ability to satisfy and service its debt as well as monitor requirements imposed by the REIT's lenders. Specifically, adjusted EBITDA is used to monitor the REIT's leverage ratio and fixed charge coverage ratio, which the REIT uses to measure its debt profile and assess its ability to satisfy its obligations, including servicing its debt. Management views adjusted EBITDA as a proxy for operating cash flow prior to interest costs.

The following is a reconciliation from net income to adjusted EBITDA:

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
Net income	\$ 13,050	\$ 15,731	\$ (2,681)	\$ 53,451	\$ 50,594	\$ 2,857
Interest and finance costs	17,422	15,174	2,248	64,903	57,113	7,790
Change in fair value of financial instruments	104	(2,473)	2,577	1,383	(1,325)	2,708
Disposition costs	680	90	590	680	388	292
Change in fair value of properties	11,789	11,218	571	12,076	20,637	(8,561)
Deferred income tax (recovery) expense	(2,437)	2,454	(4,891)	6,117	7,460	(1,343)
Current income tax expense	590	782	(192)	488	816	(328)
Unit expense (income)	981	(754)	1,735	2,557	1,386	1,171
Adjustments for joint venture investment	2,849	2,509	340	9,503	11,489	(1,986)
Straight-line rent revenue	(380)	(109)	(271)	(746)	(363)	(383)
IFRIC 21 property tax adjustment	(7,183)	(7,671)	488	—	—	—
Adjusted EBITDA	\$ 37,465	\$ 36,951	\$ 514	\$ 150,412	\$ 148,195	\$ 2,217

	Three months ended December 31,			Year ended December 31,		
	2025	2024	Variance	2025	2024	Variance
Rental revenue	\$ 54,604	\$ 53,077	\$ 1,527	\$ 213,369	\$ 209,135	\$ 4,234
Property operating expenses	(9,557)	(9,149)	(408)	(65,797)	(64,625)	(1,172)
General and administrative expenses	(4,360)	(4,294)	(66)	(16,631)	(16,176)	(455)
Adjustments for joint venture investment	4,341	5,097	(756)	20,217	20,224	(7)
Straight-line rent revenue	(380)	(109)	(271)	(746)	(363)	(383)
IFRIC 21 property tax adjustment	(7,183)	(7,671)	488	—	—	—
Adjusted EBITDA	\$ 37,465	\$ 36,951	\$ 514	\$ 150,412	\$ 148,195	\$ 2,217

FIXED CHARGE COVERAGE RATIO

In addition to the REIT's level of indebtedness calculated in accordance with the REIT's Declaration of Trust, management also monitors the REIT's fixed charge coverage ratio, which is a non-IFRS measure.

Effective March 31, 2025, the REIT has transitioned from disclosing interest coverage ratio to fixed charge coverage ratio as a key non-IFRS measure. The interest coverage ratio previously served as a measure of the REIT's capacity to service interest requirements on outstanding debt and was calculated by dividing Adjusted EBITDA by the REIT's interest obligations for the period. This measure did not contemplate fixed principal repayments, which are recurring expenditures to the REIT and important to the REIT's ongoing liquidity requirements. In contrast, the fixed charge coverage ratio is calculated by dividing Adjusted EBITDA by the REIT's fixed charges, which include its interest and principal repayment obligations at the REIT's proportionate interest for the period.

Management believes that the fixed charge coverage ratio better aligns with how the REIT assesses its ability to service its financial commitments and its overall liquidity position. The ratio also offers more transparent data for stakeholder decision-making given it provides a more conservative and complete view of the REIT's ability to service its obligations from operating cash flows. Furthermore, this ratio is better aligned with key covenant requirements of the REIT's lending agreements, as disclosed in note 21 of the consolidated financial statements.

The REIT has included comparative period measures of the fixed charge coverage ratio in order to provide comparability and consistency amongst the periods presented. Whilst the REIT will no longer present interest coverage ratio on an ongoing basis, the components of the calculation are still included within Management's Discussion and Analysis.

The following is a calculation of Adjusted EBITDA and the REIT's fixed charge coverage ratio:

	Three months ended December 31,		Year ended December 31,	
	2025	2024	2025	2024
Adjusted EBITDA	\$ 37,465	\$ 36,951	\$ 150,412	\$ 148,195
Cash interest paid	(18,107)	(16,379)	(69,083)	(63,703)
Principal payments	(2,398)	(3,062)	(10,543)	(11,936)
Total fixed charges¹	\$ (20,505)	\$ (19,441)	\$ (79,626)	\$ (75,639)
Fixed charge coverage ratio	1.8x	1.9x	1.9x	2.0x

¹Includes the REIT's share of joint venture investments.

The fixed charge ratio decreased from 1.9x to 1.8x for the three month period ended December 31, 2025 from the comparative period. The decrease was driven by higher cash interest paid, partially offset by higher NOI and lower principal repayments. Further, the fixed charge ratio decreased from 2.0x to 1.9x for the year ended December 31, 2025 from the comparative period. The decrease was driven by higher cash interest paid and in increase in general and administrative expenses, partially offset by higher NOI.

LIQUIDITY AND CAPITAL RESOURCES

The principal liquidity needs of the REIT arise from: (i) working capital requirements, (ii) debt servicing and repayment obligations which includes the term loans, revolver, mortgages, (iii) distributions to unitholders, (iv) planned funding of maintenance capital expenditures and leasing costs, and (v) future property acquisition funding requirements.

Cash flows from operating the REIT's property portfolio, available funding under the REIT's revolver, and cash on hand represent the primary sources of liquidity. Cash flows from operations are dependent upon occupancy levels, rental rates, collection of rents, recoveries of operating costs, and operating costs. Working capital requirements of the REIT primarily include the payment of operating expenses, leasing costs, maintenance capital, and distributions. Working capital needs are generally funded through cash generated from operations, which has historically exceeded such requirements.

The REIT manages its cash flow from operating activities by maintaining a target debt level. The debt to gross book value, as defined in the Declaration of Trust, as at December 31, 2025 is 55.3% (December 31, 2024 – 52.2%).

Contractual commitments

The REIT has the following contractual commitments:

	Total contractual cash flow	2026	2027-2028	2029-2030	Thereafter
Accounts payable and accrued liabilities ¹	\$ 42,924	\$ 42,924	\$ —	\$ —	\$ —
Distributions payable	4,323	4,323	—	—	—
Revolver ^{2,3}	265,021	—	265,021	—	—
Revolver interest payable ^{2,3,4}	27,110	13,590	13,520	—	—
Term loan ^{2,3}	275,000	—	275,000	—	—
Term loan interest payable ^{2,3}	20,639	13,674	6,965	—	—
Term loan 2 ^{2,3}	225,000	—	225,000	—	—
Term loan 2 interest payable ^{2,3}	22,532	11,301	11,231	—	—
Mortgages ^{1,2,3}	641,898	129,649	70,135	259,403	182,711
Mortgage interest payable ^{1,2,3}	109,202	26,306	44,434	30,590	7,872
Interest rate swaps	2,652	432	2,130	90	—
Exchangeable units of subsidiaries	8,612	8,612	—	—	—
Total	\$ 1,644,913	\$ 250,811	\$ 913,436	\$ 290,083	\$ 190,583

¹Includes the REIT's share of joint venture investments.

²Interest payable on floating-rate instruments is calculated on the outstanding balances using forward curves plus the applicable margins through maturity.

³Excludes the impact of the REIT's \$673.3 million pay-fixed receive-float interest rate swaps, that hedge a portion of the cash flow risk associated with one-month SOFR based interest payments.

⁴Includes stand-by fee on the revolver to be paid in an amount equal to 0.25% of the unused portion of the revolver where the unused portion is greater than or equal to 50% of the maximum amount available and 0.15% of the unused portion of the revolver where the unused portion is less than 50% of the maximum amount available, calculated daily.

ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Accounts payable and accrued liabilities consists of the following:

	December 31, 2025	December 31, 2024
Accounts payable and accrued liabilities	\$ 14,690	\$ 17,732
Prepaid rent	8,275	8,468
Tenant improvements payable	6,088	6,582
Other payables	10,827	9,289
Total	\$ 39,880	\$ 42,071

Included in accounts payable and accrued liabilities are operating expenses, property taxes, and capital and leasing expenses. Other payables include security deposits, trustee fees, accrued interest payable, branch profit tax payable, and other non-operating items.

REIT UNITS AND EXCHANGEABLE UNITS OF SUBSIDIARIES

The units of the REIT are presented as equity instruments while exchangeable units of subsidiaries are presented as financial liabilities in accordance with IAS 32, *Financial Instruments: Presentation*.

The exchangeable units of subsidiaries are redeemable at the option of the holder for cash or class U units of the REIT as determined by the REIT. Distributions paid on exchangeable units of subsidiaries are recorded as unit expense in the period in which they become payable. The exchangeable units of subsidiaries are re-measured at fair value at each reporting period with any changes in fair value recognized in net income as unit expense.

Total exchangeable units of subsidiaries during the period and the change in the carrying amount is as follows:

	December 31, 2025		December 31, 2024	
	Exchangeable Units	Value	Exchangeable Units	Value
Beginning of the period	907	\$ 8,733	907	\$ 8,269
Exchanged	(132)	(1,390)	—	—
Change in fair value	—	1,269	—	464
End of the period	775	\$ 8,612	907	\$ 8,733

ATM program

On March 30, 2022, the REIT established an at the market equity program ("ATM program") that allowed the REIT to issue, at its discretion, up to \$150.0 million of class U units of the REIT to the public from time to time through an agent. Distributions pursuant to the ATM program were made in accordance with the terms of an equity distribution agreement dated March 30, 2022 entered into among the REIT and the agent. The ATM program was effective until April 28, 2024 and was not renewed thereafter. For the year ended December 31, 2025 and 2024, no units were issued under the ATM program.

Normal course issuer bid

On January 27, 2025, the REIT renewed its normal course issuer bid ("NCIB"), effective from February 3, 2025 until January 30, 2026, pursuant to which it could repurchase and cancel up to 5.5 million class U units of the REIT. The NCIB was not renewed upon expiration and for the years ended December 31, 2025 and 2024, no class U units were purchased and subsequently canceled under the NCIB.

ACCOUNTS RECEIVABLE

The accounts receivable balance is comprised of the following:

	December 31, 2025	December 31, 2024
Rent receivable	\$ 12,217	\$ 10,576
Allowance	(2,278)	(2,002)
Accrued recovery income	8,096	8,879
Other receivables	6,739	5,964
Total	\$ 24,774	\$ 23,417

Rent receivable consists of base rent and operating expense recoveries billed to tenants. Management has provided for \$2.3 million (December 31, 2024 – \$2.0 million) as allowance for doubtful accounts and anticipates that the unprovided balance is collectible.

Accrued recovery income represents amounts that have not yet been billed to tenants for operating expenses, mainly real estate taxes, and are generally billed and paid in the following year. Other receivables is primarily comprised of the gross amount of consideration for property taxes paid directly by tenants.

JOINT VENTURE INVESTMENTS

The REIT accounts for its joint venture investments using the equity method. The table below summarizes the REIT's investment in joint ventures:

Portfolio	State	December 31, 2025		December 31, 2024	
		Number of properties	Ownership interest	Number of properties	Ownership interest
Tom Thumb Portfolio	Texas, Florida, and California	NA	NA	10	90% – 95%
Northeast Grocery Portfolio	New York and Indiana	4	85%	4	85%
Windmill Plaza	Michigan	1	50%	1	50%

The change in the REIT's joint venture investments are as follows:

				December 31, 2025	December 31, 2024
	Tom Thumb Portfolio	Northeast Grocery Portfolio	Windmill Plaza	Total	Total
Beginning of the period	\$ 58,387	\$ 50,323	\$ 3,719	\$ 112,429	\$ 107,101
Contributions	38,650	2,550	—	41,200	880
Distributions	(1,882)	(427)	(600)	(2,909)	(4,287)
Share of income in joint venture investments	3,141	7,081	492	10,714	8,735
Acquisition	(98,296)	—	—	(98,296)	—
End of the period	\$ —	\$ 59,527	\$ 3,611	\$ 63,138	\$ 112,429

Prior to the Acquisition, the REIT held a 90%–95% ownership interest in the Tom Thumb portfolio, which comprised 10 properties. Upon Acquisition, the REIT derecognized its previously held interest as a joint venture investment.

On November 6, 2025, the REIT repaid a mortgage totaling \$23.3 million, at the REIT's ownership interest, that was secured by one property within the Tom Thumb Portfolio.

On August 29, 2025, the REIT repaid a mortgage totaling \$11.5 million, at the REIT's ownership interest, that was secured by one property within the Tom Thumb Portfolio.

NON-CONTROLLING INTEREST

The REIT has an established partnership with the North America Essential Fund ("NA Essential Fund"), a vehicle with management services provided by the Manager. The NA Essential Fund made an initial cash investment of \$180.0 million indirectly into the REIT's assets through the purchase of an 18.37% partnership interest in two of the REIT's subsidiaries, LP1 and SGIUSLP. The non-controlling interest in SGIUSLP includes the proportionate interest in the Tops Portfolio, a grocery anchored portfolio comprising 11 properties and 1.6 million square feet in major metro markets in New York, Ohio, and Georgia.

Primary Investment	Number of properties	December 31, 2025	December 31, 2024
LP1, SGIUSLP	115	18.4 %	18.4 %
Tops Portfolio	11	10.0 %	10.0 %

SUBSEQUENT EVENTS

The following events occurred subsequent to December 31, 2025:

- i. On January 2, 2026, the REIT entered into a \$90.0 million mortgage, which is secured by a portfolio of eight properties, bearing interest at one-month SOFR plus an applicable spread of 180 bps and maturing on July 2, 2027, with one six-month extension option available. The proceeds of the mortgage were used to repay the existing mortgage on six of the assets within the portfolio.
- ii. On January 2, 2026, the REIT entered into a \$90.0 million pay-fixed, receive-float interest rate swap contract to hedge the cash flow risk associated with the \$90.0 million portfolio refinancing and its monthly SOFR based interest payments. The swap has a pay-fixed rate of 3.52% and a maturity date of January 4, 2027.
- iii. On January 15, 2026, the REIT declared monthly distributions of \$0.072 per class U unit. Holders of class A units, class I units, and units of subsidiaries of the REIT were also entitled to receive an equivalent distribution.
- iv. On January 8 and 30, 2026, the REIT repaid \$16.0 million and \$1.2 million, respectively, on the Revolver.

PART V – ACCOUNTING AND CONTROL

ACCOUNTING POLICIES

A summary of material accounting policy information is included in note 3 of the audited consolidated financial statements of the REIT as at and for the year ended December 31, 2025.

USE OF ESTIMATES

The preparation of the REIT's consolidated financial statements in accordance with IFRS Accounting Standards requires management to make estimates, judgments, and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Management's estimates are based on historical experience and other assumptions that are believed to be reasonable under the circumstances. Actual results could differ from those estimates under different assumptions.

CRITICAL ACCOUNTING ESTIMATES

The REIT has identified the estimate of the fair value of its properties as a critical accounting estimate due to the significance of the estimate to the REIT's financial position and the impact of changes on fair value to net income. Estimating the fair value of real property is characterized by uncertainty, both in terms of differences between different methods of valuation but also in the selection of assumptions to reflect the property being valued, certain of which are subjective. There is no assurance that management's, or a third-party's, estimate of fair value would be realized on sale due to the specific and unique aspects of real property, including their location, liquidity, tenants, and the local demand and supply of competing properties for tenants.

The REIT determines the fair value of properties based upon the overall income capitalization rate method, direct comparison approach or through a combination of methods. All methods are generally accepted appraisal methodologies. In certain circumstances, the direct comparison approach is used by comparing properties to similar properties that have sold, but adjusting for differences in the nature, location, and other relevant considerations of the properties. The valuation methodology used, or combination of methodologies used, is based on the applicability and reliability of the relative approaches in the context of the subject property.

The fair values of properties are measured individually without consideration to their aggregate value on a portfolio basis. No consideration is given to diversification benefits related to single property tenant risk and geography, the value of assembling a portfolio, or to the utilization of a common management platform, amongst other benefits. As a result, the fair value of the REIT's properties taken in aggregate may differ from the fair value of properties measured individually in the REIT's consolidated statements of financial position.

The following is a summary of the methodologies undertaken by management to estimate the fair value of the REIT's properties:

Overall income capitalization approach

The overall income capitalization approach evaluates a property's potential to generate cash flows and converts those cash flows into a present value. Generally, the REIT estimates a stabilized NOI and applies a capitalization rate to that income to estimate fair value. Stabilized NOI is determined as the property's potential gross income that could be generated at full capacity, less a vacancy and collection allowance. The capitalization rate used is derived from analysis of comparable sales data and the relative relationship of other properties' NOI over their sale price and industry surveys. In many cases, industry surveys are available that provide indicative ranges of capitalization rates for recently sold properties or views on value, however, certain adjustments are required to account for the specific nature, location, and quality of properties.

Direct comparison approach

This approach involves comparing properties similar to the property for which fair value is being estimated and making adjustments to reconcile differences in size, location, nature, and the quality of the property.

A summary of the significant assumptions used in the REIT's estimate of fair value as at December 31, 2025 is included in the 'Fair Value' section of *Part II - Leasing and Property Portfolio*, of this MD&A. Changes in these assumptions would have a significant impact on the REIT's estimate of fair value, which can be impacted by changes in demand for properties similar to those owned by the REIT, expectations of market rents, the covenant quality of tenants, and the general economic environment.

The REIT determines the fair value of properties primarily based upon the overall income capitalization rate method.

CONTROL AND PROCEDURES

The REIT's management, under the supervision of its Chief Executive Officer ("CEO") and Chief Financial Officer ("CFO"), is responsible for establishing and maintaining disclosure controls and procedures ("DC&P") and internal controls over financial reporting ("ICFR"), as such terms are defined in National Instrument 52-109 – *Certification of Disclosure in Issuers' Annual and Interim Filings* ("NI 52-109").

DC&P are those controls and other procedures that are designed to provide reasonable assurance that all material information required to be disclosed by the REIT in annual filings, interim filings or other reports filed or submitted under securities legislation is recorded, processed, summarized, and reported within the time periods specified in the securities legislation. Furthermore, DC&P are those controls and other procedures that are designed to ensure that material information required to be disclosed by the REIT in annual filings, interim filings, or other reports filed or submitted under securities legislation is accumulated and communicated to the REIT's management, including its CEO and CFO, as appropriate to allow timely decisions regarding required disclosure.

ICFR is designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with IFRS Accounting Standards. The REIT has applied the *Internal Control – Integrated Framework (2013)* published by the Committee of Sponsoring Organizations of the Treadway Commission for the design of its ICFR for the year ended December 31, 2025.

As required by NI 52-109, the REIT's CEO and CFO have evaluated the effectiveness of the REIT's DC&P and ICFR. Based on such evaluations, the CEO and CFO have concluded that the design and operation of the REIT's DC&P and ICFR, as applicable, are adequately designed and effective, as at December 31, 2025.

No changes were made in the REIT's design of ICFR during the year ended December 31, 2025 that have materially affected, or are reasonably likely to materially affect, the REIT's ICFR.

In designing such controls, it should be recognized that due to inherent limitations, any controls or control systems, no matter how well designed and operated, can provide only reasonable, and not absolute, assurance that the objectives of the control system are met. As a result of the inherent limitations in all control systems, no evaluation of controls can provide absolute assurance that all control issues, including instances of fraud, if any, have been detected or prevented. These inherent limitations include, without limitation, (i) the possibility that management's assumptions and judgments may ultimately prove to be incorrect under varying conditions and circumstances; or (ii) the impact of isolated errors.

Additionally, controls may be circumvented by unauthorized acts of individuals, by collusion of two or more people, or by management override. The design of any control system is also based in part upon certain assumptions about the likelihood of future events, and there can be no assurance that any design will succeed in achieving its stated goals under all potential conditions. Projections of any evaluations of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

As required by NI 52-109, the REIT's CEO and CFO have evaluated the effectiveness of the REIT's DC&P and ICFR. Based on such evaluations, the CEO and CFO have concluded that the design and operation of the REIT's DC&P and ICFR, as applicable, are adequately designed and effective, as at December 31, 2025.

PART VI – PROPERTY TABLES

At December 31, 2025, the REIT's portfolio consists of 115 grocery-anchored properties. The portfolio comprises 15.2 million square feet of GLA with an occupancy rate of 94.4%.

Property	Location	Associated MSA	Area (SF)	% of Total	Occ. %	Anchor
98 Palms	Destin	Crestview-Fort Walton Beach-Destin	84,682		100.0%	Winn-Dixie
Bellview Plaza	Pensacola	Pensacola-Ferry Pass-Brent	82,910		98.0%	Publix
Cordova Commons	Pensacola	Pensacola-Ferry Pass-Brent	164,343		100.0%	The Fresh Market
Errol Plaza	Orlando	Orlando-Kissimmee-Sanford	76,582		100.0%	Winn-Dixie
Eustis Village	Eustis	Orlando-Kissimmee-Sanford	156,927		99.1%	Publix
Good Homes Plaza	Ocoee	Orlando-Kissimmee-Sanford	165,741		97.0%	Publix
Oak Hill Village	Jacksonville	Jacksonville	78,492		100.0%	Publix
Salerno Village Square	Stuart	Martin/St. Lucie	77,677		94.9%	Winn-Dixie
Uptown Station	Fort Walton Beach	Pensacola-Ferry Pass-Brent	272,616		91.9%	Winn-Dixie
Wedgewood Commons	Stuart	Martin/St. Lucie	168,564		98.1%	Publix
Mission Hills Shopping Center	Naples	Naples-Marco Island	85,078		98.3%	Winn-Dixie
Barclay Square	Largo	Tampa-St. Petersburg-Clearwater	99,054		95.5%	Walmart
River Run	Miramar	Miami-Fort Lauderdale-West Palm Beach	93,643		98.6%	Publix
Sheridan Square	Dania Beach	Miami-Fort Lauderdale-West Palm Beach	66,913		93.0%	Walmart
Flamingo Falls	Pembroke Pines	Miami-Fort Lauderdale-West Palm Beach	108,385		96.1%	The Fresh Market
Northlake Commons (FL)	Palm Beach	Miami-Fort Lauderdale-West Palm Beach	123,676		99.0%	Ross Dress for Less
Countryside Shoppes	Naples	Naples-Marco Island	73,992		97.4%	Aldi
Creekwood Crossing	Bradenton	North Port-Sarasota-Bradenton	235,459		78.1%	Beall's
Skyview Plaza	Orlando	Orlando	265,370		95.2%	Presidente Supermarket
Total Florida			2,480,104	16.5%		
11 Galleria	Greenville	Greenville-Anderson	60,408		91.8%	The Fresh Market
Battleground Village	Greensboro	Greensboro-High Point	73,207		98.4%	Aldi
Flowers Plantation	Clayton	Raleigh-Cary	53,500		100.0%	Food Lion
Fuquay Crossing	Fuquay-Varnia	Raleigh-Cary	96,638		98.8%	Harris Teeter
Independence Square	Charlotte	Charlotte-Concord-Gastonia	190,361		90.8%	Super Global Mart
Mooresville Consumer Square	Mooresville	Charlotte-Concord-Gastonia	272,833		97.7%	Walmart
Mooresville Town Square	Mooresville	Charlotte-Concord-Gastonia	98,262		96.0%	Lowe's Foods
Harper Hills Commons	Winston-Salem	Winston-Salem	96,914		97.3%	Harris Teeter
Renaissance Square	Davidson	Charlotte-Concord-Gastonia	80,813		92.2%	Harris Teeter
Alexander Pointe	Salisbury	Charlotte-Concord-Gastonia	57,710		100.0%	Harris Teeter
North Summit Square	Winston-Salem	Winston-Salem	224,530		95.3%	Sam's Club
Bells Fork Square	Greenville	Greenville-Anderson	71,666		95.7%	Harris Teeter
Tanglewood Commons	Clemmons	Winston-Salem	78,520		94.7%	Harris Teeter
Westin Centre	Fayetteville	Fayetteville	66,890		100.0%	Food Lion
Fayetteville Pavilion	Fayetteville	Fayetteville	274,751		100.0%	Food Lion
Clayton Corners	Clayton	Raleigh	125,708		95.0%	Lowe's Foods
Total North Carolina			1,922,711	12.7%		
Beach Shopping Center	Peekskill	New York-Newark	204,532		86.4%	Stop & Shop
Mid Valley Mall	Newburgh	New York-Newark	216,094		80.2%	Price Chopper
Panorama Plaza	Penfield	Rochester	250,655		69.6%	Tops Markets
Crossroads Centre-Orchard Park	Orchard Park	Buffalo-Niagara Falls	150,990		94.0%	Tops Markets
Cheektowaga	Cheektowaga	Buffalo-Niagara Falls	136,517		86.9%	Tops Markets
Amherst	Amherst	Buffalo-Niagara Falls	135,198		91.6%	Tops Markets
Ontario	Ontario	Rochester	69,343		100.0%	Tops Markets
Leroy	LeRoy	Rochester	56,472		97.5%	Tops Markets
Jamestown	Jamestown	Jamestown-Dunkirk-Fredonia	88,201		94.2%	Tops Markets
Warsaw	Warsaw	Buffalo-Niagara Falls	66,693		91.9%	Tops Markets
Culver Ridge Plaza	Irondequoit	Rochester	197,694		81.8%	Vacant
Mahopac Village Centre	Mahopac	New York-Newark	126,379		89.1%	Acme Markets
Total New York			1,698,768	11.2%		

Property	Location	Associated MSA	Area (SF)	% of Total	Occ. %	Anchor
Abbott's Village	Alpharetta	Atlanta-Sandy Springs-Alpharetta	106,568		100.0%	Publix
Birmingham Shoppes	Milton	Atlanta-Sandy Springs-Alpharetta	82,905		96.6%	Publix
Duluth Station	Duluth	Atlanta-Sandy Springs-Alpharetta	95,038		95.9%	Publix
Locust Grove	Locust Grove	Atlanta-Sandy Springs-Alpharetta	89,567		100.0%	Publix
Merchants Crossing	Newnan	Atlanta-Sandy Springs-Alpharetta	174,059		98.7%	Kroger
Robson Crossing	Flowery Branch	Atlanta-Sandy Springs-Alpharetta	103,840		98.4%	Publix
Midway Plaza	Loganville	Atlanta-Sandy Springs-Alpharetta	82,076		95.4%	Kroger
Parkway Station	Warner Robins	Atlanta-Sandy Springs-Alpharetta	94,317		99.6%	Kroger
Riverstone Plaza	Canton	Atlanta	307,661		100.0%	Publix
Total Georgia			1,136,031	7.5%		
Lake Raystown Plaza	Huntingdon	Harrisburg	140,159		94.4%	Giant Food Store
Northland Center	State College	State College	111,718		99.9%	Giant Food Store
Norwin Town Square	North Huntingdon	Pittsburgh	141,466		87.0%	Shop n' Save
Shops at Cedar Point	Allentown	Allentown-Bethlehem-Easton	128,303		84.0%	Weis Markets
Summit Ridge	Mount Pleasant	Pittsburgh	240,884		92.2%	Walmart
West Valley Marketplace	Allentown	Allentown-Bethlehem-Easton	259,207		96.7%	Walmart
Total Pennsylvania			1,021,737	6.7%		
Barefoot Commons	North Myrtle Beach	Myrtle Beach-Conway-North Myrtle Beach	90,702		100.0%	Food Lion
Dill Creek Commons	Greer	Greenville-Anderson	72,526		100.0%	Food Lion
Dorman Centre	Spartanburg	Greenville-Anderson	388,502		98.1%	Walmart
Little River Pavilion	North Myrtle Beach	Myrtle Beach-Conway-North Myrtle Beach	63,823		100.0%	Lowe's Foods
North Augusta Plaza	North Augusta	Augusta-Richmond County	229,730		96.8%	Publix
Total South Carolina			845,283	5.6%		
14th Street Market	Plano	Dallas-Ft Worth-Arlington	79,429		96.9%	Tom Thumb
Cross Timbers Court	Flower Mound	Dallas-Ft Worth-Arlington	81,169		100.0%	Tom Thumb
Park West Plaza	Grapevine	Dallas-Ft Worth-Arlington	82,977		85.5%	Tom Thumb
The Highlands	Flower Mound	Dallas-Ft Worth-Arlington	90,946		100.0%	Tom Thumb
Heritage Heights	Grapevine	Dallas-Ft Worth-Arlington	92,631		89.0%	Club 4 Fitness
Hunter's Glen Crossing	Plano	Dallas-Ft Worth-Arlington	97,335		100.0%	Tom Thumb
Alta Mesa Plaza	Fort Worth	Dallas-Ft Worth-Arlington	167,961		99.1%	Kroger
Josey Oaks Crossing	Carrollton	Dallas-Ft Worth-Arlington	90,208		100.0%	Tom Thumb
Total Texas			782,656	5.2%		
East Little Creek	Norfolk	Virginia Beach-Norfolk-Newport News	—		—%	Vacant
Bermuda Crossroads	Chester	Richmond	122,566		88.3%	Food Lion
Gainsborough Square	Chesapeake	Virginia Beach-Norfolk-Newport News	88,862		87.7%	Food Lion
Indian Lakes Crossings	Virginia Beach	Virginia Beach-Norfolk-Newport News	64,973		100.0%	Harris Teeter
Smithfield Shopping Plaza	Smithfield	Virginia Beach-Norfolk-Newport News	134,664		91.4%	Kroger
Apple Blossom Corners	Winchester	Winchester-Frederick	243,061		99.5%	Martin's
Total Virginia			654,126	4.3%		
East Brainerd Mall	Brainerd	Minneapolis-St Paul	193,689		91.6%	Cub Foods
Mapleridge Center	Maplewood	Minneapolis-St Paul	118,828		88.6%	Hy-Vee
North Branch Marketplace	North Branch	Minneapolis-St Paul	72,895		94.2%	County Market
Phalen Retail Center	St Paul	Minneapolis-St Paul	73,678		95.9%	Cub Foods
Plymouth Station	Plymouth	Minneapolis-St Paul	113,857		95.3%	Hy-Vee
Total Minnesota			572,947	3.8%		
Hocking Valley Mall	Lancaster	Columbus-Marion-Zanesville	181,464		97.1%	Kroger
Chillicothe Place	Chillicothe	Columbus-Marion-Zanesville	213,083		100.0%	Kroger
Mulberry Square	Milford	Cincinnati	162,462		90.6%	Kroger
Total Ohio			557,009	3.7%		

Property	Location	Associated MSA	Area (SF)	% of Total	Occ. %	Anchor
Highland Square	Crossville	Nashville-Davidson-Murfreesboro-Franklin	179,732		95.6%	Kroger
North Hixson Marketplace	Hixson	Chattanooga	64,254		100.0%	Food City
St. Elmo Central	Chattanooga	Chattanooga	74,999		100.0%	Food City
Sunset Plaza	Johnson City	Johnson City	143,752		100.0%	Kroger
Westhaven Town Center	Franklin	Nashville-Davidson-Murfreesboro-Franklin	63,904		100.0%	Kroger
Total Tennessee			526,641	3.4%		
Cambridge Crossings	Troy	Detroit-Warren-Dearborn	238,980		96.3%	Walmart
Canton Shopping Center	Canton	Detroit-Warren-Dearborn	72,631		99.0%	ALDI
City Center Plaza	Westland	Detroit-Warren-Dearborn	97,670		95.6%	Kroger
Windmill Plaza	Sterling Heights	Detroit-Warren-Dearborn	101,611		97.3%	Kroger
Total Michigan			510,892	3.4%		
Glidden Crossing	DeKalb	Chicago-Naperville-Elgin	98,683		94.4%	Schnucks
North Lake Commons	Lake Zurich	Chicago-Naperville-Elgin	121,099		96.1%	Jewel-Osco
Prairie Point	Aurora	Chicago-Naperville-Elgin	91,535		100.0%	Mariano's
Plaza St. Clair	Fairview Heights	St. Louis	97,685		84.7%	Schnucks
Total Illinois			409,002	2.7%		
Charles Town Plaza	Charles Town	Washington-Baltimore	211,788		99.2%	Walmart
Eastpointe Shopping Center	Clarksburg	Morgantown	181,016		93.5%	Kroger
Total West Virginia			392,804	2.6%		
Riverdale Shops	West Springfield	Springfield	273,532		98.5%	Stop & Shop
Total Massachusetts			273,532	1.8%		
Southgate Crossing	Minot	Minot	159,780		78.4%	Cash Wise
Watford Plaza	Watford City	Williston	101,798		95.1%	Cash Wise
Total North Dakota			261,578	1.7%		
Crossroads Shopping Center	Schererville	Chicago-Naperville-Elgin	129,314		94.9%	Strack & Van Til
Glenlake Plaza	Indianapolis	Indianapolis-Carmel-Anderson	104,679		90.1%	Kroger
Total Indiana			233,993	1.5%		
Pine Creek Shopping Center	Grass Valley	Sacramento-Roseville	216,525		97.7%	Raley's
Total California			216,525	1.4%		
Centerplace of Greeley	Greeley	Greeley	151,548		99.0%	Safeway
Total Colorado			151,548	1.0%		
Derry Meadows Shoppes	Derry	Manchester-Nashua	151,947		95.1%	Hannaford Brothers
Total New Hampshire			151,947	1.0%		
Taylorville Town Center	Taylorville	Salt Lake City	127,507		88.0%	Macey's Inc
Total Utah			127,507	0.8%		
Forest Plaza	Fond du Lac	Fond du Lac	123,118		85.7%	Pick 'n Save
Total Wisconsin			123,118	0.8%		
Stone House Square	Hagerstown	Washington-Baltimore	112,673		94.6%	Weis Markets
Total Maryland			112,673	0.7%		
Total / WA			15,163,132	100.0%	94.4%	

Corporate Information

Slate Grocery REIT is an unincorporated, open-ended investment trust fund under and governed by the laws of the Province of Ontario. The REIT focuses on acquiring, owning and leasing a portfolio of grocery-anchored real estate properties. The REIT has a current portfolio that spans 15.2 million square feet of GLA and consists of 115 critical real estate properties located in the U.S.

Trustees

Andrea Stephen, Chairman ^{1 2 3}
Corporate Director

Colum Bastable, FCA (IRL) ^{1 2 3}
Corporate Director

Christopher Chee ³
Corporate Director

Patrick Flatley ³
Corporate Director

Marc Rouleau ^{1 2}
Corporate Director

Mary Vitug ^{1 2}
Corporate Director

Blair Welch ³
Partner and Co-founder,
Slate Asset Management

Brady Welch
Partner and Co-founder,
Slate Asset Management

Head Office

Slate Grocery REIT
121 King Street W, Suite 1600
Toronto, ON M5H 3T9
T +1 416 644 4264
F +1 416 947 9366
E info@slateam.com

Independent Auditors

Deloitte LLP
Chartered Professional Accountants
Toronto, Canada

Stock Exchange Listing and Symbol

The REIT's units are listed on the Toronto Stock Exchange and trade under the symbols SGR.U (quoted in US dollars) and SGR.UN (quoted in Canadian dollars)

Registrar and Transfer Agent

TSX Trust Company
301 - 100 Adelaide Street W
Toronto, ON M5H 4H1
T +1 416 361 0930
F +1 416 361 0470

The REIT's website www.slategroceryreit.com provides additional information regarding the REIT's portfolio, investment strategy, management and corporate governance. Additionally, the Investor section includes news, presentations, events, regulatory filings and stock information.

¹ Compensation Governance and Nomination Committee

² Audit Committee

³ Investment Committee



Slate Grocery REIT
121 King Street W, Suite 1600
Toronto, ON M5H 3T9