FIRM CAPITAL PROPERTY TRUST

CAPITAL PRESERVATION • DISCIPLINED INVESTING

CONSOLIDATED FINANCIAL STATEMENTS

THIRD QUARTER 2021
SEPTEMBER 30, 2021

Condensed Consolidated Interim Financial Statements of

FIRM CAPITAL PROPERTY TRUST

For the Three and Nine Months Ended September 30, 2021 and September 30, 2020

FIRM CAPITAL PROPERTY TRUST

Condensed Consolidated Interim Balance Sheets
(Unaudited)

	Notes		September 30, 2021		December 31, 2020
Assets					
Non-current Assets:					
Investment Properties	4	$	543,225,043	$	449,427,393
Note Receivable	4		700,000		-
Total Non-Current Assets			543,925,043		449,427,393
Current Assets:					
Accounts Receivable			5,252,239		2,959,845
Prepaid Expenses, Deposits and Other Assets			3,396,509		2,200,191
Restricted Cash			51,467		204,188
Cash and Cash Equivalents			6,116,378		5,685,951
Assets Held For Sale	4		-		20,043,100
Total Current Assets			14,816,592		31,093,275
Total Assets		$	558,741,635	$	480,520,668
Liabilities and Unitholders' Equity					
Current Liabilities:					
Mortgages	7(a)		5,535,649		18,315,337
Bank Indebtedness	6		13,179,104		20,538,051
Accounts Payable and Accrued Liabilities	5		10,843,000		5,853,899
Land Lease Liability	7(b)		36,046		34,432
Distribution Payable			1,445,472		1,222,914
Tenant Rental Deposits			473,556		336,537
Total Current Liabilities			31,512,827		46,301,171
Non-current Liabilities:					
Mortgages	7(a)		231,795,626		209,204,285
Land Lease Liability	7(b)		218,042		258,110
Tenant Rental Deposits			1,489,404		1,305,148
Total Non-current Liabilities			233,503,072		210,767,543
Total Liabilities			265,015,899		257,068,714
Unitholders' Equity	8		293,725,736		223,451,954
Total Liabilities and Unitholders' Equity		$	558,741,635	$	480,520,668

See accompanying Notes to Condensed Consolidated Interim Financial Statements.

Approved by the Board of Trustees

(signed) "*Robert McKee*"	(signed) "*Sandy Poklar*"
Robert McKee	Sandy Poklar
CEO & Trustee	CFO & Trustee

FIRM CAPITAL PROPERTY TRUST

Condensed Consolidated Interim Statements of Income/(Loss) and Comprehensive Income/(Loss)
For the Three and Nine Months Ended September 30, 2021 and September 30, 2020
(Unaudited)

		Three Months Ended		Nine Months Ended	
	Notes	September 30, 2021	September 30, 2020	September 30, 2021	September 30, 2020
Net Operating Income					
Rental Revenue	9	$ 11,861,170	$ 11,313,104	$ 34,476,108	$ 33,545,755
Property Operating Expenses	11	(3,805,498)	(3,754,683)	(12,158,963)	(12,127,586)
		$ 8,055,672	$ 7,558,421	$ 22,317,145	$ 21,418,169
Interest and Other Income		22,228	8,376	45,791	42,835
Expenses:					
Finance Costs	10	2,202,268	2,142,740	6,694,528	6,169,731
General and Administrative	11	1,755,617	1,116,491	5,115,571	3,195,289
		3,957,885	3,259,231	11,810,099	9,365,020
Income Before Fair Value Adjustments		$ 4,120,015	$ 4,307,566	$ 10,552,837	$ 12,095,984
Fair Value Adjustments:					
Investment Properties	4	6,432,247	(344,898)	43,799,789	(10,732,760)
Gain/(Loss) on Sale of Investment Properties	4	(1,265,706)	-	(1,910,739)	9,097
Unit-based Compensation Recovery/(Expense)	8(g)	539,723	(29,306)	(620,298)	1,039,628
Net Income and Comprehensive Income		$ 9,826,281	$ 3,933,363	$ 51,821,589	$ 2,411,949

See accompanying Notes to Condensed Consolidated Interim Financial Statements.

FIRM CAPITAL PROPERTY TRUST

Condensed Consolidated Interim Statements of Changes in Unitholders' Equity
For the Three and Nine Months Ended September 30, 2021 and September 30, 2020
(Unaudited)

	Notes	Trust Units (Note 8)	Retained Earnings	Unitholders' Equity
Unitholders' Equity, December 31, 2019		$ 174,029,265	$ 55,009,811	$ 229,039,076
Issuance Costs		(147,265)	-	(147,265)
Normal Course Issuer Bid	8(d)	(4,112,889)	-	(4,112,889)
Redemption	8(e)	(2,115,000)	-	(2,115,000)
Issuance of Units from Distribution Reinvestment Plan	8(h)	1,550	-	1,550
Net Income/(Loss) and Comprehensive Income/(Loss)		-	2,411,949	2,411,949
Distributions	8(i)	-	(11,343,347)	(11,343,347)
Unitholders' Equity, September 30, 2020		$ 167,655,661	$ 46,078,413	$ 213,734,074
Issuance Costs		(66)	-	(66)
Normal Course Issuer Bid	8(d)	(33,990)	-	(33,990)
Issuance of Units from Distribution Reinvestment Plan	8(h)	1,500	-	1,500
Net Income and Comprehensive Income		-	13,419,178	13,419,178
Distributions	8(i)	-	(3,668,741)	(3,668,741)
Unitholders' Equity, December 31, 2020		$ 167,623,102	$ 55,828,852	$ 223,451,954
Issuance of Units, Net of Issuance Costs	8(f)	27,102,290	-	27,102,290
Options Exercised	8(c)	3,378,665	-	3,378,665
Issuance of Units from Distribution Reinvestment Plan	8(h)	2,000		2,000
Net Income and Comprehensive Income		-	51,821,589	51,821,589
Distributions	8(i)	-	(12,030,757)	(12,030,757)
Unitholders' Equity, September 30, 2021		$ 198,106,061	$ 95,619,683	$ 293,725,736
Trust Units Outstanding	8(a)			34,011,117

See accompanying Notes to Condensed Consolidated Interim Financial Statements.

FIRM CAPITAL PROPERTY TRUST

Condensed Consolidated Interim Statements of Cash Flows
For the Three and Nine Months Ended September 30,2021 and September 30, 2020
(Unaudited)

		Three Months Ended		Nine Months Ended	
	Notes	September 30, 2021	September 30, 2020	September 30, 2021	September 30, 2020
Cash Flows from (used in) Operating Activities					
Net Income and Comprehensive Income		$ 9,826,281	$ 3,933,363	$ 51,821,589	$ 2,411,949
Fair Value Adjustments:					
Investment Properties	4	(6,432,247)	344,898	(43,799,789)	10,732,760
(Gain)/Loss on Sale of Investment Properties	4	1,265,706	-	1,910,739	(9,097)
Unit-Based Compensation Expense/(Recovery)	8(g)	(539,723)	29,306	620,298	(1,039,628)
Finance Costs, Net of Interest and Other Income	10	1,960,002	2,028,101	6,097,662	5,928,131
Finance Fee Amortization	10	259,876	90,951	684,847	235,775
Non-cash Interest Expense	10	(39,840)	15,308	(133,770)	(37,009)
Land Lease Amortization	7(b)	16,058	16,996	49,534	51,505
Straight-line Rent Adjustment	9	(68,527)	(31,745)	(274,745)	(357,421)
Free Rent, Net of Amortization	9	24,906	16,362	74,766	50,339
Change in Non-Cash Operating Working Capital:					
Accounts Receivable		(2,271,440)	491,292	(2,958,904)	(278,684)
Prepaid Expenses, Deposits and Other Assets		(369,121)	(735,066)	(1,181,604)	(1,062,832)
Restricted Cash		503	1,008	152,721	143,154
Accounts Payable and Accrued Liabilities	5	2,201,837	21,314	4,896,565	(1,576,618)
Tenant Rental Deposits		70,422	(14,794)	494,976	99,876
		$ 5,904,697	$ 6,207,298	$ 18,454,889	$ 15,292,206
Cash Flows from (used in) Financing Activities					
Issuance of Units, Net of Issuance Costs	8	3,378,259	(16,573)	30,482,955	(145,715)
Normal Course Issuer Bid	8(d)	-	(3,058,495)	-	(4,112,889)
Redemption	8(e)	-	(2,115,000)	-	(2,115,000)
Bank Indebtedness	6	13,179,104	-	(7,358,947)	-
Mortgages, Repayments	7(a)	(1,667,196)	(1,447,445)	(17,849,423)	(42,061,125)
Mortgages, Issuances	7(a)	-	-	27,110,000	41,700,000
Finance Costs Paid		-	(62,333)	-	(292,987)
Cash Interest Paid, Net of Other Income		(1,957,395)	(2,029,560)	(6,081,811)	(6,007,007)
Cash Distributions Paid	8(i)	(4,316,431)	(3,742,792)	(11,808,199)	(11,345,945)
		$ 8,616,341	$ (12,472,198)	$ 14,494,579	$ (24,380,667)
Cash Flows from (used in) Investing Activities					
Net Proceeds From Sale of Investment Properties	4	7,777,853	-	26,098,034	43,120
Acquisitions and Capital Expenditures	3,4	(16,888,468)	(1,668,601)	(58,617,075)	(8,908,077)
		$ (9,110,615)	$ (1,668,601)	$ (32,519,041)	$ (8,864,957)
Increase/(Decrease) in Cash and Cash Equivalents		5,410,423	(7,933,501)	430,427	(17,953,418)
Cash and Cash Equivalents / (Bank Indebtedness), Beginning of Period		705,955	2,726,676	5,685,951	12,746,594
Cash and Cash Equivalents / (Bank Indebtedness), End of Period		$ 6,116,378	$ (5,206,824)	$ 6,116,378	$ (5,206,824)

See accompanying Notes to Condensed Consolidated Interim Financial Statements

1. The Trust

Firm Capital Property Trust (the ''Trust'') is an unincorporated open-ended real estate investment trust established on August 30, 2012 under the laws of the Province of Ontario pursuant to an amended and restated Declaration of Trust dated November 20, 2012. The Trust is a "mutual fund trust" as defined in the Income Tax Act (Canada), but is not a "mutual fund" within the meaning of applicable Canadian securities legislation. The head office and registered office of the Trust is located at 163 Cartwright Avenue, Toronto, Ontario M6A 1V5. These condensed consolidated interim financial statements were approved by the Board of Trustees on November 11, 2021.

The Trust owns 100% of the outstanding Class A Limited Partnership Units of Firm Capital Property Limited Partnership ("FCPLP"), a limited partnership created under the laws of the Province of Ontario. FCPLP ultimately owns the investment properties through various subsidiaries. The Trust is the reporting issuer trading on the TSX Venture Exchange under the ticker symbol FCD.UN.

2. Summary of Significant Accounting Policies

(a) Statement of Compliance

These condensed consolidated interim financial statements have been prepared in accordance with International Accounting Standard ("IAS") 34 – Interim Financial Reporting as issued by the International Accounting Standards Board ("IASB"). Accordingly, certain information and note disclosures normally included in the consolidated annual financial statements prepared in accordance with International Financial Reporting Standards ("IFRS") have been omitted or condensed and accordingly, these condensed consolidated interim financial statements should be read in conjunction with the annual financial statements of the Trust as at and for the year ended December 31, 2020. These condensed consolidated interim financial statements have been prepared using the same accounting policies and methods as those used in the audited consolidated annual financial statements for the year ended December 31, 2020, except as outlined below.

(b) Basis of Consolidation

The condensed consolidated interim financial statements comprise the financial statements of the Trust and its subsidiaries. The financial statements of the subsidiaries are prepared for the same reporting periods as the Trust, using consistent accounting policies. All intercompany balances, transactions and unrealized gains and losses arising from intercompany transactions are eliminated on consolidation.

(c) Basis of Presentation, Measurement and Significant Accounting Policies

The condensed consolidated interim financial statements are prepared on a going concern basis and have been presented in Canadian dollars, which is the Trust's functional currency. The condensed consolidated interim financial statements are prepared on the historical cost basis with the exception of investment properties, cash and cash equivalents and the liabilities related to unit-based compensation expense, which are measured at fair value. The accounting policies set out below have been applied consistently to all periods as presented in the audited consolidated financial statements for the year ended December 31, 2020.

(d) Co-Ownership Arrangement

The Trust currently is a co-owner in fifteen joint arrangements. These arrangements are classified as joint operations because the parties involved have joint control of the assets and joint responsibility of the liabilities relating to the arrangement. As a result, the Trust includes its pro rata share of its assets, liabilities, revenues, expenses and cash flows in these condensed consolidated interim financial statements. Management believes the assets of these joint arrangements are sufficient for the purpose of satisfying the associated obligations. The co-ownership schedule is outlined below:

Investment Properties	Joint Arrangement Interest
Centre Ice Retail Portfolio (1)	70%
Waterloo Industrial Portfolio (1)	70%
Edmonton Apartment Complex (1)	70%
Lower Sackville Apartment Complex (1)	70%
Montreal Industrial Portfolio (1)	50%
Edmonton Industrial Portfolio (1)	50%
Ottawa Apartment Complex (1)	50%
Crombie Retail Portfolio	50%
FCR Retail Portfolio	50%
Gateway Retail Property (1)	50%
Mountview Maufactured Home Communities (1)	50%
Hidden Creek Manufactured Homes Communities (1)	50%
The Whitby Mall (1)	40%
Thickson Place (1)	40%
Eglinton Ave West Commerical (1)	40%

(1) Pursuant to the Declaration of Trust, the Asset Manager is only obligated to request the Trust to participate in up to 50% of an acquisition. The above list the Trust's ownership interest in the respective properties. Entities associated to the Asset Manager and Property Manager and Members of the Board of Trustees are invested along side the Trust in those properties

(e) Estimates

The preparation of condensed consolidated interim financial statements requires management to make estimates that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the condensed consolidated interim financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates. The critical accounting estimates have been set out in the Trust's audited consolidated financial statements for the year ended December 31, 2020.

On January 30, 2020, the World Health Organization declared COVID-19 outbreak a global health emergency. The governments have likewise declared that the COVID-19 outbreak in their jurisdictions constitutes an emergency and enacted measures to contain the spread of the virus. Reactions to the spread of COVID-19 have led to, among other things, significant restrictions on travel, temporary business closures, quarantines, a general reduction in commercial activity due to reduced consumer spending related to job loss and other adverse economic effects attributable to COVID-19. Given the unprecedented and pervasive impact of changing circumstances surrounding COVID-19, there is inherently greater uncertainty related to the Trust's future operating assumptions as compared to the prior periods.

The duration of the business disruption due to government lockdown orders and their related financial impact cannot be reasonably estimated at this time and may be instituted, terminated and re-instituted from time to time as the COVID-19 outbreak worsens or waves of COVID outbreaks may occur.

In the near-term, there have been no material signs of deterioration in the Trust's operations as a result of COVID-19.

(f) Critical Judgments
Critical judgments have been set out in the Trust's audited consolidated financial statements for the year ended December 31, 2020. The Trust has not identified critical judgements that are new to the interim period.

3. Acquisition of Investment Properties

On March 18, 2020, the Trust closed on an acquisition of a 50% interest in two industrial properties located in Edmonton and Leduc, Alberta. The acquisition price for the Trust's portion of the portfolio was $5,421,503 (including transaction costs). In addition, accounts receivable of $2,034, prepaid expenses of $1,413, net of accounts payable of $21,797 and tenant rental deposits of $38,668 were assumed as part of the acquisition.

On March 16, 2021, the Trust closed the acquisition of a 50% interest in a 181 site Manufactured Housing Community ("MHC") named Mountview Mobile Home Park ("Mountview") located in Calgary, Alberta. The acquisition price for the Trust's portion of the portfolio was $8,653,157 (including transaction costs). In addition, accounts receivable of $7,194, accounts payable of $31,484 and tenant rental deposits of $39,229 were assumed as part of the acquisition.

On May 3, 2021, the Trust closed the acquisition of a 70% interest of 128 units in two multi-residential buildings located in Edmonton, Alberta. The acquisition price for the Trust's portion of the portfolio was $17,472,000 (including transaction costs). In addition, accounts receivable of $6,725, prepaid expenses of $155 and tenant rental deposits of $45,422 were assumed as part of the acquisition. The Edmonton Property financed with a new $17,000,000 mortgage with a Canadian Chartered Bank (the Trust's portion was $11,900,000).

On May 5, 2021, the Trust closed the acquisition of a 70% interest of 132 units in three multi-residential buildings located in Lower Sackville, Nova Scotia. The acquisition price for the Trust's portion of the portfolio was $12,789,000 (including transaction costs). In addition, accounts receivable of $19,276, prepaid expenses of $3,459 and tenant rental deposits of $89,050 were assumed as part of the acquisition. The Lower Sackville Property was financed with a new $13,650,000 mortgage with a Canadian Chartered Bank (the Trust's portion was $9,555,000).

On August 4, 2021, the Trust closed the acquisition of a 50% interest in a 242 site Hidden Creek Manufactured Homes Communities located in McGregor, Ontario. The acquisition price for the Trust's portion of the portfolio was $5,419,190 (including transaction costs). In addition, accounts receivable of $299 and accounts payable of $45,200 were assumed as part of the acquisition.

On September 28, 2021, the Trust closed the acquisition of a 40% interest in a 11,256 square foot single tenant retail property located in Toronto, Ontario, (Eglinton Ave West Commerical). The acquisition price for the Trust's portion of the property was $9,974,558 (including transaction costs). In addition, prepaid expenses of $12,289 were assumed as part of the acquisition.

The above noted acquisitions have been accounted for as asset acquisitions using the acquisition method, with the results of operations included in the Trust's accounts from the date of acquisition. Net assets acquired during the respective periods are as follows:

	Period Ended September 30, 2021	Year Ended December 31, 2020
Investment Properties, including Acquisition Costs	$ 54,307,905	$ 5,421,503
Accounts Receivable	33,494	2,034
Prepaid Expenses	15,903	1,413
Accounts Payable	(76,684)	(21,797)
Tenant Rental Deposits	(173,701)	(38,668)
Net Assets Acquired	$ 54,106,916	$ 5,364,485
Consideration Paid, Funded By:		
Cash and Bank Indebtedness	$ 26,996,916	$ 5,364,485
New Mortgages	27,110,000	-
	$ 54,106,916	$ 5,364,485

4. Investment Properties

	Retail and Commercial	Core Service Provider Office	Industrial	Multi-residential	Manufactured Housing Communities	Total
Balance, December 31, 2019	$ 336,292,371	$ 5,339,600	$ 97,738,004	$ 18,407,747	$ -	$ 457,777,717
Acquisitions	-	-	5,421,503	-	-	5,421,503
Dispositions	-	-	(34,024)	-	-	(34,024)
Capital Expenditures	2,188,880	33,503	1,243,128	78,080	-	3,543,592
Straight-line Rents	1,288,828	1,190	248,046	-	-	1,538,064
Fair Value Adjustment	(11,412,649)	(30,913)	(787,181)	1,497,983	-	(10,732,760)
Balance, September 30, 2020	$ 328,357,429	$ 5,343,380	$ 103,829,476	$ 19,983,810	$ -	$ 457,514,090
Capital Expenditures	1,232,879	31,497	381,315	36,490	$ -	1,682,181
Straight-line Rents	116,063	235	7,466	$ -	$ -	123,764
Assets Held for Sale	(20,043,100)	-	-	-	-	(20,043,100)
Fair Value Adjustment	2,976,213	(42,836)	7,208,885	8,195	-	10,150,458
Balance, December 31, 2020	$ 312,639,484	$ 5,332,276	$ 111,427,143	$ 20,028,496	$ -	$ 449,427,393
Acquisitions	9,974,558	-	-	30,261,000	14,072,347	54,307,905
Dispositions	(8,009,000)	-	-	-	-	(8,009,000)
Capital Expenditures	4,120,369	31,164	190,361	32,485	-	4,374,380
Straight-line Rents	257,438	936	16,103	-	-	274,476
Assets Held for Sale	(949,900)	-	-	-	-	(949,900)
Fair Value Adjustment	3,365,927	(76,019)	40,250,308	259,568	-	43,799,789
Balance, September 30, 2021	$ 321,398,876	$ 5,288,357	$ 151,883,915	$ 50,581,549	$ 14,072,347	$ 543,225,043

For the period ended September 30, 2021, senior management of the Trust valued the Investment Properties using the overall capitalization method and independent third party appraisals. Investment properties are valued on a highest and best use basis. For all of the Trust's investment properties, the current use is considered the best use. Fair value was determined by applying a capitalization rate to stabilized net operating income ("Stabilized NOI"). Stabilized NOI incorporates allowances for vacancy, management fees and structural reserves for tenant inducements and capital expenditures and is capped at a rate deemed appropriate for each investment property. Capitalization rates are based on many factors, including but not limited to the asset location, type, size and quality of the asset and taking into account any available market data at the valuation date.

Properties are typically independently appraised at the time of acquisition or refinancing. When an independent appraisal is obtained, the Trust assesses all major inputs used by the independent valuators in preparing their reports and holds discussions with them on the reasonableness of their assumptions. The reports are then used by the Trust for consideration in preparing the valuations as reported in these consolidated financial statements.

Capitalization rates used in the valuation of investment properties as of September 30, 2021 are based on current market data available and have been adjusted for our enclosed mall and non-anchored retail portfolio to reflect market uncertainty related to COVID-19. Given the uncertainty around the duration of COVID-19 and the potential negative impact it may have on the real estate industry, it is not possible to predict the impact of the capitalization rates in the future across all of our investment properties at this time.

The Trust continues to review its cash flow projections, liquidity and the fair value of its real estate portfolio in these challenging times. Capitalization rates could change materially as additional market data becomes available. As such, significant changes in assumptions concerning rental income, occupancy rates, tenant inducements and future market rents could negatively impact future real estate valuations and the Trust's overall operations as COVID-19 pandemic continues.

The properties independently appraised each year represent a subset of the property types and geographic distribution of the overall portfolio. For the period from January 1, 2020 to September 30, 2021, approximately 25% of the portfolio has been independently appraised. A breakdown of the aggregate fair value of investment properties independently appraised each quarter, in accordance with the Trust's policy, is as follows:

	2021			2020		
	Number of investment properties	Fair value at 100%	Fair value at Trust's share	Number of investment properties	Fair value at 100%	Fair value at Trust's share
Q1	-	-	-	-	-	-
Q2	26	180,600,000	90,300,000	2	14,209,000	14,209,000
Q3	-	-	-	3	30,076,000	30,076,000
Q4	-	-	-	-	-	-
Total	**-**	**$ -**	**$ -**	**5**	**$ 44,285,000**	**$ 44,285,000**

Investment Properties measured at fair value are categorized by level according to the inputs used. The Trust has classified these inputs as Level 3. With the exception of the acquisition and dispositions of investment properties as well as transfers into assets held for sale as further described in note 4 of these consolidated financial statements, there have been no transfers into or out of Level 3 in the current year. Significant unobservable inputs in Level 3 valuations are as follows:

September 30, 2021	**Retail & Commercial**	**Core Service Provider Office**	**Industrial**	**Multi-Residential**	**Manufactured Housing Communities**	**Weighted Average**
Capitalization Rate Range	4.16% - 7.25%	7.00%	3.95% - 7.00%	5.00%	5.75%	5.60%
Weighted Average Capitalization Rate	6.15%	7.00%	4.61%	5.00%	5.75%	5.60%

December 31, 2020	**Retail & Commercial**	**Core Service Provider Office**	**Industrial**	**Multi-Residential**	**Manufactured Housing Communities**	**Weighted Average**
Capitalization Rate Range	4.16% - 7.75%	7.00%	5.25% - 7.00%	5.00%-5.10%	-	6.02%
Weighted Average Capitalization Rate	6.24%	7.00%	5.54%	5.06%	-	6.02%

The fair value of the Trust's investment properties is sensitive to changes in the significant unobservable inputs. Changes in certain inputs would result in a change to the fair value of the Trust's investment properties as set out in the following table:

		September 30, 2021
Weighted Average		**Increase/(Decrease) in Valuation**
- Capitalization Rate	25 basis point increase	$ (24,007,033)
- Capitalization Rate	25 basis point decrease	26,445,578

Generally, an increase in stabilized NOI will result in an increase to the fair value of an investment property. An increase in the capitalization rate will result in a decrease to the fair value of an investment property. The capitalization rate magnifies the effect of a change in stabilized NOI.

Gain/Loss On Sale of Investment Properties: On June 30, 2020, the Trust completed the sale of its interest in a portion of land from the Waterloo Industrial Portfolio with gross proceeds of approximately $0.06 million. The Trust's pro-rata share of the gross proceeds is $0.04 million. The Trust recognized a gain on sale of approximately $0.01 million.

During the nine months ended September 30, 2021, the Trust completed sales of twelve retail properties from the Centre Ice Retail Portfolio with gross proceeds of approximately $31.3 million. The Trust's pro-rata share of the gross proceeds was $21.9 million. The Trust recognized a loss on sale of $1.7 million.

The Trust completed the sale of its 100% owned retail commericial property located at 1100 10th Street Centre Inc in Hanover, Ontario with gross proceeds of approximately $6.0 million. The Trust recognized a loss on sale of approximately $0.2 million.

Note Receivable: As part of one of the dispositions, during the nine months ended September 30, 2021, the Centre Ice Retail Portfolio co-tenancy assumed a note receivable from the purchaser for $1.0 million. Terms are 5% interest only, two year term, fully open for repayment prior to maturity and fully secured against the disposed property. The Trust's portion of the note receivable is $0.7 million as at September 30, 2021.

5. Accounts Payable and Accrued Liabilities

Accounts payable and accrued liabilities as at September 30, 2021 and as at December 31, 2020 were $10,843,000 and $5,853,899, respectively, and consist of the following:

	Sept 30, 2021	December 31, 2020
Utilities, Repairs and Maintenance, Other	6,937,658	4,199,074
Due to Asset and Property Manager (notes 12(a) and 12(b))	2,121,182	533,058
Accrued Interest Expense	418,636	376,541
Option Liabilities (note 8(i))	1,365,524	745,226
Accounts Payable and Accrued Liabilities	$ 10,843,000	$ 5,853,899

6. Bank Indebtedness

(a) Revolving Operating Facility

The Trust has entered into a Revolving Operating Facility (the "Facility") with a Canadian Chartered Bank (the "Bank") fully secured by first charges against certain investment properties. On September 30, 2021, the total amount available under the Facility was $19.0 million. The interest rate is based on a calculated formula using the Bank's prime lending rate. Amounts drawn under the Facility are due to be repaid at the maturity date on October 31, 2022. Amounts drawn under the Facility as at

September 30, 2021 and December 31, 2020 were $10,379,119 and $2,038,051, respectively.

(b) Line of Credit
The Trust has entered into a Line of Credit (the "LOC") with a Canadian Chartered Bank (the "Bank") fully secured by first charges against the Merivale Mall Property. On September 30, 2021, the total amount available under the LOC was $22.0 million. The interest rate is based on a calculated formula using the Bank's prime lending rate. Amounts drawn under the Facility are due to be repaid at the maturity date on November 30, 2025. Amounts drawn under the LOC as at September 30, 2021 and December 31, 2020 were $2,800,000 and $18,500,000, respectively.

7. Non-current Liabilities

(a) Mortgages
As at September 30, 2021, total outstanding mortgages were $237,331,275 ($227,519,621 as at December 31, 2020), net of unamortized financing costs of $949,990 ($1,303,922 as at December 31, 2020), offset by a $412,225 ($545,996 as at December 31, 2020) mark to market adjustment with a weighted average interest rate of approximately 3.3% (3.4% as at December 31, 2020) and weighted average repayment term of approximately 3.5 years (3.9 years as at December 31, 2020). The mortgages are repayable as follows:

	Scheduled Principal Repayments	Debt Maturing During The Year		Total Mortgages Payable	Scheduled Interest Payments
2021	1,560,476	-		1,560,476	2,416,163
2022	7,281,459	11,923,275		19,204,734	7,307,065
2023	5,857,596	48,413,617		54,271,213	6,324,335
2024	3,109,262	87,293,847		90,403,109	3,447,274
2025	1,963,648	12,095,829		14,059,476	1,948,779
Thereafter	3,864,411	54,505,619		58,370,031	5,402,947
Face Value	23,636,852	214,232,187	$	237,869,040	26,846,563
Unamortized Financing Costs				(949,990)	
Mark to Market on Assumed Mortgages				412,225	
Total Mortgages			$	237,331,275	

		September 30, 2021		December 31, 2020
Current:				
Mortgages	$	5,883,444	$	18,627,014
Unamortized Financing Costs		(471,909)		(485,287)
Mark to Market on Assumed Mortgages		124,114		173,609
		5,535,649		18,315,337
Non-Current:				
Mortgages		231,985,596		209,650,534
Unamortized Financing Costs		(478,081)		(818,635)
Mark to Market on Assumed Mortgages		288,111		372,387
		231,795,626		209,204,285
Total Mortgages	$	237,331,275	$	227,519,622

The following table sets out an analysis of net debt and the movements in net debt for the period ended September30, 2021:

		Cash and Cash Equivalents		Mortgages		Net Debt
As at December 31, 2020	$	5,685,951	$	(227,519,622)	$	(221,833,671)
Cash Flows		(973,333)		(9,260,577)		(10,233,911)
Non-cash Changes		1,403,760		(551,076)		852,684
As at September 30, 2021	$	6,116,378	$	(237,331,275)	$	(231,214,897)

(b) Land Lease Liability

On May 9, 2019, as part of the FCR Retail Portfolio acquisition, the joint arrangement assumed a land lease on a retail property located in Ottawa, Ontario. The terms of the land lease are gross annual payments of $101,040 per annum that mature on April 1, 2027. The land lease liability is calculated in accordance with IFRS 16, using a present value of the remaining lease payments, discounted using the incremental borrowing rate at May 9, 2019 of 6.25% for the term of the lease. The Trust's pro-rata portion of the lease liability is as follows:

	Lease Liability			
	Opening Balance	Lease Payment	Imputed Interest Expense	Ending Balance
2021	292,714	(50,520)	11,894	254,088
2022	254,088	(50,520)	13,936	217,504
2023	217,504	(50,520)	11,650	178,633
2024	178,633	(50,520)	9,220	137,333
2025	137,333	(50,520)	6,639	93,452
Thereafter	93,452	(50,520)	5,022	47,953

		September 30, 2021
Current	$	36,046
Non-Current		218,042
Total	$	254,088

8. Unitholders' Equity

(a) Issued and Outstanding

	Number of Units	Amount
Balance, December 31, 2019	30,644,385	174,029,265
Normal Course Issuer Bid (note 8(d))	(788,600)	(4,112,889)
Less: Issuance Costs	-	(147,265)
Redemption (note 8(e))	(500,000)	(2,115,000)
Issuance of Units from Distribution Reinvestment Plan (note 8(h))	228	1,550
Balance, September 30, 2020	29,356,013	167,655,661
Normal Course Issuer Bid (note 8(d))	(6,600)	(33,990)
Less: Issuance Costs	-	(66)
Issuance of Units from Distribution Reinvestment Plan (note 8(h))	281	1,500
Balance, December 31, 2020	29,349,694	167,623,104
Options Exercised (note 8(c))	553,333	3,378,665
Issuance of Units from Distribution Reinvestment Plan (note 8(h))	290	2,000
Public Equity Offering (note 8(f))	4,107,800	27,102,290
Balance, September 30, 2021	34,011,117	198,106,061

(b) Authorized

In accordance with the Declaration of Trust, the Trust may issue an unlimited number of units (the "Trust Units"). The Board of Trustees of the Trust has discretion with respect to the timing and amount of distributions. Each Unitholder is entitled on demand to redeem all or any part of the Trust Units registered in the name of the Unitholder at prices determined and payable in accordance with the conditions provided for in the Declaration of Trust.

Trust Units are redeemable at any time, in whole or in part, on demand by the Unitholders. On receipt of the redemption notice by the Trust, all rights to and under the Trust Units tendered for redemption shall be surrendered and the Unitholders shall be entitled to receive a price per Trust Unit equal to the lesser of:

i. 90% of the "market price" of the Trust Units on the exchange or market on which the Units are listed or quoted for trading during the ten consecutive trading days ending immediately prior to the date on which the Trust Units were surrendered for redemption; and

ii. 100% of the "closing market price" on the exchange or market or on which the Trust Units are listed or quoted for trading on the redemption date.

The total amount payable by the Trust, in respect of any Trust Units surrendered for redemption during any calendar month, shall not exceed $50,000 unless waived at the discretion of the Trustees and be satisfied by way of a cash payment in Canadian dollars within 30 days after the end of the calendar month in which the Trust Units were tendered for redemption. To the extent the redemption price payable in respect of Trust Units surrendered for redemption exceeds $50,000 in any given month, such excess will be redeemed for cash, and by a distribution in specie of assets held by the Trust on a pro rata basis.

(c) Options Exercised
During the period ended September 30, 2021, 553,333 Trust unit options at a weighted average price of $6.11 per Trust Unit were exercised for gross proceeds of approximately $3,378,665.

(d) Normal Course Issuer Bid
On April 3, 2020, the Trust received approval from the TSXV to commence a Normal Course Issuer Bid ("NCIB") to purchase up to 2,829,746 Trust Units, being equal to 10% of the then public float. The bid commenced on April 8, 2020 and ended on April 7, 2021. As at September 30, 2021, the Trust repurchased 795,200 Trust Units for cancellation through its NCIB for gross proceeds of approximately $4.1 million.

(e) Redemption
On July 29, 2020, a unitholder redeemed 500,000 Trust Units for $4.23 per Trust Unit for gross proceeds of approximately $2.1 million. No redemptions occuried during the period ended September 30, 2021.

(f) Public Equity Offering
On June 8, 2021, the Trust completed a public equity offering of Trust Units. 4,107,800 Trust Units were issued at a price of $7.00 per Trust Unit for gross proceeds of approximately $28.8 million ($27.1 million, net of closing costs)

(g) Unit-Based Compensation Plan
Under the Trust's unit option plan, the aggregate number of unit options reserved for issuance at any given time shall not exceed 10% of the number of outstanding Trust Units. As at September 30, 2021, the Trust has 2,271,667 Trust Unit options issued and outstanding consisting of the following issuances:

On March 26, 2018, the Trust granted 600,000 Trust Unit options at a weighted average exercise price of $6.25 per Trust Unit. 525,000 unit options fully vested on the date of the grant with the remaining 75,000 vesting at one-third each year for the next three years and expire on March 26, 2023. The balance as at September 30, 2021 was 515,000 Trust unit options.

On November 8, 2018, the Trust granted 60,000 Trust Unit options at a weighted average exercise price of $6.35 per Trust Unit. The unit options fully vested on the date of grant and expire on November 8, 2023. The balance as at September 30, 2021 was 60,000 Trust unit options.

On August 14, 2019, the Trust granted 1,400,000 Trust Unit options at a weighted average exercise price of $6.40 per Trust Unit. 1,290,000 unit options fully vested on the date of the grant with the remaining 110,000 vesting at one-third each year for the next three years and expire on August 14, 2024. The balance as at September 30, 2021 was 1,303,333 Trust unit options.

On December 1, 2020, the Trust granted 400,000 Trust Unit options at a weighted average exercise price of $6.75 per Trust Unit. 360,000 unit options fully vested on the date of the grant with the remaining 40,000 vesting at one-third each year for the next three years and expire on December 1, 2025. The balance as at September 30, 2021 was 393,334 Trust unit options.

No options were granted during the period ended September 30, 2021.

Unit-based compensation related to the aforementioned unit options stands at an expense of $620,298 for the nine months ended September 30, 2021 ($1,039,628 recovery for the nine months ended September 30, 2020). Unit-based compensation was determined using the Black-Scholes option pricing model and based on the following assumptions:

	As at September 30, 2021	As at December 31, 2020
Expected Option Life (Years)	1.0	1.0
Risk Free Interest Rate	0.26%	0.17%
Distribution Yield	7.23%	7.96%
Expected Volatility	20.00%	20.00%

Expected volatility is based in part on the historical volatility of the Trust Units consistent with the expected life of the option. The risk free interest rate of return is the yield on zero-coupon Government of Canada bonds of a term consistent with the expected option life.

The estimated fair value of an option under the Trust's unit option plan at the date of grant was $0.49, $0.40, $0.36, $0.34 and $0.16 per unit option for the August 15, 2016, March 26, 2018, November 8, 2018, August 14, 2019 and December 1, 2020 issuances, respectively.

(h) Distribution Reinvestment Plan ("DRIP") and Unit Purchase Plan ("UPP")

The Trust has both a DRIP and UPP currently in place. Under the terms of the DRIP, Unitholders may elect to automatically reinvest all or a portion of their regular monthly distributions in additional Trust Units, without incurring brokerage fees or commissions. Trust Units purchased through the DRIP are acquired at the weighted average closing price of Trust Units in the five trading days immediately prior to the distribution payment date. Trust Units purchased through the DRIP will be acquired either in the open market or be issued directly from the Trust's treasury based on a floor price to be set at the discretion of the Board of Trustees.

The UPP gives each Unitholder resident in Canada the right to purchase additional Trust Units. Unitholders who elect to receive Trust Units under the DRIP may also enroll in the Trust's UPP. Under the terms of the UPP, Trust Unitholders may purchase a minimum of $1,000 of Units on each Monthly Purchase Date and maximum purchases of up to $12,000 per annum. The aggregate number of Trust Units that may be issued may not exceed 2% of the Trust Units of the Trust per annum.

For the periods ended September 30, 2021 and September 30, 2020, 290 and 228 Trust Units were issued, respectively, from treasury for total gross proceeds of $2,000 and $1,550, respectively, to Unitholders who elected to receive their distributions in units under the DRIP.

(i) Distributions
For the nine months ended September 30, 2021, distributions of $0.0425 per unit were declared each month commencing in January 2021 through to September 2021, resulting in total distributions declared of $12,030,757. For the nine months ended September 30, 2020 distributions of $0.041667 per unit were declared each month commencing in January 2020 through to September 2020 resulting in total distributions declared of $11,343,347.

9. Rental Revenue

The Trust currently leases commerical real estate to tenants under operating leases. Future minimum base rental income on tenant operating leases over their remaining lease terms (subject to collection) is as follows:

Revenue		
Within one year	$	23,509,546
Later than one year and not longer than five years		61,886,780
Thereafter		16,014,475
	$	101,410,801

The Trust has received funding under the Canada Emergency Commercial Rent Assistance Program (CECRA) program with certain tenants being qualified recipients. As such, for all qualified tenants under the CECRA program, 100% of their total rents for the period they qualified under this program have been included in the rental revenue and trade receivables and a portion of the receivable balance has been provided for through the IFRS 9 expected credit loss adjustment.

Revenue is comprised of the following:

	Three Months Ended		Nine Months Ended	
	Sept 30, 2021	**Sept 30, 2020**	**Sept 30, 2021**	**Sept 30, 2020**
Base Rent	$ 8,275,498	$ 7,727,924	$ 23,577,319	$ 22,328,830
Operating Costs Recoveries	1,658,481	1,573,709	4,955,986	4,800,021
Tax Recoveries	1,883,569	1,996,087	5,742,824	6,109,823
Straight Line Rent	68,527	31,745	274,745	357,421
Free Rent	(24,906)	(16,362)	(74,766)	(50,339)
	$ 11,861,170	$ 11,313,104	$ 34,476,108	$ 33,545,755

10. Finance Costs

Finance costs for the three and nine months ended September 30, 2021 and September 30, 2020 are as follows:

	Three Months Ended		Nine Months Ended	
	Sept 30, 2021	**Sept 30, 2020**	**Sept 30, 2021**	**Sept 30, 2020**
Mortgage Interest	$ 1,946,164	$ 1,949,119	$ 5,928,559	$ 5,709,527
Bank Indebtedness Interest	36,067	87,358	214,893	261,437
Finance Fee Amortization	259,876	90,951	684,847	235,775
Non-cash Interest Expense	(39,840)	15,308	(133,770)	(37,009)
Finance Costs	$ 2,202,268	$ 2,142,740	$ 6,694,528	$ 6,169,731

Finance fee amortization relates to fees paid on securing the Facility, the LOC and the Trust's various mortgages accounted for under the amortized cost method. Non-cash interest expense relates to the amortization of mark to market adjustment relating to the assumed mortgages from the Trust's various acquisitions.

11. Property Operating and General and Administrative Expenses

Property operating expenses include realty taxes as well as other costs related to maintenance, HVAC, insurance, utilities and property management fees. General and administrative expenses include professional fees, public company expenses, office and general, insurance and asset management fees.

Property operating and general and administrative expenses for the three and nine months ended September 30, 2021 and September 30, 2020 are as follows:

	Three Months Ended		Nine Months Ended	
	Sept 30, 2021	**Sept 30, 2020**	**Sept 30, 2021**	**Sept 30, 2020**
Realty Taxes	$ 1,938,144	$ 2,139,680	$ 6,237,977	$ 6,610,599
Property Management Fees (note 12(b))	508,839	461,411	1,367,513	1,301,450
Operating Expenses	1,358,515	1,153,592	4,553,473	4,215,537
Property Operating Expenses	$ 3,805,498	$ 3,754,683	$ 12,158,963	$ 12,127,586

	Three Months Ended		Nine Months Ended	
	Sept 30, 2021	**Sept 30, 2020**	**Sept 30, 2021**	**Sept 30, 2020**
Asset Management Fees (note 12(a))	$ 724,500	$ 685,932	$ 2,123,499	$ 2,048,554
Performance Incentive Fees (note 12(a))	683,480	204,892	$ 2,058,031	379,733
Public Company Expenses	101,356	63,717	239,726	193,035
Office and General	246,281	161,950	694,315	573,967
General and Administrative	$ 1,755,617	$ 1,116,491	$ 5,115,571	$ 3,195,289

12. Related Party Transactions

Transactions with related parties are in the normal course of business and are recorded at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

(a) Asset Management Agreement

The Trust has entered into an Asset Management Agreement with Firm Capital Realty Partners Inc. ("FCRPI"), an entity indirectly related to certain trustees and management of the Trust. The term of the contract was initially ten years and automatically renewed for successive five-year periods. On August 12, 2021 the contract was extended for a further ten year term with successive five year renewal periods.

As part of the Agreement, FCRPI agrees to provide the following services, which include but are not limited to the following: (i) arrange financing, refinancings and structuring of financings for the Trust's investment properties and future acquisitions; (ii) identify, recommend and negotiate the purchase price for acquisitions and dispositions; (iii) prepare budgets and financial forecasts for the Trust and future acquisitions; (iv) provider of services of senior management including the CEO and CFO; (v) assist in investor relations for the Trust; (vi) assist the Trust with regulatory and financial reporting requirements (other than services provided by the CFO of the Trust); (vii) assist the Trust with the preparation of all documents, report data and analysis required by the Trust for its filings and documents necessary for its continuous disclosure requirements pursuant to applicable stock exchange rules and securities laws; (viii) attend meetings of Trustees or applicable committees, as requested by the Trust, to present financing opportunities, acquisition opportunities and disposition opportunities; and (ix) arrange and coordinate advertising, promotional, marketing and related activities on behalf of the Trust.

As compensation for the services, FCRPI is paid the following fees:

i. Asset Management Fees: The Trust pays the following fees annually:

    I. 0.75% of the first $300 million of the Gross Book Value of the Properties; and
    II. 0.50% of the Gross Book Value of the investment properties in excess of $300 million.

ii. Acquisition Fees: The Trust pays the following acquisition fees:

    I. 0.75% of the first $300 million of aggregate Gross Book Value in respect of new properties acquired in a particular year;
    II. 0.65% of the next $200 million of aggregate Gross Book Value in respect of new properties acquired in such year; and thereafter
    III. 0.50% of the aggregate Gross Book Value of new properties acquired in such year.

iii. Performance Incentive Fees: The Trust pays a fee equivalent to 15% of Adjusted Funds From Operations ("AFFO") once AFFO exceeds $0.40 per Unit (including any gains and losses on the disposition of real estate properties calculated as net proceeds less carrying value excluding fair value adjustments).

iv. Placement Fees: The Trust pays a fee equivalent to 0.25% of the aggregate value of all debt and equity financing arranged by FCRPI.

v. Disposition Fees: The Trust pays with respect to a disposition by the Trust at a price that is in excess of the average IFRS carrying value of the Property over the preceding four quarters in which the sale occurred, a fee (the "Disposition Fee") equal to 0.5% of the sale price to FCRPI.

In addition to the fees outlined above, FCRPI is entitled to reimbursement of all actual expenses incurred in performing its responsibilities under the Asset Management Agreement.

For the nine months ended September 30, 2021 and September 30, 2020, Asset Management Fees were $2,123,499 and $2,048,554; Acquisition Fees were $471,295 and $40,219; Placement Fees were $104,250 and Performance Incentive Fees were $2,058,031 and $379,733, respectively.

Asset Management and Performance Incentive Fees are recorded in General and Administrative expenses while Acquisition and Placement Fees are capitalized to Investment Properties, Mortgages and Unitholders' Equity on the consolidated balance sheet.

As at September 30, 2021, $2,058,031 ($457,628 as at Decvember 31, 2020) was due to FCRPI and has been accounted for in accounts payable and accrued liabilities and $2,476,445 was due from an entity affiliated with FCRPI and included in accounts receivable (this amount was paid on October 5th, 2021).

(b) Property Management Agreement

The Trust has entered into a Property Management Agreement with Firm Capital Property Management Corp. ("FCPMC"), formerly Firm Capital Properties Inc., an entity indirectly related to certain trustees and management of the Trust. The term of the contract is initially ten years and automatically renews for successive five-year periods.

As part of the Agreement, FCPMC agrees to provide the following services which include but are not limited to, the following: (i) lease the Properties and to obtain tenants from time to time as vacancies occur; (ii) to establish the rent, the duration, the terms and conditions of all leases and renewals thereof; (iii) to enter into agreements to lease and offers to lease in respect of the properties; (iv) collect all rents, including parking revenues, tenant recoveries, leasehold recoveries and any other revenues or monies accruing to the properties, or sums which may be receipts due and payable in connection with or incidental to the properties; (v) maintain the properties in reasonable operating condition and repair, (vi) arrange for and supervise the making or installation of such maintenance, repairs, improvements (including tenant improvements) and alterations as may be required; (vii) maintain all licenses and permits as required; (viii) collect all rents; (ix) recover all operating costs as required under various tenant lease arrangements; (x) prepare all property operating and capital expenditure budgets; and (xi) undertake, supervise and budget all tenant improvements, construction projects and alterations.

As compensation for the services, FCPMC is paid the following fees:

(a) Property Management Fees: The Trust pays the following fees annually:

I. Multi-unit Residential Properties: For each multi-unit residential property with 120 units or less, a fee equal to four percent (4.0%) of Gross Revenues and for each multi-unit residential property with more than 120 units, a fee equal to three and one-half percent (3.5%) of Gross Revenues.

II. Industrial and Commercial Properties: Fee equal to four and one-quarter percent (4.25%) of Gross Revenues from the property; provided, however, that for such properties with a single tenant, the fee shall be equal to three percent (3.0%) of Gross Revenues.

(b) Commercial Leasing Fees: Where FCPMC leases a rental space on commercial terms, FCPMC shall be entitled to receive a leasing commission equal to three percent (3.0%)

of the net rental payments for the first year of the lease, and one and one-half percent (1.5%) of the net rental payments for each year during the balance of the duration of the lease; provided, however, that where a third party broker arranges for the lease of any such property that is not subject to a long-term listing agreement, FCPMC shall be entitled to a reduced commission equal to 50% of the foregoing amounts with respect to such property. No leasing fees will be paid for relocating existing tenants, rewriting leases or expenditures, including the cost of all permits, materials, labour, contracts, and holding over without a lease unless the area or length of term has increased.

(c) Commercial Leasing Renewal Fees: Renewals of space leased on commercial terms (including lease renewals at the option of the tenant) which are handled exclusively by FCRPI shall be subject to a commission payable to FCPMC of one-half of one percent (0.50%) of the net rental payments for each year of the renewed lease.

(d) Construction Development Property Management Fees: Where FCPMC is requested by the Trust to construct tenant improvements or to renovate same, or where FCPMC is requested by the Trust to construct, modify, or reconstruct improvements to, or on, the Properties (collectively, “Capital Expenditures”), FCPMC shall receive as compensation for its services with respect thereto a fee equal to five percent (5.0%) of the cost of such Capital Expenditures, including the cost of all permits, materials, labour, contracts, and subcontracts; provided, however, that no such fee shall be payable unless the Capital Expenditures are undertaken following a tendering or procurement process where the total cost of Capital Expenditures exceeds $50,000.

In addition to the fees outlined above, FCPMC is entitled to reimbursement of all actual expenses incurred in performing its responsibilities under the Property Management Agreement.

For the period ended September 30, 2021 and September 30, 2020, Property Management Fees were $598,676 and $627,830 and Commercial Leasing Fees were $93,539 and $98,919, respectively.

As at September 30, 2021, $63,151 ($75,429 as at December 31, 2020) was due to FCPMC and has been accounted for in accounts payable and accrued liabilities.

(c) Lease Agreement

On August 1, 2013, FCPMC entered into a lease agreement with the entity that owns the Montreal Industrial Portfolio which the Trust accounts for as a joint control arrangement, to lease office space on commercially available terms. For the three and nine months ended September 30, 2021, $5,580 and $16,740 ($5,580 and $16,740 for the three and nine months ended September 30, 2020) of base rent was paid on this lease.

(d) Co-Ownership Arrangement

The Trust currently is a co-owner in fifteen joint arrangements. These arrangements are classified as joint operations because the parties involved have joint control of the assets and joint responsibility of the liabilities relating to the arrangement. As a result, the Trust includes its pro rata share of its assets, liabilities, revenues, expenses and cash flows in these consolidated financial statements. Management believes the assets of these joint arrangements are sufficient for the purpose of satisfying the associated obligations. The co-ownership schedule is laid out below:

Investment Properties	Joint Arrangement Interest
Centre Ice Retail Portfolio [1]	70%
Waterloo Industrial Portfolio [1]	70%
Edmonton Apartment Complex [1]	70%
Lower Sackville Apartment Complex [1]	70%
Montreal Industrial Portfolio [1]	50%
Edmonton Industrial Portfolio [1]	50%
Ottawa Apartment Complex [1]	50%
Crombie Retail Portfolio	50%
FCR Retail Portfolio	50%
Gateway Retail Property [1]	50%
Mountview Maufactured Home Communities [1]	50%
Hidden Creek Manufactured Homes Communities [1]	50%
The Whitby Mall [1]	40%
Thickson Place [1]	40%
Eglinton Ave West Commerical [1]	40%

[1] Pursuant to the Declaration of Trust, the Asset Manager is only obligated to request the Trust to participate in up to 50% of an acquisition. The above list the Trust's ownership interest in the respective properties. Entities associated to the Asset Manager and Property Manager and Members of the Board of Trustees are invested along side the Trust in those properties

Certain Trustees and Officers of the Trust directly and/or indirectly have interests in certain of these Joint Arrangements.

(e) Key management compensation:

For the period ended September 30, 2021, total trustee's fee expenses were $139,875 (2020 - $124,875) and included in general and administrative expenses (office and general). Certain key management personnel are also trustees of the Trust and receive compensation from FCRPI.

The trustees and officers participate in the Trust's unit option plan. Unit options granted and outstanding are disclosed in note 8(g).

13. Co-Ownership Property Interests

The Trust's properties have the following property interests and includes its proportionate share of the related assets, liabilities, revenue and expenses of these properties in the consolidated financial statements.

	As at September 30, 2021			
	Trust Wholly Owned	Co-Owned at Proportionate Ownership	Total	Co-Owned at 100%
Current Assets	$ 3,175,684	$ 11,640,908	$ 14,816,592	$ 36,891,996
Non-Current Assets	76,821,037	467,104,007	543,925,043	897,591,288
Total Assets	**$ 79,996,721**	**$ 478,744,915**	**$ 558,741,635**	**$ 934,483,284**
Current Liabilities	9,734,519	21,778,308	31,512,827	25,380,285
Non-Current Liabilities	19,394,030	214,109,042	233,503,072	$ 413,777,391
Total Liabilities	**$ 29,128,550**	**$ 235,887,350**	**$ 265,015,899**	**$ 439,157,676**
Total Owners' Equity	**$ 50,868,171**	**$ 242,857,565**	**$ 293,725,736**	**$ 495,325,608**

	As at December 31, 2020			
	Owned	Proportionate	Total	100%
Current Assets	$ 878,687	$ 30,214,587	$ 31,093,275	$ 67,242,086
Non-Current Assets	87,017,187	362,410,206	449,427,393	710,048,124
Total Assets	**$ 87,895,874**	**$ 392,624,793**	**$ 480,520,668**	**$ 777,290,210**
Current Liabilities	16,679,315	29,621,856	46,301,171	51,360,944
Non-Current Liabilities	19,496,475	191,271,068	210,767,543	$ 379,511,549
Total Liabilities	**$ 36,175,790**	**$ 220,892,924**	**$ 257,068,714**	**$ 430,872,493**
Total Owners' Equity	**$ 51,720,085**	**$ 171,731,869**	**$ 223,451,954**	**$ 346,417,717**

	Three Months Ended September 30, 2021			
	Trust Wholly Owned	Co-Owned at Proportionate Ownership	Total	Co-Owned at 100%
Net Operating Income				
Rental Revenue	$ 2,046,132	$ 9,815,038	$ 11,861,170	$ 18,845,258
Property Operating Expenses	(795,037)	(3,010,461)	(3,805,498)	(6,000,008)
	1,251,095	6,804,577	8,055,672	12,845,249
Interest and Other Income	6,089	16,139	22,228	27,068
Expenses:				
Finance Costs	354,886	1,847,382	2,202,268	3,583,777
General and Administrative	747,818	1,007,799	1,755,617	755,603
	1,102,704	2,855,181	3,957,885	4,339,381
Income Before Fair Value Adjustments	154,480	3,965,535	4,120,015	8,532,937
Fair Value Adjustments:				
Investment Properties	1,146,624	5,285,623	6,432,247	8,784,040
Gain/Loss on Sale of Investment Properties	305,991	(1,571,697)	(1,265,706)	(1,939,290)
Unit-based Compensation Recovery	539,723	-	539,723	-
Net Income and Comprehensive Income	$ 2,146,819	$ 7,679,462	$ 9,826,281	$ 15,377,686

	Three Months Ended September 30, 2020			
	Trust Wholly Owned	Co-Owned at Proportionate Ownership	Total	Co-Owned at 100%
Net Operating Income				
Rental Revenue	$ 2,221,858	$ 9,091,246	$ 11,313,104	$ 17,765,824
Property Operating Expenses	(744,398)	(3,010,285)	(3,754,683)	(6,085,147)
	1,477,460	6,080,961	7,558,421	11,680,677
Interest and Other Income	666	7,710	8,376	15,509
Expenses:				
Finance Costs	332,319	1,810,421	2,142,740	3,534,131
General and Administrative	614,985	501,506	1,116,491	352,697
	947,304	2,311,927	3,259,231	3,886,828
Income Before Fair Value Adjustments	530,822	3,776,744	4,307,566	7,809,358
Fair Value Adjustments:				
Investment Properties	387,903	(732,801)	(344,898)	(1,288,035)
Unit-based Compensation (Expense)	(29,306)	-	(29,306)	-
Net Income and Comprehensive Income	$ 889,419	$ 3,043,943	$ 3,933,363	$ 6,521,324

FIRM CAPITAL PROPERTY TRUST

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	Nine Months Ended September 30, 2021			
	Trust Wholly Owned	Co-Owned at Proportionate Ownership	Total	Co-Owned at 100%
Net Operating Income				
Rental Revenue	$ 5,940,920	$ 28,535,188	$ 34,476,108	$ 55,457,866
Property Operating Expenses	(2,441,839)	(9,717,124)	(12,158,963)	(19,548,676)
	3,499,082	18,818,063	22,317,145	35,909,190
Interest and Other Income	7,164	38,627	45,791	69,080
Expenses:				
Finance Costs	1,198,839	5,495,689	6,694,528	10,735,363
General and Administrative	2,611,017	2,504,554	5,115,571	1,796,844
	3,809,856	8,000,243	11,810,099	12,532,208
Income Before Fair Value Adjustments	(303,609)	10,856,446	10,552,837	23,446,062
Fair Value Adjustments:				
Investment Properties	1,588,023	42,211,766	43,799,789	80,633,148
Gain/Loss on Sale of Investment Properties	305,991	(2,216,730)	(1,910,739)	(2,860,766)
Unit-based Compensation (Expense)	(620,298)	-	(620,298)	-
Net Income and Comprehensive Income	$ 970,107	$ 50,851,482	$ 51,821,589	$ 101,218,444

	Nine Months Ended September 30, 2020			
	Trust Wholly Owned	Co-Owned at Proportionate Ownership	Total	Co-Owned at 100%
Net Operating Income				
Rental Revenue	$ 6,315,457	$ 27,230,298	$ 33,545,755	$ 52,714,975
Property Operating Expenses	(2,446,265)	(9,681,321)	(12,127,586)	(19,548,344)
	3,869,192	17,548,977	21,418,169	33,166,631
Interest and Other Income	19,373	23,462	42,835	49,272
Expenses:				
Finance Costs	893,809	5,275,922	6,169,731	10,350,467
General and Administrative	2,109,634	1,085,655	3,195,289	1,749,517
	3,003,443	6,361,577	9,365,020	12,099,984
Income Before Fair Value Adjustments	885,123	11,210,862	12,095,984	21,115,919
Fair Value Adjustments:				
Investment Properties	(1,669,102)	(9,063,658)	(10,732,760)	(17,215,832)
Gain on Sale of Investment Properties	-	9,097	9,097	12,995
Unit-based Compensation Recovery	1,039,628	-	1,039,628	-
Net Income and Comprehensive Income	$ 255,649	$ 2,156,300	$ 2,411,949	$ 3,913,083

14. Income Taxes

The Trust currently qualifies as a mutual fund trust and a real estate investment trust ("REIT") for Canadian income tax purposes. Under current tax legislation, income distributed annually by the Trust to unitholders is a deduction in the calculation of its taxable income. As the Trust intends to distribute all of its taxable income to its unitholders, the Trust does not record a provision for current Canadian income taxes.

The Tax Act contains legislation affecting the tax treatment of a specified investment flow-through ("SIFT") trust or partnership (the "SIFT Rules"). A SIFT includes a publicly listed or traded partnership or trust, such as an income trust.

Under the SIFT Rules, certain distributions from a SIFT are not deductible in computing a SIFT's taxable income, and a SIFT is subject to tax on such distributions at a rate that is substantially equivalent to the general tax rate applicable to a Canadian corporation. However, distributions paid by a SIFT as returns of capital should generally not be subject to tax.

The SIFT Rules do not apply to a REIT that meets prescribed conditions relating to the nature of its assets and revenue (the "REIT Conditions"). The REIT has reviewed the REIT Conditions and has assessed their interpretation and application to the REIT's assets and revenues. The REIT believes it has met the REIT Conditions throughout the periods ended September 30, 2021 and September 30, 2020. As a result, the REIT does not recognize any deferred income tax assets or liabilities for income tax purposes.

15. Key Management Personnel

Key management personnel include all senior management of the Trust employed by FCRPI and FCPMC and Trustees of the Trust. Management salaries are payable by FCRPI under the Asset Management Agreement as reflected in note 12(a).

16. Commitments and Contingencies

For the nine months ended September 30, 2021 and September 30, 2020, the Trust had no material commitments and contingencies other than those outlined in notes 12(a) and 12(b).

17. Capital Management

The Trust's objectives when managing capital are to safeguard its ability to continue as a going concern and to generate sufficient returns to provide unitholders with stable cash distributions. The Trust's capital currently consists of bank indebtedness, mortgages and unitholders' equity.

The Trust's Declaration of Trust permits the Trust to incur or assume indebtedness, provided that after giving effect to incurring or assuming any indebtedness (as defined in the Declaration of Trust), the amount of such indebtedness of the Trust is not more than 75% of the gross book value of the Trust's total assets. Gross Book Value ("GBV") is defined in the Declaration of Trust as "at any time, the book value of the assets of the Trust and its consolidated subsidiaries, as shown on its then most recent consolidated balance sheet, plus the amount of accumulated depreciation and amortization in respect of such assets (and related intangible assets) shown thereon or in the notes thereto plus the amount of future income tax liability arising out of indirect acquisitions and excluding the amount of any receivable reflecting interest rate subsidies on any debt assumed by the Trust shown thereon or in the notes thereto, or if approved by a majority of the Trustees at any time, the appraised value of the assets of the Trust and its consolidated subsidiaries may be used instead of book value." As at September 30, 2021 and September 30, 2020, the ratio of such indebtedness to gross book value was 44.8% and 52.2%, respectively, which complies with the requirement in the Declaration of Trust and is consistent with the Trust's objectives.

With respect to the bank indebtedness, the Trust must maintain ratios including minimum Unitholders' equity, maximum debt/GBV, minimum interest service and debt service coverage ratios. The Trust monitors these ratios and was in compliance with these requirements throughout the periods ended September 30, 2021 and September 30, 2020.

18. Risk Management and Fair Value of Financial Instruments

A. Risk Management:
In the normal course of business, the Trust is exposed to a number of risks that can affect its operating performance. These risks, and the actions taken to manage them, are as follows:

I. Market Risk

Interest Rate Risk:

The Trust is exposed to interest rate risk on its borrowings. It minimizes the risk by restricting debt to 75% of the GBV of the Trust's GBV of its assets. The Trust has its bank indebtedness and two mortgage financings under variable rate terms.

The following table outlines the impact on interest expense of a 100 basis point increase or decrease in interest rates on the Trust's variable rate debt:

Impact on Interest Expense		September 30, 2021		December 31, 2020
Bank Indebtedness	$	131,791	$	185,000
Mortgages		-		109,958
	$	131,791	$	294,958

II. Credit Risk

The Trust's maximum exposure to credit risk is equivalent to the carrying value of accounts receivable.

The Trust is exposed to credit risk as an owner of real estate in that tenants may become unable to pay the contracted rents. Management mitigates this risk by carrying out appropriate credit checks and related due diligence on the significant tenants. The Trust's properties are diversified across a number of Canadian provinces and numerous tenants. The receivable balance consists largely of tenant receivables and Harmonized Sales Tax and Quebec Sales Tax receivables.

Due to the financial impacts of COVID-19 on many tenants, the collectability of certain lease payments from lessees has become uncertain.

In determining the expected credit losses, the Trust takes into account the payment history and future expectations of likely default events (i.e. asking for rental concessions, applications for rental relief through government programs such as the CECRA program, or stating they will not be making rental payments on the due date) based on actual or expected insolvency filings or voluntary arrangements. These assessments are made on a tenant-by-tenant basis.

Acccounts receivables is net of expected credit losses of $603,177 for the period ended

September 30, 2021 and $267,494 for the period ended September 30, 2020.

As at September 30, 2021, the Trust had one tenant comprising 11.7% of rental revenues (11.6% as at September 30, 2020).

III. Liquidity Risk

Liquidity risk is the risk the Trust will not be able to meet its financial obligations as they come due. The Trust manages liquidity by maintaining adequate cash and by having appropriate credit facilities available. The Trust currently has the ability to access the debt capital markets and is able to receive debt capital as and when required. In addition, the Trust continuously monitors and reviews both actual and forecasted cash flows.

The following are the estimated maturities of the Trust's non-derivative financial liabilities as at September 30, 2021 including bank indebtedness, mortgages, tenant rental deposits, distribution payable and accounts payable and accrued liabilities:

	Less than 1 Year	1 - 2 Years	>2 Years	Total
Mortgages (note 7a)	$ 1,560,476	$ 67,820,947	$ 167,949,851	$ 237,331,275
Bank Indebtedness (note 6)	-	10,379,104	2,800,000	13,179,104
Tenant Rental Deposits	473,556	282,158	1,207,246	1,962,960
Distribution Payable	1,445,472	-	-	1,445,472
Land Lease Liability (note 7b)	36,046	75,455	142,587	254,088
Accounts Payable and Accrued Liabilities (note 5)	10,843,000	-	-	10,843,000
	$ 14,358,550	$ 78,557,664	$ 172,099,684	$ 265,015,899

B. Fair Value of Financial Instruments:

The Trust uses a three-level hierarchy that reflects the significance of the inputs used in making fair value measurements of financial instruments carried at fair value. Level 1 of the fair value hierarchy uses quoted market prices in active markets for identical assets or liabilities to determine the fair value of assets and liabilities. Level 2 includes valuations using inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly. Level 3 valuations are based on input for the asset or liability that are not based on observable market data.

The fair value of the Trust's cash and cash equivalents, restricted cash, accounts receivable, deposits and other assets, distribution payable, tenant rental deposits, land lease liability and accounts payable and accrued liabilities approximates their carrying amounts due to the relatively short periods to maturity of these financial instruments. The carrying value of the Trust’s financial instruments is summarized in the following table:

	September 30, 2021		December 31, 2020
	Amortized Cost	**FVTPL**	
Financial Assets			
Note Receivable	$ 700,000	$ 700,000	$ -
Accounts Receivable	5,252,239	$ 5,252,239	2,959,845
Deposits and Other Assets	1,784,548	1,784,548	1,580,301
Retricted Cash	51,467	51,467	204,188
Cash and Cash Equivalents	6,116,378	6,116,378	5,685,951
Assets Held for Sale	-	-	20,043,100
Financial Liabilities			
Distribution Payable	$ 1,445,472	$ 1,445,472	$ 1,222,914
Accounts Payable and Accrued Liabilities (except Option Liabilities)	9,477,476	9,477,476	5,108,673
Land Lease Liability	254,088	254,088	292,542
Bank Indebtedness	13,179,104	13,179,104	20,538,051
Tenant Rental Deposits	1,962,960	1,962,960	1,641,685
Mortgages	237,331,275	239,171,211	227,519,622
Option Liabilities	-	1,365,524	745,226

I. Fair Value Hierarchy

The fair value of the mortgages is estimated based on the present value of future payments, discounted at a yield on a Government of Canada bond with the nearest maturity date to the underlying mortgage, plus an estimated credit spread at the reporting date for a comparable mortgage (Level 2). The estimated fair value of the mortgages is approximately $239.2 million (2020 - $227.5 million).

The fair value of unit-based compensation relates to unit options granted which are carried at fair value, estimated using the Black-Scholes option pricing model for option valuation (Level 3) as outlined in note 8(g).

19. Segmented Information

The Trust operates in six reportable segments: grocery anchored retail, non-grocery anchored retail, industrial, multi-residential, manufactured home communities and core service office provider and evaluates performance based on net income and comprehensive income which is presented by segment as outlined below:

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	Grocery Anchored Retail	Non-Grocery Anchored Retail	Industrial	Multi-Residential	Core Service Office Provider	Manufactured Homes Communities	Corporate	Three Months Ended Sept 30, 2021
Net Operating Income								
Rental Revenue	$ 6,489,808	$ 1,021,024	$ 2,871,554	$ 1,078,620	$ 144,840	$ 255,325	-	$ 11,861,170
Property Operating Expenses	(1,740,038)	(314,473)	(1,036,836)	(448,621)	(162,638)	(97,157)	(5,693)	(3,805,498)
	4,749,769	706,550	1,834,718	629,999	(17,798)	158,168	(5,693)	8,055,672
Interest and Other Income	5,264	9,097	1,766	67	-	207	5,827	22,228
Expenses:								
Finance Costs	1,231,146	-	482,183	207,178	-	94,287	187,473	2,202,268
General and Administrative	932,855	63,871	134,409	88,213	2,001	21,438	512,870	1,755,617
	2,164,001	327,306	616,592	295,391	2,001	115,725	700,344	3,957,885
Income Before Fair Value Adjustments	2,591,032	651,776	1,219,892	334,676	(19,799)	42,649	(700,210)	4,120,015
Fair Value Adjustments:								
Investment Properties	2,920,055	(136,250)	3,397,773	251,514	(844)	-	-	6,432,247
Loss on Sale of Investment Properties	-	(1,265,706)	-	-	-		-	(1,265,706)
Unit-based Compensation Recovery	-	-	-	-	-		539,723	539,723
Net Income/(Loss) and Comprehensive Income/(Loss)	$ 5,511,087	$ (750,180)	$ 4,617,665	$ 586,190	$ (20,643)	$ 42,649	$ (160,487)	$ 9,826,281

	Grocery Anchored Retail	Non-Grocery Anchored Retail	Industrial	Multi-Residential	Core Service Office Provider	Manufactured Homes Communities	Corporate	Three Months Ended Sept 30, 2020
Net Operating Income								
Rental Revenue	$ 6,688,588	$ 1,546,467	$ 2,506,325	$ 439,809	$ 131,915	$ -	-	$ 11,313,104
Property Operating Expenses	(2,035,998)	(520,650)	(910,911)	(164,908)	(122,217)	-	-	(3,754,683)
	4,652,590	1,025,817	1,595,414	274,901	9,698	-	-	7,558,421
Interest and Other Income	4,392	595	3,262	56	-	-	71	8,376
Expenses:								
Finance Costs	1,336,951	93,808	469,032	101,813	31,311	-	109,826	2,142,740
General and Administrative	376,828	70,489	135,120	31,474	35	-	502,545	1,116,491
	1,713,779	164,297	604,152	133,287	31,346	-	612,370	3,259,231
Income Before Fair Value Adjustments	2,943,203	862,115	994,525	141,672	(21,647)	-	(612,299)	4,307,566
Fair Value Adjustments:								
Investment Properties	(398,074)	128,102	(620,382)	567,108	(21,662)	-	-	(344,898)
Unit-based Compensation Expense	-	-	-	-	-		(29,306)	(29,306)
Net Income/(Loss) and Comprehensive Income/(Loss)	$ 2,545,129	$ 990,217	$ 374,143	$ 708,780	$ (43,309)	$ -	$ (641,605)	$ 3,933,363

	Grocery Anchored Retail	Non-Grocery Anchored Retail	Industrial	Multi-Residential	Core Service Office Provider	Manufactured Homes Communities	Corporate	Nine Months Ended Sept 30, 2021
Net Operating Income								
Rental Revenue	$ 19,510,885	$ 3,692,662	$ 8,029,425	$ 2,376,893	$ 436,665	$ 429,578	-	$ 34,476,108
Property Operating Expenses	(6,286,295)	(1,372,146)	(2,917,150)	(995,629)	(441,952)	(139,579)	(6,173)	(12,158,963)
	13,224,590	2,320,516	5,112,275	1,381,264	(5,287)	289,999	(6,173)	22,317,145
Interest and Other Income	9,744	16,473	4,770	111	-	577	14,117	45,791
Expenses:								
Finance Costs	3,878,985	57,411	1,447,030	447,646	40,201	115,161	708,096	6,694,528
General and Administrative	1,609,716	141,391	408,210	188,806	2,516	45,603	2,719,369	5,115,571
	5,488,701	198,801	1,855,240	636,451	42,717	160,765	3,427,465	11,810,099
Income Before Fair Value Adjustments	7,745,633	2,138,187	3,261,805	744,923	(48,003)	129,810	(3,419,520)	10,552,837
Fair Value Adjustments:								
Investment Properties	2,163,818	1,202,118	40,250,303	259,568	(76,019)	-	-	43,799,789
Loss on Sale of Investment Properties	-	(1,910,739)	-	-	-	-	-	(1,910,739)
Unit-based Compensation Expense	-	-	-	-	-		(620,298)	(620,298)
Net Income/(Loss) and Comprehensive Income/(Loss)	$ 9,909,451	$ 1,429,566	$ 43,512,108	$ 1,004,491	$ (124,022)	$ 129,810	$ (4,039,818)	$ 51,821,589

	Grocery Anchored Retail	Non-Grocery Anchored Retail	Industrial	Multi-Residential	Core Service Office Provider	Manufactured Homes Communities	Corporate	Nine Months Ended Sept 30, 2020
Net Operating Income								
Rental Revenue	$ 20,338,454	$ 4,030,765	$ 7,379,045	$ 1,308,288	$ 489,203	$ -	-	$ 33,545,755
Property Operating Expenses	(7,071,134)	(1,438,165)	(2,683,542)	(554,660)	(380,086)	-	-	(12,127,586)
	13,267,320	2,592,600	4,695,503	753,628	109,117	-	-	21,418,169
Interest and Other Income	17,815	2,235	3,962	110	-		18,713	42,835
Expenses:								
Finance Costs	3,985,119	271,558	1,254,848	277,876	95,499	-	284,832	6,169,731
General and Administrative	935,203	144,868	399,150	90,342	259	-	1,625,467	3,195,289
	4,920,322	416,426	1,653,998	368,217	95,758	-	1,910,299	9,365,020
Income Before Fair Value Adjustments	8,364,812	2,178,409	3,045,468	385,522	13,360	-	(1,891,586)	12,095,984
Fair Value Adjustments:								
Investment Properties	(10,883,620)	(529,029)	(787,181)	1,497,983	(30,913)	-	-	(10,732,760)
Gain on Sale of Investment Properties	-	-	9,097	-	-	-	-	9,097
Unit-based Compensation Recovery	-	-	-	-	-	-	1,039,628	1,039,628
Net Income/(Loss) and Comprehensive Income/(Loss)	$ (2,518,808)	$ 1,649,380	$ 2,267,383	$ 1,883,505	$ (17,553)	$ -	$ (851,958)	$ 2,411,949

20. Subsequent Events

a) On October 14, 2021, the Trust completed a mortgage financing on its Hidden Creek Manufactured Homes Communities. The new mortgage is a $7.7 million first mortgage with an interest rate of approximately 3.0%, amortizes and matures on October 14, 2026. The Trust's portion of this new mortgage is $3.9 million.

b) On October 28, 2021, the Trust entered into an agreement to acquire three industrial properties, located in Woodstock and Stratford, Ontario (the "Portfolio"). The acquisition price for the Portfolio is $15.0 million (excluding transaction costs).

c) On November 3, 2021, the Trust entered into an agreement to acquire a multi-residential building consisting of 135 units located in Pointe Claire, Quebec (the "Property"). The acquisition price for the Property is approximately $55.0 million (excluding transaction costs).

d) On November 11, 2021, the Trust declared and approved monthly distributions in the amount of $0.0433 ($0.52 per annum) per Trust Unit for Unitholders of record on January 31, 2022, February 28, 2022 and March 31, 2022 payable on or about February 15, 2022, March 15, 2022 and April 15, 2022, respectively.