FIRM CAPITAL PROPERTY TRUST

CAPITAL PRESERVATION • DISCIPLINED INVESTING

MD&A

MANAGEMENT DISCUSSION AND ANALYSIS

THIRD QUARTER 2021
SEPTEMBER 30, 2021

MANAGEMENT DISCUSSION & ANALYSIS

*The following management's discussion and analysis ("**MD&A**") of the financial condition and results of operations of Firm Capital Property Trust ("**FCPT**" or the "**Trust**") should be read in conjunction with the Trust's unaudited condensed consolidated interim financial statements for the three and nine months ended September 30, 2021 and September 30, 2020. This MD&A has been prepared taking into account material transactions and events up to and including November 11, 2021. Additional information about the Trust has been filed with applicable Canadian securities regulatory authorities and is available at www.sedar.com or on our web site at www.firmcapital.com.*

Certain information included in this MD&A contains forward-looking statements within the meaning of applicable securities laws including, among others, statements concerning our 2021 objectives and our strategies to achieve those objectives, as well as statements with respect to management's beliefs, estimates, and intentions, and similar statements concerning anticipated future events, results, circumstances, performance or expectations that are not historical facts. Forward-looking statements generally can be identified by the use of forward-looking terminology such as "outlook", "objective", "may", "will", "expect", "intent", "estimate", "anticipate", "believe", "should", "plans" or "continue" or similar expressions suggesting future outcomes or events. Such forward-looking statements reflect management's current beliefs and are based on information currently available to management.

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 due 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.

These statements are not guarantees of future performance and are based on our estimates and assumptions that are subject to risks and uncertainties, including those described below in this MD&A under Risks and Uncertainties, which could cause our actual results to differ materially from the forward-looking statements contained in this MD&A. Such risk factors include, but are not limited to, risks associated with real property ownership, availability of cash flow, general uninsured losses, future property acquisitions, environmental matters, tax related matters, debt financing, unitholder liability, potential conflicts of interest, potential dilution, reliance on key personnel, changes in legislation and changes in the tax treatment of trusts. The Trust cannot assure investors that actual results will be consistent with any forward-looking statements and the Trust assumes no obligation to update or revise such forward-looking statements to reflect actual events or new circumstances. All forward-looking statements contained in this MD&A are qualified by this cautionary statement. Although the forward-looking information contained in this MD&A is based upon what management believes are reasonable assumptions, there can be no assurance that actual results will be consistent with these forward-looking statements.

Except as required by applicable law, the Trust undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.

INTRODUCTION

Firm Capital Property Trust (TSXV: FCD.UN) is focused on creating long-term value for Unitholders through capital preservation and disciplined investing to achieve stable distributable income. In partnership with management and industry leaders, FCPT's plan is to own as well as co-own a diversified property portfolio of the following real estate asset classes:

- Industrial & Flex Industrial,
- Net Lease Convenience and Stand Alone Retail,
- Multi Residential,

- Core Service Provider / Healthcare Professional Office, and
- Manufactured Home Communities

In addition to stand alone accretive acquisitions, the Trust will make acquisitions, on a co-ownership basis with strong financial partners and will make joint acquisitions and the acquisition of partial interests from existing ownership groups, in a manner that provides liquidity to those selling owners and professional management for those remaining as partners. Firm Capital Realty Partners Inc., through a structure focused on an alignment of interests with the Trust sources, syndicates and manages investments on behalf of the Trust.

The Trust is a "mutual fund trust" as defined in the Tax Act as defined below, 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. The Trust is the reporting issuer trading on the TSX Venture Exchange under the ticker symbol FCD.UN.

Additional information on the Trust and its portfolio is available on the Firm Capital website at www.firmcapital.com or on the SEDAR website at www.sedar.com.

BASIS OF PRESENTATION

The Trust has adopted International Financial Reporting Standards ("**IFRS**"), as issued by the International Accounting Standards Board as its basis of financial reporting. The Trust's reporting currency is the Canadian dollar.

Certain financial information presented in this MD&A reflects certain non-IFRS financial measures, which include Net Operating Income ("**NOI**"), Earnings Before Interest, Taxes, Depreciation & Amortization ("**EBITDA**"), Funds From Operations ("**FFO**") and Adjusted Funds From Operations ("**AFFO**"), AFFO Payout Ratio, Net Operating Income on a cash basis ("**Cash NOI**") and Debt/Gross Book Value ("**GBV**") (each as defined below). These measures are commonly used by real estate investment trusts as useful metrics for measuring performance and/or cash flows, however, they do not have any standardized meaning prescribed by IFRS and are not necessarily comparable to similar measures presented by other real estate investment trusts. The Trust believes that FFO is an important measure to evaluate operating performance, AFFO is an important measure of cash available for distribution and, NOI is an important measure of operating performance. "**GAAP**" means generally accepted accounting principles described by the Chartered Professional Accountants Canada ("**CPA**") Handbook - Accounting, which are applicable as at the date on which any calculation using GAAP is to be made. As a public entity, the Trust applies IFRS as described in Part I of the CPA Handbook - Accounting.

Occupancy rate represents the total square footage leased as a percentage of the total amount of square footage owned. Leased properties consist solely of those units that are occupied by a tenant at the given date.

NOI is a term used by industry analysts, investors, trusts, and management to measure operating performance of Canadian real estate investment trusts. NOI represents rental revenue from properties less repairs and maintenance, insurance, utilities, property management, property taxes, bad debt, and other property operating costs. NOI excludes certain expenses included in the determination of net income such as interest, amortization, corporate overhead and taxes.

Net income (loss) before other income (expenses) is a measure that the Trust uses in order to present the key operations and administration of the Trust, excluding special items. Items that are excluded from this total and are presented in other income include transaction costs, fair value adjustments of investment properties, and gain (loss) on dispositions.

Funds From Operations ("**FFO**") is a term used to evaluate operating performance, but is not indicative of funds available to meet the Trust's cash requirements. The Trust calculates FFO in accordance with the guidelines set out by the Real Property Association of Canada ("**RealPAC**"), as issued in February 2017 for entities adopting IFRS. FFO is defined as net income before fair value gains/losses on real estate properties, gains/losses on the disposition of real estate properties, deferred income taxes, performance fee attributed to gains and certain other non-cash adjustments.

Adjusted Funds from Operations ("**AFFO**") is a term used as a non-IFRS financial measure by most Canadian real estate investment trusts but should not be considered as an alternative to net income, cash flows from operations, or any other measure prescribed under IFRS. Unlike RealPac, who considers AFFO to be a useful measure of net income, the Trust considers AFFO to be a useful measure of cash available for distributions. AFFO is calculated largely in accordance with the guidelines set out by RealPAC and is defined as FFO less adjustments for non-cash items such as straight-line rent, free rent and noncash interest expense as well as normalized capital expenditures, tenant inducements and leasing charges. However, under RealPAC guidance, unit-based compensation expense (recovery) is included as part of AFFO, but the Trust excludes this amount and the Trust includes gains and losses on the sale of real estate properties calculated as net proceeds less carrying value excluding fair value adjustments.

FFO Payout Ratio is defined as Distributions Declared divided by FFO. AFFO Payout Ratio is defined as Distributions Declared divided by AFFO.

NOI, EBITDA, FFO, AFFO, FFO Payout Ratio, AFFO Payout Ratio and Debt/GBV should not be construed as alternatives to net income or cash flows from operating activities determined in accordance with IFRS. NOI, FFO and AFFO are not intended to represent operating profits for the period, or from a property, nor should any of these measures be viewed as an alternative to net income, cash flow from operating activities or other measures of financial performance calculated in accordance with IFRS. Readers should be further cautioned that NOI, EBITDA, FFO, AFFO, FFO Payout Ratio, AFFO Payout Ratio and Debt/GBV as calculated by the Trust may not be comparable to similar measures presented by other issuers.

("**TIs/LCs**") are defined as Tenant Inducements, Leasing Charges and Capital Expenditures. The Trust bases its calculation of TIs/LCs an estimated 2.5% of Net Operating Income or NOI, which is senior managements' best estimate in operating real estate of the type that the Trust owns and operates.

THIRD QUARTER HIGHLIGHTS

- Net income for the three months ended September 30, 2021 was approximately $9.8 million, in comparison to the $31.8 million net income for the three months ended June 30, 2021, but a significant increase over the $3.9 million in net income reported for the three months ended September 30, 2020;

- Excluding fair value adjustments, net income for the three months ended September 30, 2021 was approximately $4.1 million, a 28% increase over the $3.2 million reported for the three months ended June 30, 2021, but a decrease over the $4.3 million reported for the three months ended September 30, 2020;

- Net income for the nine months ended September 30, 2021 was approximately $51.8 million, compared to the $2.4 million reported for the nine months ended September 30, 2020;

- $8.21 Net Asset Value ("**NAV**") per Unit, a 1% increase in comparison to the $8.15 NAV per unit reported in Q2/2021;

- On an IFRS basis, NOI for the three months ended September 30, 2021 was approximately $8.1 million, a 12% increase in comparison to the $7.2 million reported for the three months ended June 30, 2021, and a 7% increase in comparison to the $7.6 million reported for the three months ended September 30, 2020. NOI for the nine months ended September 30, 2021 was approximately $22.3 million, a 4% increase over the $21.4 million reported for the nine months ended September 30, 2020;

- On a cash basis ("**Cash NOI**"), for the three months ended September 30, 2021 was approximately $8.0 million, a 12% increase compared to the $7.2 million reported for the three months ended June 30, 2021 and a 6% increase over the $7.5 million reported for the three months ended September 30, 2020. Cash NOI for the nine months ended September 30, 2021 was approximately $22.1 million, a 5% increase over the $21.1 million for the nine months ended September 30, 2020;

- Funds From Operations ("**FFO**") for the three months ended September 30, 2021 was approximately $5.2 million, a 72% increase over the $3.0 million reported for the three months ended June 30, 2021, and a 21% increase over the $4.3 million reported for the three months ended September 30, 2020. FFO for the nine months ended September 30, 2021 was $11.6 million, in comparison to the $13.1 million reported for the nine months ended September 30, 2020. Including gains on sales, FFO was $8.3 million for the three months ended September 30, 2021, in comparison to the $6.5 million and $4.3 million for the three months ended June 30, 2021 and September 30, 2020, respectively;

- Adjusted Funds From Operations ("**AFFO**") for the three months ended September 30, 2021 was approximately $4.3 million, a 21% increase over the $3.6 million reported for the three months ended June 30, 2021, and a 5% increase over the $4.1 million reported for the three months ended September 30, 2020. AFFO for the nine months ended September 30, 2021 was approximately $11.4 million, a 5% increase over the $11.2 million reported for the nine months ended September 30, 2020. Including gains on sales, AFFO was $7.5 million for the three months ended September 30, 2021, in comparison to the $7.1 million and $4.1 million for the three months ended June 30, 2021 and September 30, 2020, respectively;

- FFO per Unit was $0.152 for the three months ended September 30, 2021 compared to the $0.097 per Unit reported for the three months ended June 30, 2021 and the $0.145 per Unit reported for the three months ended September 30, 2020. Including gains on sales, FFO per Unit was $0.244;

- AFFO per Unit was $0.128 for the three months ended September 30, 2021 compared to the $0.116 per Unit reported for the three months ended June 30, 2021 and the $0.139 per Unit reported for the three months ended September 30, 2020. Including gains on sales, AFFO per Unit was $0.219;

- FFO Payout Ratio was 84% for the three months ended September 30, 2021, compared to the 131% for the three months ended June 30, 2021 and the 86% reported for the three months ended September 30, 2020. FFO Payout Ratio for the nine months ended September 30, 2021 was 103%, compared to the 86% for the nine months ended September 30, 2020. Including gains on sales, FFO Payout Ratio was 52% for the three months ended September 30, 2021 in comparison to the 61% and the 86% for the three months ended June 30, 2021 and September 30, 2020, respectively;

- AFFO Payout Ratio was 100% for the three months ended September 30, 2021, compared to the 110% for the three months ended June 30, 2021 and the 90% reported for the three months ended September 30, 2020. AFFO Payout Ratio for the nine months ended September 30, 2021 was 106% compared to the 101% for the nine months ended September 30, 2020. Including gains on sales, AFFO Payout Ratio was 58% for the three months ended September 30, 2021 in comparison to the 56% and the 90% for the three months ended June 30, 2021 and September 30, 2020, respectively;

- Commercial occupancy was a solid 92.8%, while residential occupancy was 94.9% and Manufactured Homes Communities was 99.4%; and

- Conservative leverage profile with Debt / Gross Book Value ("**GBV**") at 44.8%.

						% Change Over		
	Three Months			Nine Months		Three Months		Nine Months
	Sept 30, 2021	June 30, 2021	Sept 30, 2020	Sept 30, 2021	Sept 30, 2020	June 30, 2021	Sept 30, 2020	Sept 30, 2020
Rental Revenue	$ 11,861,170	$ 11,277,357	$ 11,313,104	$ 34,476,108	$ 33,545,755	**5%**	**5%**	**3%**
NOI								
- IFRS Basis	$ 8,055,672	$ 7,210,383	$ 7,558,421	$ 22,317,145	$ 21,418,169	**12%**	**7%**	**4%**
- Cash Basis	$ 8,012,051	$ 7,156,346	$ 7,543,038	$ 22,117,166	$ 21,111,087	**12%**	**6%**	**5%**
Net Income / (Loss)	$ 9,826,281	$ 31,835,791	$ 3,933,363	$ 51,821,589	$ 2,411,949	**(69%)**	**150%**	**NM**
FFO	**$ 5,162,097**	**$ 2,995,157**	**$ 4,278,263**	**$ 11,632,698**	**$ 13,144,713**	**72%**	**21%**	**(12%)**
AFFO	**$ 4,331,519**	**$ 3,584,444**	**$ 4,118,534**	**$ 11,355,522**	**$ 11,225,537**	**21%**	**5%**	**1%**
Including Gain on Sale from Real Estate Properties:								
FFO	**$ 8,281,285**	**$ 6,487,356**	**$ 4,278,266**	**$ 21,539,459**	**$ 13,144,713**	**28%**	**94%**	**64%**
AFFO	**$ 7,450,708**	**$ 7,076,643**	**$ 4,118,536**	**$ 21,262,287**	**$ 11,225,537**	**5%**	**81%**	**89%**
FFO Per Unit	**$ 0.152**	**$ 0.097**	**$ 0.145**	**$ 0.370**	**$ 0.435**	**57%**	**5%**	**(15%)**
AFFO Per Unit	**$ 0.128**	**$ 0.116**	**$ 0.139**	**$ 0.362**	**$ 0.371**	**10%**	**(8%)**	**(3%)**
Including Gain on Sale from Real Estate Properties:								
FFO/Unit	**$ 0.244**	**$ 0.211**	**$ 0.145**	**$ 0.686**	**$ 0.435**	**16%**	**68%**	**58%**
AFFO/Unit	**$ 0.219**	**$ 0.230**	**$ 0.139**	**$ 0.677**	**$ 0.371**	**(5%)**	**58%**	**82%**
Distributions Per Unit	**$ 0.128**	**$ 0.128**	**$ 0.125**	**$ 0.383**	**$ 0.375**	**(0%)**	**2%**	**2%**
Payout Ratios								
- FFO	**84%**	**131%**	**86%**	**103%**	**86%**			
- AFFO	**100%**	**110%**	**90%**	**106%**	**101%**			
Including Gain on Sale from Real Estate Properties:								
- FFO	**52%**	**61%**	**86%**	**56%**	**86%**			
- AFFO	**58%**	**56%**	**90%**	**57%**	**101%**			

NM = Not Meaningful

YTD FINANCIAL HIGHLIGHTS

- **Ninth Consecutive Distribution Increase. +2% Increase in Monthly Distributions Commencing in 2022:** The Trust is pleased to announce that its Board of Trustees have approved a 2% increase in its monthly distributions to $0.0433 per Trust Unit from $0.0425 per Trust Unit commencing in 2022. On an annualized basis this equates to annual distributions of $0.52 per Unit, up from $0.51 per Unit. This is the Trust's ninth distribution increase in nine years and represents a cumulative increase of 48.6% since the Trust's inception in 2012. As such, the Trust is pleased to announce that it has 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;

- **+8% NAV Growth since the Beginning of 2021:** The Trust is pleased to report another quarter of NAV growth, with NAV at $8.21 per Unit, a 1% increase in comparison to the $8.15 NAV per unit reported in Q2/2021 and a 8% increase since the beginning of 2021;

- **$28 Million of Capital Recycling:** The Trust continues to focus its near-term acquisition efforts on the industrial and multi-residential sectors across Canada by reducing its exposure to its non-core retail assets. In this regard, the Trust completed the sales of two retail properties from the Centre Ice Retail Portfolio during the quarter with gross proceeds of approximately $2.9 million. For the nine months ended September 30, 2021 the Trust has completed the sale of twelve retail properties from the Centre Ice Portfolio with gross proceeds of approximately $21.9 million. In addition, on September 9, 2021, the Trust completed the sale of it's 100% whole owed commercial retail centre in Hanover, Ontario for gross proceeds of approximately $6.0 million;

- **$124 Million in Acquisitions:**

  - On March 16, 2021, the Trust closed the acquisition of a 50% interest in in a 181 site Manufactured Housing Community named Mountview Mobile Home Park ("**Mountview**") located in Calgary, Alberta. The acquisition price for 100% of Mountview was $16.9 million (excluding transaction costs). The acquisition price for the Trust's portion was $8.5 million. On April 30, 2021, Mountview was financed with a $11.3 million first mortgage with a Canadian Chartered Bank. The interest only mortgage carries a 2.5% interest rate and a 1 year term. The Trust's portion of the mortgage was approximately $5.7 million;

  - On May 3, 2021, the Trust closed the acquisition of a 70% interest in 128 units in two multi-residential buildings (the "**Edmonton Properties**"). The acquisition price for 100% of the Edmonton Properties was $25.0 million (excluding transaction costs). The acquisition price for the Trust's portion was $17.5 million (excluding transaction costs). The Edmonton Properties were financed with a new $17.0 million mortgage (the Trust's pro-rata share was approximately $11.9 million) with a Canadian Chartered Bank for an interest rate of approximately 2.5%, term of five years and a 30 year amortization;

  - On May 5, 2021, the Trust closed the acquisition of a 70% interest in 132 units in three multi-residential buildings (the "**Lower Sackville Properties**"). The acquisition price for

100% of the Lower Sackville Properties was $18.0 million (excluding transaction costs). The acquisition price for the Trust's portion was $12.6 million (excluding transaction costs). The Lower Sackville Properties were financed with a new $13.7 million mortgage (the Trust's pro-rata share was approximately $9.6 million) with a Canadian Chartered Bank for an interest rate of approximately 2.4%, term of five years and a 30 year amortization;

  - On August 4, 2021, the Trust closed the acquisition of a 50% interest in in a 242 condominium unit Manufactured Housing Community named Hidden Creek Condominium ("**Hidden Creek**") located in McGregor, Ontario. The acquisition price for 100% of Hidden Creek was approximately $10.7 million (excluding transaction costs). The acquisition price for the Trust's portion was $5.4 million;

  - On September 28, 2021, the Trust completed the acquisition of a 40% interest in a 11,246 square foot single tenant retail property located in Toronto, Ontario. The acquisition price for the property is approximately $23.8 million (excluding transaction costs). The Trust's portion of the acquisition price is approximately $9.5 million. The property is 100% occupied by Rexall;

  - On October 28, 2021, the Trust announced the acquisition of three industrial properties. One of the properties is located in Woodstock, Ontario and two are located in Stratford, Ontario (the **"Portfolio").** The acquisition price for the Portfolio is $15.0 million, (excluding transaction costs). The Portfolio is 100% occupied and is being acquired from the tenant as part of a sale leaseback. Closing of the Portfolio is anticipated during the period ending December 31, 2021; and

  - On November 3, 2021, the Trust announced the acquisition of a multi-residential building consisting of 135 units located in Pointe Claire, Quebec (the **"Montreal Property"**). The acquisition price for the Montreal Property is approximately $55.0 million (excluding transaction costs). The Montreal Property will be financed with a new first mortgage and the Trust's existing cash resources (including the Trust's credit facilities). Closing of the Montreal Property is anticipated during the period ending March 31, 2022.

- **$29 Million 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);

PORTFOLIO HIGHLIGHTS

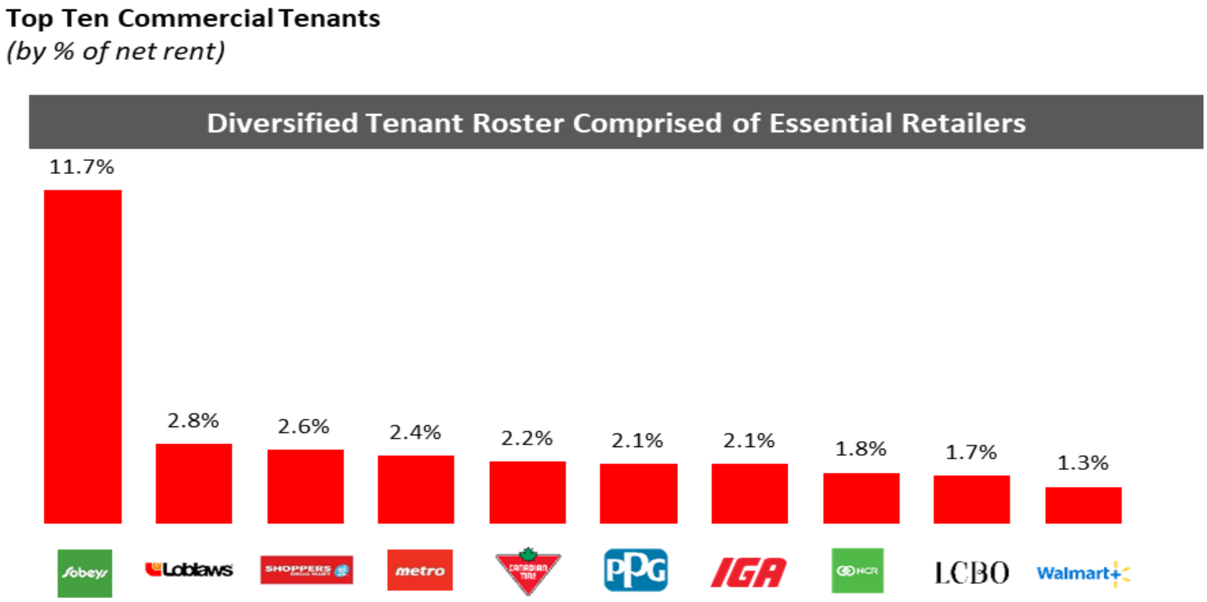
Based on the Trust's pro rata interests as at September 30, 2021, the portfolio consists of 62 commercial properties with a total gross leasable area ("GLA") of 2,241,013 square feet, four multi-residential complexes comprised of 464 units and two Manufactured Homes Communities comprised of 423 units.

Portfolio Summary	Gross Leaseable Area	Occupancy Q3/2021	Q2/2021	Q1/2021	Q4/2020	Q3/2020
Retail						
Bridgewater, Nova Scotia	46,903	93.8%	93.8%	93.8%	97.1%	97.1%
Brampton, Ontario	36,137	86.0%	86.0%	86.0%	86.0%	86.0%
Pembroke, Ontario	11,247	100.0%	100.0%	100.0%	100.0%	100.0%
Moncton, New Brunswick	16,372	100.0%	100.0%	100.0%	100.0%	100.0%
Guelph, Ontario	116,236	92.6%	92.6%	92.6%	92.6%	92.6%
Centre Ice Retail Portfolio	19,842	83.6%	89.2%	93.3%	84.9%	84.9%
The Whitby Mall, Ontario	149,884	92.6%	92.6%	92.4%	93.1%	91.0%
Thickson Place, Ontario	41,926	100.0%	100.0%	100.0%	100.0%	100.0%
Crombie Retail Portfolio	148,188	100.0%	100.0%	100.0%	100.0%	100.0%
FCR Retail Portfolio	515,741	95.7%	96.6%	96.4%	97.1%	96.9%
Gateway Village	52,757	93.8%	93.8%	93.8%	93.8%	93.8%
Total / Weighted Average	**1,155,233**	**95.1%**	**95.6%**	**95.5%**	**95.6%**	**94.9%**
Office						
Barrie, Ontario	39,495	51.0%	47.9%	47.9%	47.9%	47.9%
Total / Weighted Average	**39,495**	**51.0%**	**47.9%**	**47.9%**	**47.9%**	**47.9%**
Industrial						
Montreal, Quebec	594,643	88.6%	88.6%	100.0%	97.2%	97.8%
Waterloo, Ontario	358,174	96.9%	96.9%	96.9%	96.9%	99.0%
Edmonton, Alberta	93,469	82.7%	82.7%	82.7%	82.7%	79.7%
Total / Weighted Average	**1,046,285**	**91.2%**	**90.9%**	**97.4%**	**95.8%**	**96.6%**
Commercial Total / Weighted Average	**2,241,013**	**92.8%**	**92.7%**	**95.7%**	**94.9%**	**95.0%**
Multi-Residential	**Units**	**Occupancy**				
Ottawa, Ontario	135	94.1%	94.1%	92.6%	91.1%	91.9%
Dartmouth, Nova Scotia	69	95.7%	97.1%	100.0%	100.0%	100.0%
Lower Sackville, Nova Scotia	132	93.2%	97.5%	n.a.	n.a.	n.a.
Edmonton, Alberta	128	89.1%	90.6%	n.a.	n.a.	n.a.
Total / Weighted Average	**464**	**94.9%**	**95.6%**	**96.3%**	**95.6%**	**96.0%**
Manufactured Homes Communities						
Calgary, Alberta	181	99.4%	100.0%	100.0%	n.a.	n.a.
McGregor, Ontario	242	99.6%	n.a.	n.a.	n.a.	n.a.
Total / Weighted Average	**423**	**99.4%**	**100.0%**	**100.0%**	n.a.	n.a.

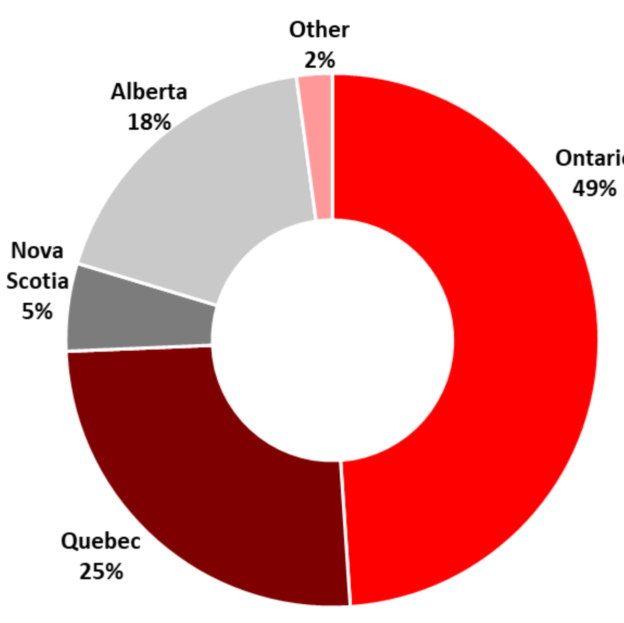
TENANT DIVERSIFICATION

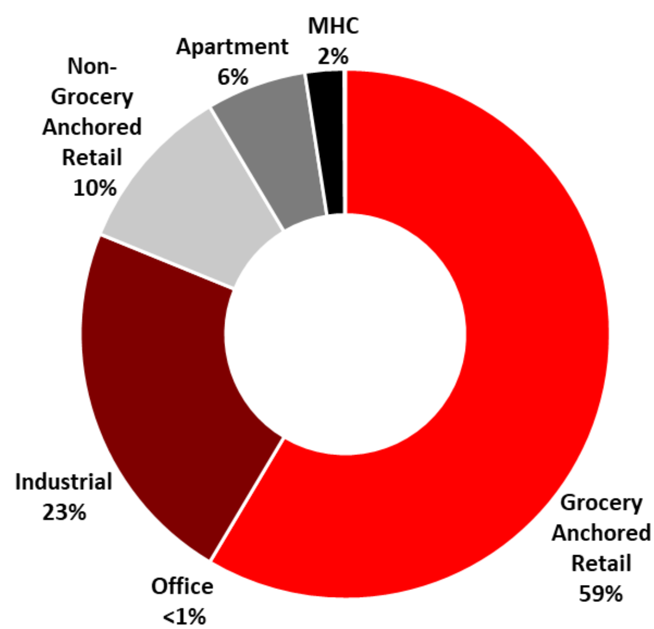
The portfolio is well diversified by tenant profile with no tenant currently accounting for more than 11.7% of total net rent. Further, the top 10 tenants are comprised of large national tenants and account for 30.7% of total net rent:

Tenant Diversification – September 30, 2021

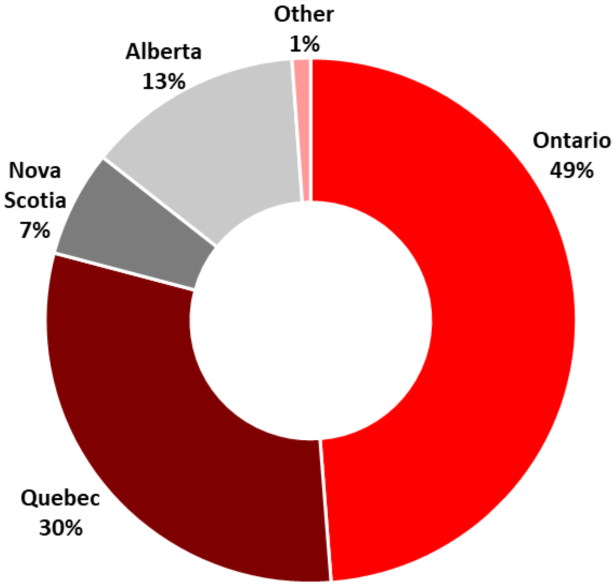


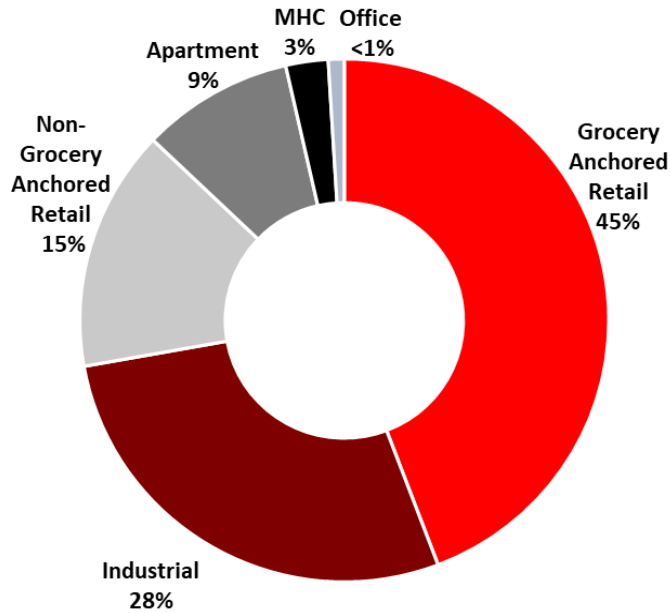
Geographical and Asset Class Portfolio Diversification based on NOI



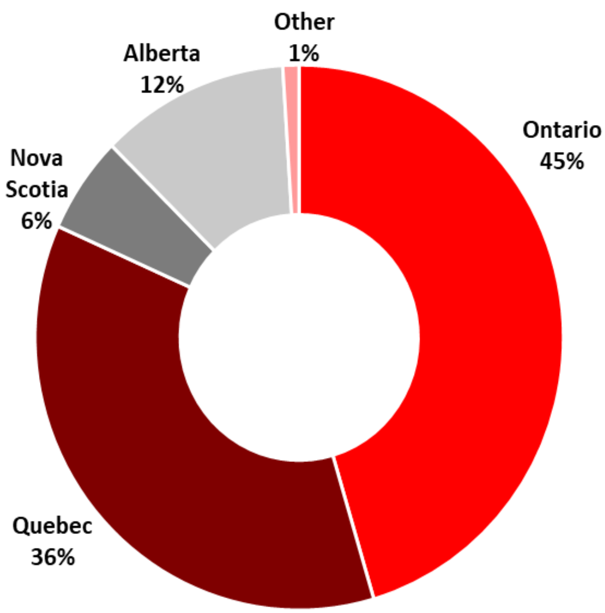


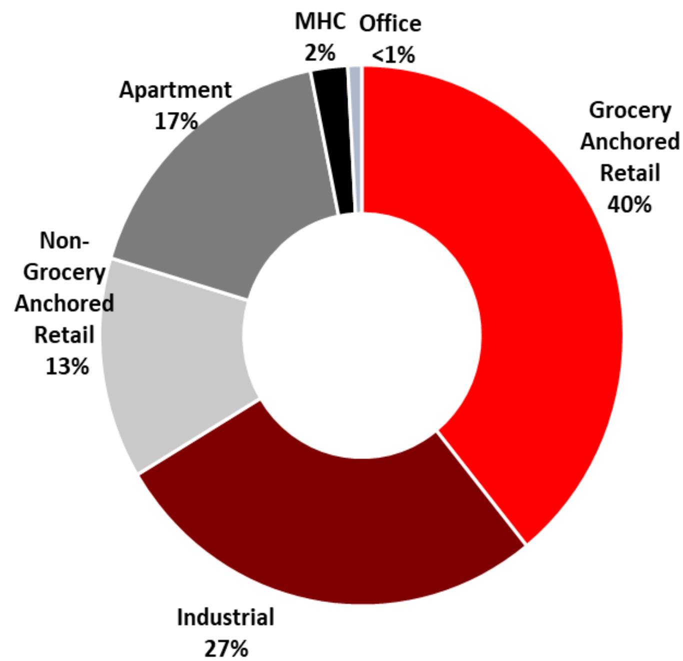
Geographical and Asset Class Portfolio Diversification based on IFRS Valuation





*Geographical and Asset Class Portfolio Diversification based on Proforma IFRS Valuation**





**Proforma the acquisitions announced subsequent to quarter-end*

OCCUPANCY

As at September 30, 2021, commercial portfolio occupancy was 92.8% a 10 basis point increase over the 92.7% reported at June 30, 2021 and a 220 basis point decrease over the 95.0% reported at September 30, 2020. The decrease year-over-year is primarily due to increased retail occupancy, offset by a vacancy in the Montreal Industrial portfolio.

As at September 30, 2021, multi-residential portfolio occupancy was 94.9%, a 70 basis point decrease over the 95.6% reported at June 30, 2021 and a 110 basis point decrease compared to the 96.0% occupancy reported at September 30, 2020.

As at September 30, 2021, manufactured homes communities occupancy was 99.4%.

COMMERCIAL NET RENT AND MULTI-RESIDENTIAL AVERAGE MONTHLY RENT

Commercial net rent per occupied square foot and average multi-residential monthly rent per occupied unit for the past five quarters is as follows:

	Sept 30, 2021	June 30, 2021	Mar 31, 2021	Dec 31, 2020	Sept 30, 2020
Retail	$ 17.79	$ 17.27	$ 17.27	$ 17.02	$ 16.89
Industrial	$ 6.96	$ 6.50	$ 6.50	$ 6.41	$ 6.38
Office	$ 11.94	$ 11.94	$ 11.94	$ 11.94	$ 11.94
Multi-Residential	$ 1,057	$ 1,062	$ 1,062	$ 1,074	$ 1,061
Manufactured Homes Communities	$ 681	$ 535	$ 535	$ -	$ -

	Q3 2021 vs. Q2 2021	Q3 2021 vs. Q3 2020
Retail	3.0%	5.3%
Industrial	7.1%	9.1%
Office	0.0%	(0.0%)
Multi-Residential	(0.4%)	(0.3%)
Manufactured Homes Communities	n.a.	n.a.

RESULTS OF OPERATIONS

RENTAL REVENUE

Rental revenue for the three months ended September 30, 2021 was $11,861,170, a 5% increase over the $11,277,357 reported for the three months ended June 30, 2021 and a 5% increase over the $11,313,104 reported for the three months ended September 30, 2020. Rental revenue for the nine months ended September 30, 2021 was $34,476,108, a 3% increase over the $33,545,755 reported for the nine months ended September 30, 2020. Rental revenue includes all amounts earned from tenants' lease agreements including rent, operating costs and realty tax recoveries.

	Three Months Ended			Nine Months Ended	
	Sept 30, 2021	June 30, 2021	Sept 30, 2020	Sept 30, 2021	Sept 30, 2020
Base Rent	$ 8,275,498	$ 7,933,533	$ 7,727,924	$ 23,577,319	$ 22,328,830
Operating Cost Recoveries	1,658,481	1,477,991	1,573,709	4,955,986	4,800,021
Tax Recoveries	1,883,569	1,811,795	1,996,087	5,742,824	6,109,823
Straight Line Rent	68,527	80,384	31,745	274,745	357,421
Free Rent	(24,906)	(26,347)	(16,362)	(74,766)	(50,339)
Rental Revenue	**$ 11,861,170**	**$ 11,277,357**	**$ 11,313,104**	**$ 34,476,108**	**$ 33,545,755**

The variance in comparing the three and nine months ended September 30, 2021 over the three and nine months ended September 30, 2020 is largely due to increased base rental income from the Trust's various acquisitions along with the rent increases as outlined above, offset by the loss of rental income from the Centre Ice and Hanover dispositions.

Free rent relates to rent free periods provided to certain new and renewal tenants at the Trust's properties. Under IFRS, the Trust is required to adjust rental revenue by the value of the rent free period and amortize this adjustment over the life of the individual lease as a reduction to income.

PROPERTY OPERATING EXPENSES

Property operating expenses for the three months ended September 30, 2021 were $3,805,498 a 6% decrease in comparison to the $4,066,974 reported for the three months ended June 30, 2021 and a 1% increase over the $3,754,683 reported for the three months ended September 30, 2020. Property operating expenses for the nine months ended September 30, 2021 were $12,158,963, in line with $12,127,586 reported for the nine months ended September 30, 2020. Property operating expenses include realty taxes as well as other costs related to maintenance, HVAC, insurance, utilities and property management fees. Property operating expenses consist of the following:

	Three Months Ended			Nine Months Ended	
	Sept 30, 2021	June 30, 2021	Sept 30, 2020	Sept 30, 2021	Sept 30, 2020
Realty Taxes	$ 1,938,144	$ 2,100,454	$ 2,139,680	$ 6,237,977	$ 6,610,599
Property Management	508,839	432,389	461,411	1,367,513	1,301,450
Operating Expenses	1,358,515	1,534,131	1,153,592	4,553,473	4,215,537
Property Operating Expenses	**$ 3,805,498**	**$ 4,066,974**	**$ 3,754,683**	**$ 12,158,963**	**$ 12,127,586**

The variance in comparing the three months ended September 30, 2021 over the three months ended June 30, 2021 and September 30, 2020 is largely due to the impact of the Trust's various acquisitions, offset by the Centre Ice and Hanover dispositions.

*NET OPERATING INCOME ("**NOI**")*

On an IFRS basis, NOI for the three months ended September 30, 2021 was $8,055,672, a 12% increase compared to the $7,210,383 reported for the three months ended June 30, 2021, and a 7% increase in comparison to the $7,558,421 reported for the three months ended September 30, 2020. NOI for the nine months ended September 30, 2021 was $22,317,185, a 4% increase over the $21,418,169 reported for the nine months ended September 30, 2020.

On a cash basis (i.e. excluding straight-line and free rent which are non-cash items) ("**Cash NOI**"), NOI for the three months ended September 30, 2021 was $8,012,051 a 12% increase compared to the $7,156,346 reported for the three months ended June 30, 2021, and a 6% increase over the $7,543,038 reported for the three months ended September 30, 2020. NOI for the nine months ended September 30, 2021 was $22,117,166, a 5% increase over the $21,111,087 reported for the nine months ended September 30, 2020.

		Three Months Ended			Nine Months Ended	
		Sept 30, 2021	**June 30, 2021**	**Sept 30, 2020**	**Sept 30, 2021**	**Sept 30, 2020**
Rental Revenue	**$**	**11,861,170**	**$ 11,277,357**	**$ 11,313,104**	**$ 34,476,108**	**$ 33,545,755**
Property Operating Expenses		(3,805,498)	(4,066,974)	(3,754,683)	(12,158,963)	(12,127,586)
NOI - IFRS Basis	**$**	**8,055,672**	**$ 7,210,383**	**$ 7,558,421**	**$ 22,317,145**	**$ 21,418,169**
Less: Straight-Line Rent		(68,527)	(80,384)	(31,745)	(274,745)	(357,421)
Less: Free Rent		24,906	26,347	16,362	74,766	50,339
NOI - Cash Basis	**$**	**8,012,051**	**$ 7,156,346**	**$ 7,543,038**	**$ 22,117,166**	**$ 21,111,087**
NOI - Cash Basis						
% Change vs. June 30, 2021		**12%**				
% Change vs. Sept 30, 2020		**6%**			**5%**	

The variance in comparing the three and nine months ended September 30, 2021 over the three and nine months ended September 30, 2020 is largely due to the impact of the Trust's various acquisitions, offset by the loss of income from the Centre Ice and Hanover dispositions.

FINANCE COSTS

Finance costs for the three months ended September 30, 2021 were $2,202,268, a 4% decrease in comparison to the $2,284,208 reported for the three months ended June 30, 2021 and a 3% increase in comparison to the $2,142,740 reported for the three months ended September 30, 2020. Finance costs for the nine months ended September 30, 2021 were $6,694,528, a 9% increase over the $6,169,731 reported for the nine months ended September 30, 2020.

Finance costs are comprised of the following:

		Three Months Ended			Nine Months Ended	
		Sept 30, 2021	**June 30, 2021**	**Sept 30, 2020**	**Sept 30, 2021**	**Sept 30, 2020**
Mortgage Interest	$	1,946,164	$ 1,996,240	$ 1,949,119	$ 5,928,559	$ 5,709,527
Bank Indebtedness Interest		36,067	115,965	87,358	214,893	261,438
Finance Fee Amortization		259,876	215,404	90,951	684,847	235,775
Non-cash Interest Expense		(39,840)	(43,403)	15,308	(133,770)	(37,009)
Finance Costs	**$**	**2,202,268**	**$ 2,284,208**	**$ 2,142,740**	**$ 6,694,528**	**$ 6,169,731**

The variance in comparing the three months ended September 30, 2021 over the three months ended June 30, 2021 was mainly due to lower short-term bank indebtedness and mortgage interest as a result of the Centre Ice dispositions. The variance comparing the nine months ended September 30, 2021 compared to the nine months ended September 30, 2020 is related to higher mortgage interest costs and finance fee amortization as a result of acquisitions, offset by lower bank indebtedness.

Finance fee amortization relates to fees paid on securing the Facility as defined below on the Trust's various mortgages. Non-cash interest expense relates to the fair value adjustment to interest expense required under IFRS as a result of the assumed mortgages from the Trust's various acquisitions.

As outlined below, the weighted average interest rate of the mortgages as at September 30, 2021 stands at approximately 3.3%.

*GENERAL AND ADMINISTRATIVE ("**G&A**") EXPENSES*

G&A expenses for the three months ended September 30, 2021 were $1,755,617, a 4% increase in comparison to the $1,695,849 reported for the three months ended June 30, 2021 and a 57% increase in comparison to the $1,116,491 reported for the three months ended September 30, 2020. G&A expenses for the nine months ended September 30, 2021 were $5,115,571, a 60% increase in comparison to the $3,195,289 reported for the nine months ended September 30, 2020. Public company expenses include trustee fees, transfer agent fees, press releases and print media.

	Three Months Ended			Nine Months Ended	
	Sept 30, 2021	June 30, 2021	Sept 30, 2020	Sept 30, 2021	Sept 30, 2020
Asset Management Fees	$ 724,500	$ 714,437	$ 685,932	$ 2,123,499	$ 2,048,554
Performance Incentive Fees	683,480	704,567	204,892	2,058,031	379,732
Public Company Expenses	101,356	79,260	63,717	239,726	193,035
Office & General	246,281	197,585	161,950	694,315	573,967
General & Administrative	**$ 1,755,617**	**$ 1,695,849**	**$ 1,116,491**	**$ 5,115,571**	**$ 3,195,288**

The variance in comparing the three and nine months ended September 30, 2021 over the three and nine months ended September 30, 2020 is largely due to an increase in asset management and performance incentive fees due to the Trust's various acquisitions.

*NET INCOME & COMPREHENSIVE NET INCOME ("**NET INCOME**")*

Net Income for the three months ended September 30, 2021 was $9,826,281 in comparison to the $31,835,791 in net income reported for the three months ended June 30, 2021 and the $3,933,363 net income reported for the three months ended September 30, 2020. Net income for the nine months ended September 30, 2021 was $51,821,589 compared to the $2,411,949 net income reported for the nine months ended September 30, 2020.

The variance in comparing the three and nine months ended September 30, 2021 over the three and nine months ended September 30, 2020 is largely due to an increase in the fair market value adjustment of investment properties and higher cash flows from rental operations, offset by higher expenses.

SUMMARIZED OPERATING RESULTS

Rental revenue, other income, total revenue, NOI and net income for the past eight quarters for the Trust are as follows:

	Rental Revenue	Other Income	Total Revenue	NOI	Net Income
Q3/2021	$ 11,861,170	$ 22,228	$ 11,883,398	$ 8,055,672	$ 9,826,281
Q2/2021	$ 11,277,357	$ 15,337	$ 11,292,694	$ 7,210,383	$ 31,835,794
Q1/2021	$ 11,337,581	$ 8,226	$ 11,345,807	$ 7,051,088	$ 10,159,514
Q4/2020	$ 10,990,587	$ 9,127	$ 10,999,714	$ 7,087,092	$ 13,419,177
Q3/2020	$ 11,313,104	$ 8,376	$ 11,321,480	$ 7,558,421	$ 3,933,363
Q2/2020	$ 10,978,178	$ 5,726	$ 10,983,904	$ 6,832,758	$ 3,843,611
Q1/2020	$ 11,254,472	$ 28,733	$ 11,283,205	$ 7,026,986	$ (5,365,029)
Q4/2019	$ 10,614,406	$ 16,671	$ 10,631,077	$ 6,754,443	$ 20,435,016

CONSOLIDATED STATEMENTS OF INCOME & COMPREHENSIVE INCOME AND CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES.

Outlined below are the Consolidated Interim Statements of Income and Comprehensive Income and cashflows from operating activities for the three and nine month periods ended September 30, 2021, June 30, 2021 and September 30, 2020 and nine month period ended September 30, 2021 and September 30, 2020:

	Three Months Ended			Nine Months Ended	
Net Operating Income	**Sept 30, 2021**	**June 30, 2021**	**Sept 30, 2020**	**Sept 30, 2021**	**Sept 30, 2020**
Rental Revenue	$ 11,861,170	$ 11,277,357	$11,313,104	$34,476,108	$33,545,755
Property Operating Expenses	(3,805,498)	(4,066,974)	(3,754,683)	(12,158,963)	(12,127,586)
	8,055,672	7,210,383	7,558,421	22,317,145	21,418,169
Interest and Other Income	22,228	15,337	8,376	45,791	42,835
Expenses					
Finance Costs	2,202,268	2,284,208	2,142,740	6,694,528	6,169,731
General and Administrative	1,755,617	1,695,849	1,116,491	5,115,571	3,195,289
	3,957,885	3,980,057	3,259,231	11,810,099	9,365,020
Income Before Fair Value Adjustments	4,120,015	3,245,663	4,307,566	10,552,837	12,095,984
Fair Value Adjustments:					
Investment Properties	6,432,247	29,838,055	(344,898)	43,799,789	(10,732,760)
Gain on Sale of Investment Properties	(1,265,706)	(381,143)	-	(1,910,739)	9,097
Unit-Based Compensation Recovery/(Expense)	539,723	(866,782)	(29,306)	(620,298)	1,039,628
Net Income and Comprehensive Income	**$ 9,826,281**	**$ 31,835,793**	**$ 3,933,363**	**$51,821,589**	**$ 2,411,949**

	Three Months Ended			Nine Months Ended	
	Sept 30, 2021	**June 30, 2021**	**Sept 30, 2020**	**Sept 30, 2021**	**Sept 30, 2020**
Net Income & Comprehensive Income	**9,826,281**	**31,835,793**	**3,933,363**	**51,821,589**	**2,411,949**
Fair Value Adjustments:					
Investment Properties	(6,432,247)	(29,838,055)	344,898	(43,799,789)	10,732,760
(Gain)/Loss on Sale of Investment Properties	1,265,706	381,143	-	1,910,739	(9,097)
Unit-Based Compensation Expense/(Recovery)	(539,723)	866,782	29,306	620,298	(1,039,628)
Finance Costs, Net of Interest and Other Income	1,960,002	2,096,869	2,028,101	6,097,662	5,928,131
Finance Fee Amortization	259,876	215,404	90,951	684,847	235,775
Non-cash Interest Expense	(39,840)	(43,403)	15,308	(133,770)	(37,009)
Land Lease Amortization	16,058	16,480	16,996	49,534	51,505
Straight-line Rent Adjustment	(68,527)	(80,384)	(31,745)	(274,745)	(357,421)
Free Rent, Net of Amortization	24,906	26,347	16,362	74,766	50,339
Change in Working Capital					
Accounts Receivable	(2,271,440)	546,772	491,292	(2,958,904)	(278,684)
Prepaid Expenses, Deposits and Other Assets	(369,121)	416,046	(735,066)	(1,181,604)	(1,062,832)
Restricted Cash	503	154,401	1,008	152,721	143,154
Accounts Payable and Accrued Liabilities	2,201,837	1,855,508	21,314	4,896,565	(1,576,618)
Tenant Rental Deposits	70,422	328,370	(14,794)	494,976	99,876
Cash Flows From Operating Activities	**$ 5,904,697**	**$ 8,778,077**	**$ 6,207,298**	**$ 18,454,889**	**$ 15,292,206**

FFO AND AFFO

FFO for the three months ended September 30, 2021 was approximately $5.2 million, a 72% increase over the $3.0 million reported for the three months ended June 30, 2021, and a 21% increase over the $4.3 million reported for the three months ended September 30, 2020. Including gains on sales, FFO was approximately $8.3 million. FFO for the nine months ended September 30, 2021 was $11.6 million, a 12% decrease over the $13.1 million reported for the nine months ended September 30, 2020. Including gains on sales, FFO was $21.5 million for the nine months ended September 30, 2021.

AFFO for the three months ended September 30, 2021 was approximately $4.3 million, a 21% increase over the $3.6 million reported for the three months ended June 30, 2021, and a 5% increase over the $4.1 million reported for the three months ended September 30, 2020. Including gains on sales, AFFO was approximately $7.5 million. AFFO for the nine months ended September 30, 2021 was $11.4 million, a 5% increase over the $11.2 million reported for the nine months ended September 30, 2020. Including gains on sales, AFFO for the nine months ended September 30, 2021 was $21.3 million.

FFO per Unit was $0.152 per Unit for the three months ended September 30, 2021 compared to the $0.097 per Unit reported for the three months ended June 30, 2021 and the $0.145 per Unit reported for the three months ended September 30, 2020. FFO per Unit including the gain on sales was $0.244 per Unit for the three months ended September 30, 2021 compared to $0.211 per unit for the three months ended June 30, 2021. FFO per Unit was $0.370 for the nine months ended September 30, 2021 compared to $0.435 per Unit for the nine months ended September 30, 2020. FFO per Unit including gain on sales was $0.686 for the nine months ended September 30, 2021.

AFFO per Unit was $0.128 for the three months ended September 30, 2021 compared to the $0.116 per Unit reported for the three months ended June 30, 2021 and the $0.139 per Unit reported for the three months ended September 30, 2020. AFFO per Unit including gain on sales was $0.219 for the three months ended September 30, 2021 and $0.230 for the three months ended June 30, 2021. AFFO per Unit for the nine months ended September 30, 2021 was $0.362 per Unit compared to $0.371 per unit reported for the nine months ended September 30, 2020. AFFO per Unit including gain on sales was $0.677 for the nine months ended September 30, 2021.

FFO Payout Ratio was 84% for the three months ended September 30, 2021, compared to the 131% for the three months ended June 30, 2021 and the 86% reported for the three months ended September 30, 2020. Including gains on sales, FFO Payout Ratio was 52% for the three months ended September 30, 2021. FFO Payout Ratio was 103% for the nine months ended September 30, 2021 compared to 86% for the nine months ended September 30, 2020. Including the gains on sales, the FFO Payout Ratio was 52% for the nine months ended September 30, 2021.

AFFO Payout Ratio was 100% for the three months ended September 30, 2021, compared to the 110% for the three months ended June 30, 2021 and the 90% reported for the three months ended September 30, 2020. Including gains on sales, the AFFO Payout Ratio was 58% for the three months ended September 30, 2021 and 56% for the three months ended June 30, 2021. AFFO Payout Ratio was 106% for the nine months ended September 30, 2021 compared to 101% for the nine months ended September 30, 2020. Including the gains on sales, the AFFO Payout Ratio was 57% for the nine months ended September 30, 2021.

For the three months ended September 30, 2021, the Trust had TIs/LCs and capital expenditures of approximately $1.6 million (2020 - $1.7 million) and $4.4 million (2020 - $3.5 million) for the nine months ended September 30, 2021.

As the Trust considers AFFO to be a useful measure of cash flow available for distributions, the following table is a reconciliation from IFRS Cash Flow from Operating Activities to FFO and AFFO:

	Three Months Ended			Nine Months Ended	
	Sept 30, 2021	**June 30, 2021**	**Sept 30, 2020**	**Sept 30, 2021**	**Sept 30, 2020**
Cash Flows from Operating Activities	**$ 5,904,697**	**$ 8,778,077**	**$ 6,207,298**	**$ 18,454,889**	**$ 15,301,301**
Add (deduct):					
Tenant Rental Deposits	(70,422)	(328,370)	14,794	(494,976)	(99,876)
Accounts Payable and Accrued Liabilities	(2,201,837)	(1,855,508)	(21,314)	(4,896,565)	1,576,618
Restricted Cash	(503)	(154,401)	(1,008)	(152,721)	(143,154)
Prepaid Expenses, Deposits & Other Assets	369,121	(416,046)	735,066	1,181,604	1,062,832
Accounts Receivable	2,271,440	(546,772)	(491,292)	2,958,904	278,684
Finance Fee Amortization	(259,876)	(215,404)	(90,951)	(684,847)	(235,775)
Land Lease Amortization	(16,058)	(16,480)	(16,996)	(49,534)	(51,505)
Finance Costs, Net of Interest & Dividends	(1,960,002)	(2,096,869)	(2,028,101)	(6,097,662)	(5,928,131)
Unit Based Compensation Expense/(Recovery)	539,723	(866,782)	(29,306)	(620,298)	1,039,628
Straight-Line Rent Adjustment	68,527	80,384	31,745	274,745	357,421
Free Rent, Net of Amortization	(24,906)	(26,347)	(16,362)	(74,766)	(50,339)
Non-Cash Interest Expense	39,840	43,403	(15,308)	133,770	37,009
Add: Performance Fee Attributed to Gain on Sale of Real Estate	502,354	616,270	-	1,700,155	-
FFO	**$ 5,162,097**	**$ 2,995,157**	**$ 4,278,263**	**$ 11,632,698**	**$ 13,144,713**
Straight Line Rent Adjustment	(68,527)	(80,384)	(31,745)	(274,745)	(357,421)
Free Rent, Net of Amortization	24,906	26,347	16,362	74,766	50,339
Tenant Inducements, Leasing Costs & Capex	(207,392)	(180,054)	(188,961)	(563,723)	(535,455)
Non-Cash Interest Expense	(39,840)	(43,403)	15,308	(133,770)	(37,009)
Unit Based Compensation Expense/(Recovery)	(539,723)	866,782	29,306	620,298	(1,039,628)
AFFO	**$ 4,331,519**	**$ 3,584,444**	**$ 4,118,534**	**$ 11,355,522**	**$ 11,225,537**
Gain on Sale of Investment Properties	3,621,542	4,108,469	-	11,606,916	-
Performance Fee Attributable To Gain	(502,354)	(616,270)	-	(1,700,155)	-
FFO including Gain on Sale of Assets	**$ 8,281,285**	**$ 6,487,356**	**$ 4,278,266**	**$ 21,539,459**	**$ 13,144,713**
AFFO including Gain on Sale of Assets	**$ 7,450,708**	**$ 7,076,643**	**$ 4,118,536**	**$ 21,262,287**	**$ 11,225,537**
FFO Per Unit	**$ 0.152**	**$ 0.097**	**$ 0.145**	**$ 0.370**	**$ 0.435**
AFFO Per Unit	**$ 0.128**	**$ 0.116**	**$ 0.139**	**$ 0.362**	**$ 0.371**
FFO including Gain on Sale of Assets	**$ 0.244**	**$ 0.211**	**$ 0.145**	**$ 0.686**	**$ 0.435**
AFFO including Gain on Sale of Assets	**$ 0.219**	**$ 0.230**	**$ 0.139**	**$ 0.677**	**$ 0.371**
Distributions Per Unit	**$ 0.128**	**$ 0.128**	**$ 0.125**	**$ 0.383**	**$ 0.375**
FFO Payout Ratio	**84%**	**131%**	**86%**	**103%**	**86%**
AFFO Payout Ratio	**100%**	**110%**	**90%**	**106%**	**101%**
FFO Payout Ratio including Gain on Sale of Assets	**52%**	**61%**		**56%**	
AFFO Payout Ratio including Gain on Sale of Assets	**58%**	**56%**		**57%**	

The differences between the add back of FFO and AFFO is the deduction for straight-line rent, free rent, reserves for TIs/LCs, capital expenditures and the non-cash interest expense component for all assumed mortgages, offset by the deduction for unit-based compensation expense. Under RealPAC and the Trust, unit-based compensation expense is deducted for reporting FFO. However, the Trust adds back this expense for the purpose of calculating AFFO.

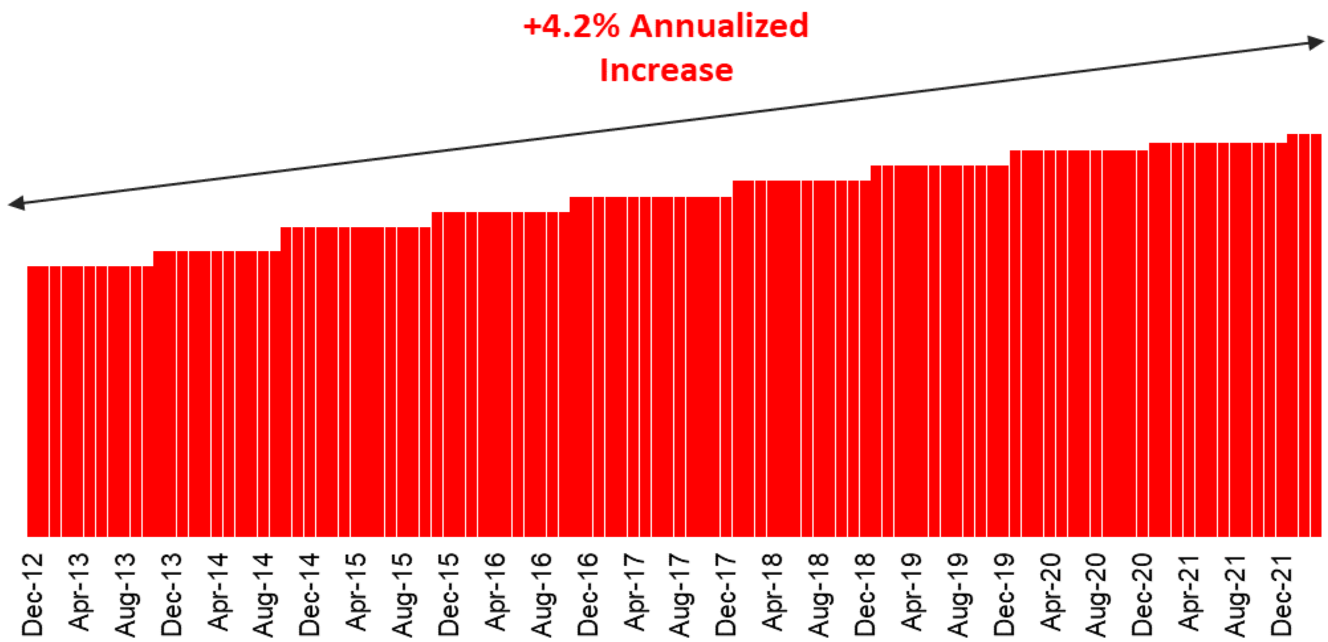
The variance in comparing AFFO for the three and nine months ended September 30, 2021 over the three and nine months ended September 30, 2020 is largely due to the positive impact from the Trust's acquisitions and net rents, offset by higher operating, interest and G&A expenses.

AFFO is calculated largely in accordance with the guidelines set out by RealPAC and is defined as FFO less adjustments for non-cash items such as straight-line rent, free rent and noncash interest expense as well as normalized capital expenditures, tenant inducements and leasing charges. However, under RealPAC, unit-based compensation expense is deducted for reporting AFFO, but the Trust adds back this expense and includes cash gains on the sale of real estate properties calculated as net proceeds less original cost.

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.

Since the Trust's inception in Q4/2012, distributions have been raised nine times in nine years and represents a cumulative increase of 48.6% or 4.2% on an annualized basis since the Trust's inception in 2012. For 2020, distributions were 100% Return of Capital.



The policy of the Trust is to pay cash distributions on or about the 15th day of each month to Unitholders of record on the last business day of the preceding month. Distributions paid to Unitholders who are non-residents of Canada will be subject to Canadian withholding tax.

The excess/(shortfall) of cash flow from operating activities over distributions and net income and comprehensive income over distributions for the three months ended September 30, 2021, June 30, 2021 and September 30, 2020 and nine months ended September 30, 2021 and September 30, 2020 are outlined below:

	Three Months Ended			Nine Months Ended	
	Sept 30, 2021	June 30, 2021	Sept 30, 2020	Sept 30, 2021	Sept 30, 2020
Cash Flow From Operating Activities	**$ 5,904,697**	**$ 8,778,077**	**$ 6,207,298**	**$ 18,454,889**	**$15,301,301**
Net Cash Interest Expense					
Less: Mortgage Interest	$ (1,946,164)	$ (1,996,240)	$ (1,949,119)	$ (5,928,559)	$ (5,709,527)
Less: Bank Indebtedness Interest	(36,067)	(115,965)	(87,358)	(214,893)	(261,438)
Add: Interest and Other Income	22,228	15,337	8,376	45,791	42,835
Net Cash Interest Expense (B)	**$ (1,960,003)**	**$ (2,096,869)**	**$ (2,028,101)**	**$ (6,097,662)**	**$ (5,928,131)**
Net Cash Flows from Operating Activities (A-B) = (C)	**$ 3,944,693**	**$ 6,681,206**	**$ 4,179,195**	**$ 12,357,229**	**$ 9,373,169**
Net Income & Comprehensive Income (D)	**$ 9,826,281**	**$ 31,835,793**	**$ 3,933,363**	**$ 51,821,589**	**$ 2,411,949**
Distributions (E)	**$ 4,316,431**	**$ 3,771,573**	**$ 3,697,806**	**$ 12,030,757**	**$11,343,347**
Excess / (Shortfall) of Net Cash Flow From Operating Activities Over Distributions (C-E)	**$ (371,738)**	**$ 2,909,636**	**$ 481,388**	**$ 326,473**	**$ (1,970,176)**
Excess / (Shortfall) of Net Income & Comprehensive Income Over Distributions (D-E)	**$ 5,509,850**	**$ 28,064,221**	**$ 235,558**	**$ 39,790,833**	**$ (8,931,399)**

For the three months ended September 30, 2021 and nine months ended September 30, 2020, the Trust had distributions in excess of net cash flow from operating activities and for the nine months ended September 30, 2020, the Trust had distributions in excess of net income & comprehensive income. These distributions were funded from the Trust's cash on hand paid in the normal course and had no impact on the sustainability of distributions.

SEGMENT INFORMATION AND CO-OWNERSHIP INTERESTS

SEGMENT 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:

	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

CO-OWNERSHIP INTERESTS

The Trust's Properties has the following property interests and includes its proportionate share of the related assets, liabilities, revenue and expenses of these properties:

	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**

MANAGEMENT DISCUSSION & ANALYSIS

	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

	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

COMPARABLE CASH FLOWS

Comparable operating, investing and financing cash flows for the three and nine months ended September 30, 2021 and September 30, 2020 are outlined below:

	Three Months Ended		Nine Months Ended	
	Sept 30, 2021	**Sept 30, 2020**	**Sept 30, 2021**	**Sept 30, 2020**
Operating Activities	$ 5,904,697	$ 6,207,298	$ 18,454,889	$ 15,292,206
Investing Activities	(9,110,615)	(1,668,601)	(32,519,041)	(8,864,957)
Financing Activities	8,616,341	(12,472,198)	14,494,579	(24,380,667)
Increase/(Decrease) in Cash & Cash Equivalents	**$ 5,410,423**	**$ (7,933,501)**	**$ 430,427**	**$ (17,953,420)**
Cash & Cash Equivalents / (Bank Indebtedness), Beginning of Period	705,955	2,726,676	5,685,951	12,746,594
Cash & Cash Equivalents / (Bank Indebtedness), End of Period	**$ 6,116,378**	**$ (5,206,824)**	**$ 6,116,378**	**$ (5,206,824)**

Cash provided by operating activities decreased for the three months ending September 30, 2021 but increased for the nine ended September 30, 2021 largely due to changes in working capital.

Cash provided by investing activities decreased for the three and nine months ended September 30, 2021 in comparison to the three and nine months ended September 30, 2020 largely due to higher acquisition activity over 2020, offset by the proceeds received from the Centre Ice and the Hanover dispositions.

Cash provided by financing activities increased for the three and nine months ended September 30, 2021 in comparison to the three and nine months ended September 30, 2020 due to lower mortgage repayment activity, offset by higher bank indebtedness draws due to in large part to the five acquisitions mentioned, new mortgages and equity issuance (see below).

INVESTMENT PROPERTIES

As at September 30, 2021, the Trust's property portfolio consisted of 68 properties with a fair value of $543.2 million, in comparison to the $457.5 million reported as at September 30, 2020. The variance is largely due to higher net fair market value adjustment due to lower capitalization rates and the Trust's acquisitions, offset by the Centre Ice and Hanover disposition noted above. The investment portfolio valuation is allocated by property type as follows:

	Retail and Commercial	Core Service Provider Office	Industrial	Multi-residential	Manufacturd 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 further described in note 4 of the condensed consolidated interim 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%

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 commercial 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.

CURRENT ASSETS

Current assets as at September 30, 2021, June 30, 2021 and September 30, 2020 consisted of the following:

	Sept 30, 2021	June 30, 2021	Sept 30, 2020
Accounts Receivable	$ 5,252,239	$ 2,980,500	$ 3,063,326
Prepaid Expenses, Deposits & Other Assets	3,396,509	3,016,284	2,738,677
Cash & Cash Equivalents	6,116,378	705,955	-
Restricted Cash	51,467	51,970	49,284
Assets Held For Sale	-	5,705,000	-
	$ 14,816,592	**$ 12,459,709**	**$ 5,851,287**

Accounts receivable consist mainly of tenant receivables, straight line rent adjustments and Harmonized Sales Tax ("**HST**") and Quebec Sales Tax ("**QST**") recoveries from the Canada Revenue Agency and Revenue Quebec, respectively. Prepaid expenses, deposits and other assets consist mainly of prepaid property taxes, insurance, utility deposits, deferred financing costs related to the Facility and the capitalization of free rent provided to tenants as required under IFRS. Restricted Cash represents realty tax escrows requested by the lender on the Guelph Retail Portfolio mortgage. Assets Held For Sale consists of the fair market value of assets that is under contract to be sold as outlined above.

BANK INDEBTEDNESS

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

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.

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 Period	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	$ 18,315,336
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	$209,204,286
	$ 237,331,275	**$227,519,622**

On February 1, 2020, the Trust repaid an $11.1 million mortgage fully secured against the Merivale Mall property in the FCR Retail Portfolio.

On April 30, 2020, the Trust refinanced its existing mortgage on its Waterloo Industrial Portfolio with a Canadian Chartered Bank. The principal balance of the mortgage at maturity was $24.8 million, while the Trust’s portion was $17.3 million. The new mortgage is a $39.0 million first mortgage with an interest rate of prime plus 25 basis points with a 21.5 year amortization. The Trust’s portion of this new mortgage is $27.3 million. The mortgage matures on May 1, 2025.

On April 30, 2020, the Trust refinanced its existing mortgage on its Whitby Mall Property with a Canadian Chartered Bank. The principal balance of the mortgage at maturity was $23.8 million, while the Trust’s portion was $9.5 million. The new mortgage is an $18.0 million first mortgage fixed at an interest rate of 2.1% with a 25 year amortization. The Trust’s portion of this new mortgage is $14.4 million. The mortgage matures on May 1, 2025.

On November 9, 2020, the Trust financed two new mortgages totaling $5.1 million on its Edmonton Industrial Portfolio. The Trust's portion of these financings are $2.5 million. The mortgages have a 3.45% interest rate, amortizes and matures on December 5, 2022.

On April 30, 2021, the Mountview Manufactured Home Community was financed with an $11.3 million first mortgage from a Canadian Chartered Bank. The interest only mortgage carries a 2.5% interest rate and a 1 year term. The Trust's pro rata share of the mortgage is $5.7 million and matures on April 30, 2022.

On May 3, 2021, the Trust financed a new $17.0 million mortgage ($11.9 million Trust's pro-rated share) as part of the acquisition in Edmonton, Alberta as described in note 3 of these condensed consolidated interim financial statements. The mortgage has a 2.36% interest rate, amortizes and matures on May 1, 2026.

On May 5, 2021, the Trust financed a new $13.7 million mortgage ($9.6 million Trust's pro-rated share) as part of the acquisition in Lower Sackville, Nova Scotia as described in note 3 of these condensed consolidated interim financial statements. The mortgage has a 2.40% interest rate, amortizes and matures on June 1, 2026.

During the nine months ended September 30, 2021, the Trust completed sales of twelve retail properties from the Centre Ice Retail Portfolio for gross proceeds of approximately $31.3 million. The Trust's pro-rata share of the gross proceeds was $21.9 million. The Trust used these proceeds to reduce the mortgage balance on the portfolio encumbering the Centre Ice Portfolio. As such, no amount is owing on the Centre Ice Portfolio.

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 (at 50%):

	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

ACCOUNTS PAYABLE & ACCRUED LIABILITIES

Accounts payable and accrued liabilities as at September 30, 2021, June 30, 2021, and September 30, 2020 consist of the following:

	Sept 30, 2021	June 30, 2021	Sept 30, 2020
Utilities, Repairs & Maintenance, Other	6,937,658	4,831,590	3,831,195
Due to Asset & Property Manager	2,121,182	1,440,490	462,346
Accrued Interest Expense	418,636	416,027	310,291
Option Liabilities	1,365,524	1,905,247	133,207
	$ 10,843,000	**$ 8,593,354**	**$ 4,737,039**

Utilities, Repairs & Maintenance, Other consist of utility costs, property taxes, repairs and maintenance, GST/HST payables to CRA, QST payables to Revenue Quebec and professional fees. Due to Asset & Property Manager represent amounts payable to Firm Capital Realty Partners Inc. ("**FCRPI**") and Firm Capital Property Management Corp. ("**FCPMC**") as outlined below. Option liabilities relate to the unit option plan as outlined below.

UNIT OPTION PLAN & OPTION LIABILITIES

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 that 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. 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.

UNITHOLDERS' EQUITY

Unitholders' equity as at September 30, 2021 was $293,725,736 and consists of the following:

	Number of Units	Unitholder's Equity
Unitholders' Equity, December 31, 2019	**30,644,385**	**$ 229,039,076**
Normal Course Issuer Bid	(788,600)	(4,112,889)
Issuance of Units from DRIP	228	1,550
Less: Issue Costs	-	(147,265)
Redemption	(500,000)	(2,115,000)
Add: Net Income	-	2,411,949
Less: Distributions	-	(11,343,347)
Unitholders' Equity, September 30, 2020	**29,356,013**	**$ 213,734,074**
Normal Course Issuer Bid	(6,600)	(33,990)
Issuance of Units from DRIP	281	1,500
Less: Issue Costs	-	(66)
Add: Net Income		13,419,178
Less: Distributions		(3,668,741)
Unitholders' Equity, December 31, 2020	**29,349,694**	**$ 223,451,953**
Options Exercised	553,333	3,378,665
Issuance of Units from DRIP	290	2,000
Public Equity Offering	4,107,800	27,102,290
Add: Net Income		51,821,589
Less: Distributions		(12,030,757)
Unitholders' Equity, September 30, 2021	**34,011,117**	**$ 293,725,736**

- **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 public float. The bid commenced on April 8, 2020 and ended on April 7, 2021, or at such time as the NCIB has been completed or terminated at the Trust's discretion. The Trust has repurchased 795,200 Trust Units for cancellation through its NCIB for gross proceeds of approximately $4.1 million.

- **Redemption:** In accordance with the Declaration of Trust as further described in note 8(b) of the condensed consolidated interim financial statements, a Unitholder redeemed their Trust Units. 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.

- **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 $3.4 million.

- **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)

As at November 11, 2021, there were 34,011,117 Trust Units issued and outstanding.

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, and are measured at fair value.

ASSET MANAGEMENT AGREEMENT

The Trust has entered into an Asset Management Agreement with FCRPI, 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. Details of the Asset Management Agreement are posted on SEDAR (www.SEDAR.com) and in the notes to the financial statements.

On October 20, 2016, the terms of the Asset Management and Acquisition Fees changed. For further information, please refer to the notes to the financial statements.

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.

For the nine months ended September 30, 2021, Asset Management Fees were higher than the amount reported at September 30, 2020 due to higher net acquisition activity. Acquisition Fees are higher than the amount reported at September 30, 2020 due to higher acquisition activity during the reported period. Performance Fees are higher than the amount reported at June 30, 2020 largely due to the disposition in the Centre Ice and Hanover portfolios.

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.

Unrealized Performance Incentive Fees, pursuant to the Asset Management Agreement with the Asset Manager, are a contingent liability of the Trust in the event of contract termination or asset disposition and represent approximately $11.6 million as being contingently payable to the Asset Manager. The respective Net Asset Value of the assets of the Trust have been reduced accordingly due to the treatment of the contingent liability.

PROPERTY MANAGEMENT AGREEMENT

The Trust has entered into a Property Management Agreement with FCPMC, 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. Details of the Property Management Agreement are posted on SEDAR (www.SEDAR.com) and in the notes to the financial statements.

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

For the nine months ended September 30, 2021, Property Management Fees were higher than the amount reported at September 30, 2020 largely due to the various acquisitions as discussed above.

Property Management Fees are charged monthly. Commercial leasing and renewal fees are charged on a per lease basis.

INCOME TAXES

The Trust is a mutual fund trust and a real estate investment trust (a "**REIT**") pursuant to the Income Tax Act (Canada) (the "**Tax Act**"). Under current tax legislation, a REIT is entitled to deduct distributions of taxable income such that it is not liable to pay income taxes provided that its taxable income is fully distributed to Unitholders each year. The Trust is a REIT if it meets prescribed conditions under the Tax Act relating to the nature of its assets and revenue (the "**REIT Conditions**"). The Trust has reviewed the REIT Conditions and has assessed their interpretation and application.

The Trust intends to qualify as a REIT under the Tax Act and to make distributions not less than the amount necessary to ensure that the Trust will not be liable to pay income taxes. Accordingly, no current or deferred income taxes have been recorded in the consolidated financial statements.

CAPITAL MANAGEMENT

The Trust's objectives when managing capital are to safeguard the 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.

MANAGEMENT DISCUSSION & ANALYSIS

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 is in compliance with these requirements throughout the years ended September 30, 2021 and September 30, 2020.

CONTRACTUAL OBLIGATIONS

The Trust's contractual obligations over the next few years are as follows:

	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

DISTRIBUTION REINVESTMENT PLAN & UNIT PURCHASE PLAN

On February 5, 2013, the Trust announced the commencement of its Distribution Reinvestment Plan ("**DRIP**") and Unit Purchase Plan (the "**UPP**").

DISTRIBUTION REINVESTMENT PLAN ("DRIP")

Under the terms of the DRIP, FCPT's 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.

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. Units purchased through the DRIP will be acquired either in the open market or be issued directly from FCPT's treasury based on a floor price to be set at the discretion of the board of trustees. Currently, there are 257,075 units reserved under the DRIP.

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 but received units under the DRIP.

UNIT PURCHASE PLAN ("UPP")

Unitholders who elect to receive Trust Units under the DRIP may also enroll in the Trust's Unit Purchase Plan. The UPP gives each Unitholder who is resident in Canada the right to purchase additional units of the Trust monthly. Under the terms of the UPP, FCPT's 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 Units that may be issued may not exceed 2% of the Units of the Trust per annum.

Registered Unitholders may enroll in the DRIP and the UPP by completing a form and submitting to Equity Financial Trust Company at the address set out in the form, or contact the Trust for copies of the forms. Beneficial Unitholders are encouraged to see their broker or other intermediary for enrolment information. The expected level of insider participation by management and trustees of the Trust under the DRIP and the UPP is currently not known. The DRIP and the UPP are subject to certain limitations and restrictions; interested participants are encouraged to review the full text of the DRIP and UPP at www.firmcapital.com.

RESPONSIBILITY OF MANAGEMENT AND THE BOARD OF TRUSTEES

Management is responsible for the information disclosed in this MD&A, and has in place the appropriate information systems, procedures and controls to ensure that the information used internally by management and disclosed externally is materially complete and reliable. In addition, the Trust's Audit Committee and Board of Trustees provide an oversight role with respect to all public financial disclosures by the Trust, and have reviewed and approved this MD&A and the consolidated financial statements as at September 30, 2021 and September 30, 2020.

CONTROLS AND PROCEDURES

The Trust maintains appropriate information systems, procedures and controls to ensure that information disclosed externally is complete, reliable, and timely. The Trust's Chief Executive Officer and Chief Financial Officer evaluated, or caused an evaluation under their direct supervision of, the design and operating effectiveness of the Trust's disclosure controls and procedures (as defined in National Instrument 52-109, Certification of Disclosure in Issuers' Annual and Interim Filings) as at September 30, 2021 and have concluded that such disclosure controls and procedures were appropriately designed and were operating effectively.

The Trust has also established adequate internal controls over financial reporting to provide reasonable assurance regarding the reliability of the Trust's financial reporting and the preparation of the financial statements for external purposes in accordance with IFRS. The Trust's Chief Executive Officer and the Chief Financial Officer assessed, or caused an assessment under their direct supervision, of the design and operating effectiveness of the Trust's internal controls over financial reporting (as defined in National Instrument 52-109, Certification of Disclosure in Issuers' Annual and Interim Filings) as at September 30, 2021. Based on that assessment, it was determined that the Trust's internal controls over financial reporting were appropriately designed and were operating effectively. In addition, the Trust did not make any changes to the design of the Trust's internal controls over financial reporting during the period ended September 30, 2021 that would have materially affected or would be reasonably likely to materially affect the Trust's internal controls over financial reporting.

It should be noted that a control system, no matter how well conceived and operated, can provide only reasonable, not absolute, assurance that the objectives of the control system are met. Because 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. These inherent limitations include, among other items: (i) that management's assumptions and judgments could ultimately prove to be incorrect under varying conditions and circumstances; (ii) the impact of any undetected errors; and (iii) controls may be circumvented by the unauthorized acts of individuals, by collusion of two or more people, or by management override. The design of any system of controls 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 future conditions.

SIGNIFICANT ACCOUNTING POLICIES

Significant accounting policies applied by the Trust are described in note 2 of the Trust's consolidated financial statements for the year ended December 31, 2020 and accordingly should be read in conjunction with them.

ESTIMATES

The critical accounting estimates have been set out in the Trust's consolidated financial statements for the year ended December 31, 2020 and accordingly should be read in conjunction with them.

CRITICAL JUDGEMENTS

Critical judgments have been set out in the consolidated financial statements for the year ended December 31, 2020 and accordingly should be read in conjunction with them.

SUBSEQUENT EVENTS

- 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 of approximately 3% and matures on October 14, 2026. The Trust's portion of this new mortgages is $3.9 million.

- 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).

- 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).

- 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

RISKS AND UNCERTAINTIES

The Trust is faced with the following ongoing risk factors, among others, that would affect Unitholders' equity and the Trust's ability to generate returns. All real property investments are subject to elements of risk. General economic conditions, local real estate markets, supply and demand for leased premises, competition from other available premises and various other factors affect such investments. The Trust's properties are located across Canada. As a result, our properties are impacted by factors specifically affecting their respective real estate markets. These factors may differ from those affecting the real estate markets in other regions of Canada.

- *LIQUIDITY & GENERAL MARKET CONDITIONS*
  The Trust faces the risk associated with general market conditions and their potential consequent effects. Current general market conditions may include, among other things, the insolvency of market participants, tightening lending standards and decreased availability of cash, and changes in unemployment levels, retail sales levels, and real estate values along with access to capital. These market conditions may affect occupancy levels and FCPT's ability to obtain credit on favorable terms or to conduct financings through the public market.
- *REAL PROPERTY OWNERSHIP AND TENANT RISKS*
  Real property investments are relatively illiquid. This illiquidity will tend to limit the ability of the Trust to respond to changing economic or investment conditions. If the Trust were to be required to liquidate assets quickly, there is a risk the proceeds realized from such sale would be less than the book value of the assets or less than what could be expected to be realized under normal circumstances. By specializing in certain types of real estate, the Trust is exposed to adverse effects on that segment of the real estate market and does not benefit from a broader diversification of its portfolio by property class.

  All real property investments are subject to elements of risk. The value of real property and any improvements thereto depend on the credit and financial stability of tenants and upon the vacancy rates of the properties. The properties generate revenue through rental payments made by the tenants thereof. The ability to rent unleased space in properties will be affected by many factors, including changes in general economic conditions (such as the availability and cost of mortgage funds), local conditions (such as an oversupply of space or a reduction in demand for real estate in the area), government regulations, changing demographics, competition from other available properties, and various other factors. Cash available for distribution will be adversely affected if a significant number of tenants are unable to meet their obligations under their leases or if a significant amount of available space in the properties becomes vacant and cannot be leased on economically favorable lease terms. If properties do not generate revenues sufficient to meet operating expenses, including debt service and capital expenditures, this could have a material adverse effect on the Trust's business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

  Historical occupancy rates and revenues are not necessarily an accurate prediction of the future occupancy rates for the Trust's properties or revenues to be derived therefrom. Reported estimates of market rent can be seasonal and the significance of any variations from quarter to quarter would materially affect the Trust's annualized estimated gain-to-lease amount. There can be no assurance that upon the expiry or termination of existing leases, the average occupancy rates and revenues will be higher than historical occupancy rates and revenues and it may take a significant amount of time for market rents to be recognized by the Trust due to internal and external limitations on its ability to charge these new market-based rents in the short term.

- *COMPETITION*
  Many of the sectors in which the Trust operates are highly competitive. The Trust faces competition from many sources, including from other buildings in the immediate vicinity of the properties and the broader geographic areas where the Trust's properties are and will be located. In addition, overbuilding in the geographic areas where the Trust's properties are located may increase the supply of competing properties and may reduce occupancy rates and rental revenues of the Trust and could have a material adverse effect on the Trust's business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

  The Trust's ability to make real estate investments in accordance with the Trust's objectives and investment policies depends upon the availability of suitable investments and the general economy and marketplace. Increased competition for acquisitions in the geographies in which the Trust operates from other acquirers of real estate may impact the availability of suitable investments and achievable investment yields for the Trust.
- *CHANGES IN APPLICABLE LAWS*
  The Trust's operations will have to comply with numerous federal, provincial and local laws and regulations, some of which may conflict with one another or be subject to limited judicial or regulatory interpretations. These laws and regulations may include zoning laws, building codes, landlord tenant laws and other laws generally applicable to business operations. Non-compliance with laws could expose the Trust to liability.

  Lower revenue growth or significant unanticipated expenditures may result from the Trust's need to comply with changes in applicable laws, including (i) laws imposing environmental remedial requirements and the potential liability for environmental conditions existing on properties or the restrictions on discharges or other conditions, (ii) rent control or rent stabilization laws or other landlord/tenant laws, or (iii) other governmental rules and regulations or enforcement policies affecting the development, use and operation of the Trust's properties, including changes to building codes and fire and life-safety codes.
- *UNEXPECTED COSTS OR LIABILITIES RELATED TO ACQUISITIONS*
  Risks associated with real property acquisitions are that there may be an undisclosed or unknown liability concerning the acquired properties, and the Trust may not be indemnified for some or all of these liabilities. Following an acquisition, the Trust may discover that it has acquired undisclosed liabilities, which may be material. The Trust conducts what it believes to be an appropriate level of investigation in connection with its acquisition of properties and seeks through contract to ensure that risks lie with the appropriate party.
- *ACCESS TO CAPITAL*
  The real estate industry is highly capital intensive. The Trust will require access to capital to maintain its properties, as well as to fund its growth strategy and significant capital expenditures from time to time. There can be no assurance that the Trust will have access to sufficient capital or access to capital on terms favorable to the Trust for future property acquisitions, financing or refinancing of properties, funding operating expenses or other purposes. Further, in certain circumstances, the Trust may not be able to borrow funds due to the limitations set forth in the Declaration of Trust.

  In addition, global financial markets have experienced a sharp increase in volatility during recent years. This has been, in part, the result of the re-valuation of assets on the balance sheets of international financial institutions and related securities. This has contributed to a reduction in liquidity among financial institutions and has reduced the availability of credit to those institutions and to the issuers who borrow from them. While central banks as well as governments continue attempts to restore liquidity to the global economy, no assurance can be given that the combined impact of the significant re-valuations and constraints on the availability of credit will not continue to materially and adversely affect economies around the world in the near to medium term. These market conditions and unexpected volatility or illiquidity in financial markets may inhibit the Trust's access to long-term financing in the Canadian capital markets. As a result, it is possible that financing which the Trust may require in order to grow and expand its operations, upon the expiry of the term of financing, on refinancing any particular property owned by the Trust or otherwise, may not be available or, if it is available, may not be available on favorable terms to the Trust. Failure by the Trust to access required capital could have a material adverse effect on the Trust's business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

- *INTEREST RATE & DEBT FINANCING RISK*
  The Trust will be subject to the risks associated with debt financing. There can be no assurance that the Trust will be able to refinance its existing indebtedness on terms that are as or more favorable to the Trust as the terms of existing indebtedness. The inability to replace financing of debt on maturity would have an adverse impact on the financial condition and results of FCPT.
- *ENVIRONMENTAL RISK*
  Environmental and ecological related policies have become increasingly important in recent periods. Under various federal, provincial and municipal laws, an owner or operator of real property could become liable for the cost of removal or remediation of certain hazardous or toxic substances released on or in its properties or disposed of at other locations. The existence of such a liability can have a negative impact on the value of the underlying real property.

  It is our policy to obtain a Phase I environmental audit conducted by a qualified environmental consultant prior to acquiring any additional property, who has the appropriate insurance coverage. In addition, where appropriate, tenant leases generally specify that the tenant will conduct its business in accordance with environmental regulations and be responsible for any liabilities arising out of infractions to such regulations.
- *LEGAL RISK*
  In the normal course of the Trust's operations, whether directly or indirectly, it may become involved in, named as a party to or the subject of, various legal proceedings, including regulatory proceedings, tax proceedings and legal actions relating to personal injuries, property damage, property taxes, land rights, the environment and contract disputes. The outcome with respect to outstanding, pending or future proceedings cannot be predicted with certainty and may be determined in a manner adverse to the Trust and as a result, could have a material adverse effect on the Trust's assets, liabilities, business, financial condition and results of operations. Even if the Trust prevails in any such legal proceeding, the proceedings could be costly and time-consuming and may divert the attention of management and key personnel from the Trust's business operations, which could have a

material adverse effect on the Trust’s business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

- *LEASE ROLLOVER RISK*
  The value of investment properties and the stability of cash flows derived from those properties are dependent upon the level of occupancy and lease rates in those properties. Upon expiry of any lease, there is no assurance that a lease will be renewed on favorable terms, or at all; nor is there any assurance that a tenant can be replaced. A contraction in the Canadian economy would negatively impact demand for space in our properties, consequently increasing the risk that leases expiring in the near term will not be renewed.
- *INCOME TAX RISK*
  On December 22, 2007, the SIFT Rules were enacted. Under the SIFT Rules, certain distributions from a SIFT will no longer be deductible in computing a SIFT's taxable income, and a SIFT will be 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 the tax.

  The SIFT Rules do not apply to a “real estate investment trust" that meets prescribed conditions relating to the nature of its assets and revenue (the "REIT Conditions”). The Trust has reviewed the REIT Conditions and has assessed their interpretation and application to the Trust’s assets and liabilities. The Trust believes that it has met the REIT Conditions throughout the relevant periods ended. There can be no assurances, however, that the Trust will continue to be able to satisfy the REIT Conditions in the future such that the Trust will not be subject to the tax imposed by the SIFT Rules.
- *FIXED COSTS AND INCREASED EXPENSES*
  The failure to maintain stable or increasing average monthly rental rates combined with acceptable occupancy levels would likely have a material adverse effect on the Trust’s business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units. Certain significant expenditures, including property taxes, maintenance costs, mortgage payments, insurance costs and related charges, must be made throughout the period of ownership of real property regardless of whether a property is producing any income. If the Trust is unable to meet mortgage payments on any property, losses could be sustained as a result of the mortgagee’s exercise of its rights of foreclosure or sale.

  The Trust is also subject to utility and property tax risk relating to increased costs that the Trust may experience as a result of higher resource prices as well as its exposure to significant increases in property taxes. There is a risk that property taxes may be raised as a result of re-valuations of properties and their adherent tax rates. In some instances, enhancements to properties may result in significant increases in property assessments following a re-valuation. Additionally, utility expenses, mainly consisting of natural gas and electricity service charges, have been subject to considerable price fluctuations over the past several years. Any significant increase in these resource costs that the Trust cannot charge back to the tenant may have a material adverse effect on the Trust’s business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

  The timing and amount of capital expenditures by the Trust will affect the amount of cash available for distributions to holders of Trust Units. Distributions may be reduced, or even eliminated, at times when the Trust deems it necessary to make significant capital or other expenditures.

- *UNITHOLDER RISK*
  There is a risk that FCPT's Unitholders could become subject to liability. The Declaration of Trust provides that no Unitholder or annuitant under a plan of which a Unitholder acts as Trustee or carrier shall be held to have any personal liability as such, and no resort shall be had to, nor shall recourse or satisfaction be sought from, the private property of any Unitholder or annuitant for any liability whatsoever, in tort, contract or otherwise, to any person in connection with the Trust property or the affairs of the Trust, including, without limitation, for satisfaction of any obligation or claim arising out of or in connection with any contract or obligation of the Trust or of the Trustees or any obligation which a Unitholder or annuitant would otherwise have to indemnify a Trustee for any personal liability incurred by the Trustee as such, but rather the assets of the Trust only are intended to be liable and subject to levy or execution for satisfaction of such liability. Each Unitholder and annuitant under a plan of which a Unitholder acts as Trustee or carrier shall be entitled to be reimbursed out of the assets of the Trust in respect of any payment of a Trust obligation made by such Unitholder or annuitant. The Declaration of Trust further provides that, whenever possible, any written instrument creating an obligation which is or includes the granting by the Trust of a mortgage, and to the extent management of the Trust determines to be practicable, any written instrument which is, in the judgment of management of the Trust, a material obligation, shall contain a provision or be subject to an acknowledgement to the effect that the obligation being created is not personally binding upon, and that resort shall not be had to, nor shall recourse or satisfaction be sought from, the private property of any of the Trustees, Unitholders, annuitants under a plan of which a Unitholder acts as a Trustee or carrier, or Officers, employees or agents of the Trust, but that only property of the Trust or a specific portion thereof shall be bound; the Trust, however, is not required, but shall use all reasonable efforts, to comply with this requirement in respect of obligations assumed by the Trust upon the acquisition of real property.

  Certain provinces have legislation relating to Unitholder liability protection, including British Columbia, Alberta, Saskatchewan, Manitoba, Ontario and Québec. To FCPT's knowledge, certain of these statutes have not yet been judicially considered and it is possible that reliance on such statute by a Unitholder could be successfully challenged on jurisdictional or other grounds.
- *DEPENDENCE ON FCRPI AND FCPMC*
  The Trust's earnings and operations are impacted by FCRPI's ability to source appropriate real estate investments that provide sufficient yields for investors and FCPMC to maintain these real estate investments. The Trust has also entered into long-term contracts with FCRPI and FCPMC, as more particularly described in the "Asset Management Agreement" and "Property Management Agreement" both dated November 20, 2012 as posted on SEDAR (www.SEDAR.com). The Trust is exposed to adverse developments in the business and affairs of FCRPI and FCPMC, since the day to day activities of the Trust are run by FCRPI and FCPMC and since all of the Trust's real estate investments are originated by FCRPI.
- *RETURN RISK*
  There is no guarantee as to the return an investment in Trust Units of the Trust will generate.
- *POTENTIAL CONFLICTS OF INTEREST*
  The Trust is subject to various potential conflicts of interest because the Asset Manager and Property Manager are entities indirectly related to certain trustees and management

of the Trust. Further, the Trustees and Officers may co-invest in property acquisitions and investments alongside the Trust. In addition, the Trustees and Officers of the Trust may from time to time deal with parties with whom the Trust may be dealing with, or may be seeking investments similar to those desired by the Trust. Certain Trustees and Officers of the Trust are also employed by entities directly and/or indirectly related to the Asset Manager and Property Manager and are involved in varying real estate related activities including, but not limited to acquisitions, divestitures and management of real estate and real estate related debt and equity.

The Declaration of Trust does not restrict Trustees or Officers of the Trust, the Asset Manager, the Property Manager and/or its affiliates from being engaged (directly or indirectly) in real estate and business transactions in which their individual interests are actually, or are perceived to be, in conflict with the interests of the Trust. Accordingly, there can be no guarantee that the Trustees and Officers of the Trust, when acting in a capacity other than a Trustee or Officer of the Trust will act in the best interests of the Trust.

- *RELIANCE ON KEY PERSONNEL AND TRUSTEES*
  In assessing the risk of an investment in the Trust Units, potential investors should be aware that they will be relying on the good faith, experience and judgment of the Trustees. Although investments made by the Trust are carefully chosen by the Trustees, there can be no assurance that such investments will earn a positive return in the short or long-term or that losses may not be suffered by the Trust from such investments.
- *DILUTION*
  The number of Trust Units the Trust is authorized to issue is unlimited. The Trustees have the discretion to issue additional Trust Units in other circumstances, including under the Unit Option Plan. Any issuance of Trust Units may have a dilutive effect to existing Unitholders.
- *OPERATIONAL RISKS*
  Operational risk is the risk that a direct or indirect loss may result from an inadequate or failed technology, from a human process or from external events. The impact of this loss may be financial loss, loss of reputation or legal and regulatory proceedings. Management endeavors to minimize losses in this area by ensuring that effective infrastructure and controls exist. These controls are reviewed and if deemed necessary improvements are implemented.
- *RISK RELATED TO INSURANCE RENEWALS*
  Certain events could make it more difficult and expensive to obtain property and casualty insurance, including coverage for catastrophic risks. When the Trust’s current and future insurance policies expire, the Trust may encounter difficulty in obtaining or renewing property or casualty insurance on its properties at the same levels of coverage and under similar terms. Such insurance may be more limited and, for catastrophic risks (e.g., earthquake, hurricane, flood and terrorism), may not be generally available to fully cover potential losses. Even if the Trust is able to renew its policies at levels and with limitations consistent with its current policies, the Trust cannot be sure that it will be able to obtain such insurance at premiums that are reasonable. If the Trust is unable to obtain adequate insurance on its properties for certain risks, it could cause the Trust to be in default under specific covenants on certain of its indebtedness or other contractual commitments that it has which require the Trust to maintain adequate insurance on its properties to protect against the risk of loss. If this were to occur, or if the Trust were unable to obtain adequate insurance, and its properties experienced damages that would otherwise have been covered by insurance, it could have a material adverse effect on the Trust’s business, cash

flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

- *CO-OWNERSHIP INTEREST IN PROPERTIES*
  In certain situations, the Trust may be adversely affected by a default by a co-owner of a property under the terms of a mortgage, lease or other agreement. Although all co-owners' agreements entered into by Trust provide for remedies to Trust in such circumstances, such remedies may not be exercisable in all circumstances, or may be insufficient or delayed, and may not cure a default in the event that such default by a co-owner is deemed to be a default of Trust.

OUTLOOK

Moving forward, it continues to be difficult to fully evaluate the economic impact of COVID-19 on our tenants, until the economy has stabilized, and the government stimulus measures have ceased. We continue to see strong demand and increasing rental rates across our Ontario and Quebec industrial portfolio and demand for space across our convenience retail portfolio that has allowed us to continue our occupancy levels. Finally, we are starting to see some volatility in interest rates with a significant rise in five- and ten-year rates over the past two months. Even with the current run up in rates, mortgage rates are still extremely attractive and in line with our average mortgage rates across the portfolio.

The Trust currently has sufficient liquidity not only to meet our operational needs through 2021, but to fund our acquisition and development projects through the fourth quarter of 2021 and there are no significant debt maturities through 2022. We believe that the Trust is well positioned for growth with our leverage below our target range of 55% to 65%.

As such, management is always looking to assess and evolve its portfolio of assets The Trust will focus its near-term acquisition efforts on the industrial and multi-residential sectors across Canada as well as continue to slowly reduce its exposure to its non-core retail assets to create a more balanced property portfolio demonstrated by the sales and acquisitions completed in 2021. The Trust expects to grow predominately through acquisitions during 2021 with residential intensification efforts beginning to generate income in 2022. As always, we will continue to assess each acquisition to ensure they meet our disciplined investment objectives.