



Automotive Properties Real Estate Investment Trust
Consolidated Financial Statements
For the year ended December 31, 2024 and 2023

Independent Auditor's Report

To the Unitholders of Automotive Properties Real Estate Investment Trust

Opinion

We have audited the consolidated financial statements of Automotive Properties Real Estate Investment Trust and its subsidiaries (the "REIT"), which comprise the consolidated balance sheets as at December 31, 2024, and 2023, and the consolidated statements of income and comprehensive income, changes in unitholders' equity and cash flows for the years then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the REIT as at December 31, 2024 and 2023, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the REIT in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matter

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

Fair Value of Investment Properties

Refer to Note 6 - Investment Properties

As at December 31, 2024, the fair value of the REIT's investment properties totaled \$1,187 million, which accounted for approximately 99% of the REIT's total assets.

The valuation of investment properties is a key audit matter due to the significant estimation involved with the key inputs used in the valuation techniques and the sensitivity of fair value to changes in



significant assumptions. The key inputs include net operating income, capitalization rates and discount rates, and are dependent on the nature of each investment property and the current prevailing market conditions.

How the Key Audit Matter was Addressed in the Audit

Our audit included the following procedures, among others:

- assessed the competence, capabilities and objectivity of a sample of external appraisers engaged by the REIT and management who were involved in the valuation process;
- obtained an understanding of the techniques used by the external appraisers and management in determining the valuation of investment properties, on a sample basis;
- with the assistance of our real estate valuation experts, evaluated the fair value methodology used by the external appraisers and management;
- performed an assessment of the internal consistency of significant underlying assumptions such as net operating incomes;
- performed an assessment of significant underlying assumptions such as capitalization and discount rates including by comparison to market based data; and
- evaluated the adequacy of the disclosures included in the consolidated financial statements relating to the fair value of investment properties.

Because of the estimation involved in determining fair value of investment properties and the existence of alternative assumptions and valuation methods, we determined a range of fair values that were considered reasonable to evaluate the fair values determined by external appraisers and management.

Other Information

Management is responsible for the other information. The other information comprises:

- The information, other than the consolidated financial statements and our auditor's report thereon, included in the 2024 Annual Report, and
- The information included in Management's Discussion and Analysis for the year ended December 31, 2024.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We obtained Management's Discussion and Analysis for the year ended December 31, 2024, prior to the date of this auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in this auditor's report. We have nothing to report in this regard.

The 2024 Annual Report is expected to be made available to us after the date of the auditor's report. If, based on the work we will perform on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial



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

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

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

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

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

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

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



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

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

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

/s/ BDO Canada LLP

Chartered Professional Accountants, Licensed Public Accountants

Toronto, Ontario

March 5, 2025

Automotive Properties REIT Consolidated Balance Sheets

<i>(in thousands of Canadian dollars)</i>	Note	As at December 31, 2024	As at December 31, 2023
ASSETS			
Cash and cash equivalents		336	\$298
Accounts receivable and other assets	7	1,454	2,905
Interest rate swaps and foreign exchange forward contract	8	1,579	11,388
Investment properties	6	1,187,364	1,179,316
Total assets		\$1,190,733	\$1,193,907
LIABILITIES AND UNITHOLDERS' EQUITY			
Liabilities:			
Accounts payable and accrued liabilities	9	\$16,321	\$11,538
Credit facilities and mortgages payable	8	499,068	531,511
Unit-based compensation	12	11,942	10,314
Class B LP Units	11	-	100,550
Total liabilities		527,331	653,913
Unitholders' equity		663,402	539,994
Total liabilities and unitholders' equity		\$1,190,733	\$1,193,907

See accompanying notes to the consolidated financial statements.

Approved on behalf of the Board of Trustees

"Julie Morin"

Julie Morin
Trustee, Audit Committee Chair

"John Morrison"

John Morrison
Trustee, Lead Independent

Automotive Properties REIT

Consolidated Statements of Income and Comprehensive Income

(in thousands of Canadian dollars)
For the year ended December 31,

	Note	2024	2023
Net Property Income			
Rental revenue from investment properties	13	\$93,876	\$92,484
Property costs	13	(14,547)	(14,071)
Net Operating Income		\$79,329	\$78,413
Other Income (Expenses)			
General and administrative expenses		(6,375)	(5,758)
Interest expense and other financing charges		(24,778)	(24,476)
Fair value adjustment on interest rate swaps and foreign exchange forward contract	8	(9,810)	(7,739)
Distribution expense on Class B LP Units	10	(3,125)	(7,499)
Fair value adjustment on Class B LP Units and Unit-based compensation	11, 12	9,096	22,163
Fair value adjustment on investment properties	6	27,664	(4,113)
Net Income and Comprehensive Income		\$72,001	\$50,991

See accompanying notes to the consolidated financial statements.

Automotive Properties REIT

Consolidated Statements of Changes in Unitholders' Equity

For the year ended December 31, 2024
(in thousands of Canadian dollars)

	Note	Trust Units	Cumulative Net Income	Cumulative Distributions to Unitholders	Total
Unitholders' Equity at December 31, 2023		\$404,708	\$319,877	\$(184,591)	\$539,994
Units issued, net of costs	11	91,711	-	-	91,711
Net Income		-	72,001	-	72,001
Distributions	10, 11	-	-	(40,304)	(40,304)
Units issued for special distribution	10, 11	-	-	23,023	23,023
Consolidation of Units for special distribution	10, 11	-	-	(23,023)	(23,023)
Unitholders' Equity at December 31, 2024		\$496,419	\$391,878	\$(224,895)	\$663,402

For the year ended December 31, 2023
(in thousands of Canadian dollars)

	Note	Trust Units	Cumulative Net Income	Cumulative Distributions to Unitholders	Total
Unitholders' Equity at December 31, 2022		\$404,708	\$268,886	\$(152,650)	\$520,944
Net Income		-	50,991	-	50,991
Distributions	10	-	-	(31,941)	(31,941)
Unitholders' Equity at December 31, 2023		\$404,708	\$319,877	\$(184,591)	\$539,994

See accompanying notes to the consolidated financial statements.

Automotive Properties REIT

Consolidated Statements of Cash Flow

(in thousands of Canadian dollars)

For the year ended December 31,	Note	2024	2023
OPERATING ACTIVITIES			
Net income		\$72,001	\$50,991
Straight-line rent		(676)	(1,696)
Non-cash compensation expense		2,717	2,408
Fair value adjustment on interest rate swaps and foreign exchange forward contract		9,810	7,739
Distribution expense on Class B LP Units		3,125	7,499
Fair value adjustment on Class B LP Units and Unit-based compensation		(9,096)	(22,163)
Fair value adjustment on investment properties		(27,664)	4,113
Interest expense and other charges		23,904	23,544
Financing fees		874	932
Amortization of other assets		144	262
Change in non-cash operating accounts	18	775	637
Cash Flow from operating activities		75,914	74,266
INVESTING ACTIVITIES			
Acquisitions of investment properties		(32,493)	(110,425)
Dispositions of investment properties		53,875	-
Cash Flow used in investing activities		21,382	(110,425)
FINANCING ACTIVITIES			
Proceeds from Credit Facilities and Mortgages and Revolver repayment		(7,600)	125,900
Principal and repayment on Credit Facilities and Mortgages		(25,041)	(25,386)
Interest paid		(24,016)	(23,569)
Financing fees paid		(678)	(1,010)
Repayments on lease liabilities		(473)	(434)
Distributions to REIT unitholders and Class B LP unitholders		(39,450)	(39,440)
Cash Flow from (used) in financing activities		(97,258)	36,061
Net decrease in cash and cash equivalents during the year		38	(98)
Cash and cash equivalents, beginning of year		298	396
Cash and cash equivalents, end of year		\$336	\$298

See accompanying notes to the consolidated financial statements.

Notes to the Consolidated Financial Statements

For the years ended December 31, 2024 and 2023

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

1. NATURE OF OPERATIONS

Automotive Properties Real Estate Investment Trust (the “REIT”) is an internally managed, unincorporated, open-ended real estate investment trust existing pursuant to a declaration of trust dated June 1, 2015, as amended and restated on July 22, 2015 (the “Declaration of Trust”) under, and governed by, the laws of the Province of Ontario. The REIT was formed to own primarily income-producing automotive dealership properties located in Canada and the United States. The principal, registered and head office of the REIT is located at 133 King Street East, Suite 300, Toronto, Ontario M5C 1G6. The REIT’s trust units (“Units”) are listed on the Toronto Stock Exchange and are traded under the symbol “APR.UN”.

893353 Alberta Inc. (“Dilawri”) is a privately held corporation which, together with certain of its affiliates, held an approximate 31.3% interest in the REIT on a fully diluted basis as at December 31, 2024 (December 31, 2023 – 31.4%), through the ownership, direction or control of 15,748,507 Units. On June 21, 2024, Dilawri converted all 9,327,487 previously outstanding Class B limited partnership units (“Class B LP Units”) of Automotive Properties Limited Partnership, the REIT’s operating subsidiary (the “Partnership”), into an equal number of Units. See Note 11 – Unitholders’ Equity and Class B LP Units. Dilawri and its affiliates, other than its shareholders and controlling persons, are referred to herein as the “Dilawri Group”.

The REIT commenced operations on July 22, 2015 following completion of an initial public offering of Units (the “IPO”). In connection with the completion of the IPO, the REIT indirectly acquired a portfolio of 26 commercial properties from certain members of the Dilawri Group (the “Initial Properties”) and leased the Initial Properties to the applicable member of the Dilawri Group (collectively, and including members of the Dilawri Group that became tenants at a REIT property after the IPO, the “Dilawri Tenants”).

As at December 31, 2024, the REIT owned a portfolio of 78 income-producing commercial properties. The properties are located in metropolitan areas across British Columbia, Alberta, Saskatchewan, Manitoba, Ontario and Quebec, totaling approximately 2.9 million square feet of gross leasable area (“GLA”) on approximately 254 acres of land. The Dilawri Tenants are the REIT’s major tenant, exclusively occupying 36 of the REIT’s income-producing commercial properties and jointly occupying one of the REIT’s 78 income-producing commercial properties as at December 31, 2024.

The subsidiaries of the REIT included in the REIT’s consolidated financial statements include the Partnership and Automotive Properties REIT GP Inc. Effective January 1, 2020, management, operating and administrative support personnel were employed directly by the REIT.

2. MATERIAL ACCOUNTING POLICY INFORMATION

(a) Statement of Compliance

The consolidated financial statements of the REIT have been prepared in accordance with IFRS Accounting Standards (“IFRS”) as issued by the International Accounting Standards Board (“IASB”) and using the material accounting policies described herein.

These consolidated financial statements were authorized for issuance by the Board of Trustees of the REIT (the “Board”) on March 5, 2025.

(b) Basis of Presentation

The consolidated financial statements of the REIT have been prepared using the historical cost basis except for the following items that were measured at fair value:

- investment properties as described in Note 6;
- interest rate swaps and foreign exchange forward contracts as described in Note 8;
- Class B LP Units which are exchangeable for Units at the option of the holder as described in Note 11; and
- Deferred Units (“DUs”), Income Deferred Units (“IDUs”), Restricted Deferred Units (“RDUs”) and Performance Deferred Units (“PDUs”, and together with DUs, IDUs and RDUs, “Unit-based compensation”) which are exchangeable for Units in accordance with their terms as described in Note 2(I) and Note 12.

The consolidated financial statements are presented in Canadian dollars, the REIT’s functional and reporting currency.

(c) Basis of Consolidation

The consolidated financial statements include the accounts of the REIT and the other entities that the REIT controls in accordance with IFRS 10 — *Consolidated Financial Statements*. Control requires exposure or rights to variable returns and the ability to affect those returns through power over an investee. All intercompany transactions and balances have been eliminated on consolidation.

On June 2, 2023, the REIT entered into a 50/50 joint arrangement (the “Joint Arrangement”) with StorageVault Canada Inc. (“StorageVault”) to jointly acquire an automotive dealership property located in Brossard, Quebec, from a third party vendor. The Joint Arrangement is accounted for in accordance with IFRS 11 — Joint arrangements (“IFRS 11”). Under IFRS 11, the Joint Arrangement is considered to be joint operations. The accounting treatment for joint operations requires each venturer to recognize its share of assets, liabilities, revenues, and expenses related to the joint operation in proportion to their respective interest therein.

(d) Investment Properties

Investment properties include properties held to earn rental income and/or for capital appreciation, and property under development. Investment properties are initially measured at cost, including directly attributable acquisition costs. Directly attributable acquisition costs include professional fees, land transfer taxes and other transaction costs. Subsequent to initial recognition, investment properties are measured at fair value. Fair value is determined based on available market evidence at each balance sheet date. The fair value of investment properties reflects, among other things, rental income from current leases and assumptions about rental income from future leases in light of current market conditions. Related fair value gains and losses are recorded in net income and comprehensive income in the period in which they arise.

(e) Revenue Recognition

The REIT has retained substantially all of the risks and benefits of ownership of its investment properties and, therefore, accounts for its leases with tenants as operating leases.

Rental revenue includes rents earned from tenants under lease agreements and realty tax recoveries.

The REIT follows the straight-line method of recognizing rental revenue, whereby the total amount of basic rent to be received from leases is accounted for on a straight-line basis over the term of the lease. Accordingly, an accrued rent receivable/payable is recorded for the current difference between the straight-line rent recorded as rental revenue and the rent that is contractually due from the tenant and is included as part of investment properties on the consolidated balance sheet. Lease incentives provided to tenants are deferred and amortized on a straight-line basis against revenue over the term of the lease.

(f) Expenses

Property costs and general and administrative expenses are recognized in income in the period in which they are incurred. The indemnity fee is amortized over the average lease term with the Dilawri Tenants that have third party sub-tenants.

(g) Leases

The REIT is the lessee for one land lease and one office lease, which are in the scope of IFRS 16 – *Leases* (“IFRS 16”). For all leases for which the REIT is a lessee of investment properties, the right-of-use assets have been measured at fair value with no straight line depreciation and classified as investment property at the date of initial application on January 1, 2019. The office lease right-of-use asset is recognized in accounts receivable and other assets. The depreciation charge is presented in the general and administrative expense. Amortization is recorded on a straight line basis over the term of the lease.

(h) Income Taxes

The REIT qualifies as a “mutual fund trust” under the *Income Tax Act* (Canada). The Board intends to annually distribute all taxable income directly earned by the REIT to holders of Units (“Unitholders”) and to deduct such distributions for income tax purposes.

Legislation relating to the federal income taxation of Specified Investment Flow Through trusts or partnerships (“SIFT”) provide that certain distributions from a SIFT will not be deductible in computing the SIFT’s taxable income and that the SIFT will be subject to tax on such distributions at a rate that is substantially equivalent to the general tax rate applicable to Canadian corporations. However, distributions paid by a SIFT as return of capital should generally not be subject to tax.

Under the SIFT rules, the taxation regime will not apply to a real estate investment trust that meets prescribed conditions relating to the nature of its assets and revenue (the “REIT Exception”). The REIT has reviewed the SIFT rules and has assessed their interpretation and application to the REIT’s assets and revenue. While there are uncertainties in the interpretation and application of the SIFT rules, the REIT believes that it meets the REIT Exception and, accordingly, no net current income tax expense or deferred income tax assets or liabilities have been recorded in the consolidated statements of income and comprehensive income.

(i) Units and Class B LP Units

Units are redeemable at the holder’s option subject to certain limitations and restrictions. As a result, the Units are liabilities by definition but qualify for presentation as equity under certain limited exceptions within IAS 32 — *Financial Instruments: Presentation* (“IAS 32”). The Class B LP Units are economically equivalent to Units, receive distributions equal to the distributions paid on Units and are exchangeable at the option of the holder into Units. One special voting unit in the REIT (the “Special Voting Units”) has been issued to the holder of each Class B LP Unit issued (such Special Voting Unit does not have any entitlement in the REIT with respect to distributions, but does generally entitle the holder to that number of votes at any meeting of Unitholders to which a holder of the number of Units that are obtained upon the exchange of the Class B LP Unit to which such Special Voting Unit is attached would be entitled). The limited IAS 32 exception for presentation as equity does not extend to the Class B LP Units. As a result, the Class B LP Units have been classified as financial liabilities and are measured at fair value through profit and loss (“FVTPL”). The fair value of the Class B LP Units is measured every period by reference to the traded value of the Units, with changes in value recorded through profit and loss.

Distributions on the Class B LP Units are recorded as an expense in the consolidated statements of income and comprehensive income in the period in which they become payable. On June 21, 2024, Dilawri converted all 9,327,487 previously outstanding Class B LP Units into an equal number of Units. As at December 31, 2024, there are nil Class B LP Units issued and outstanding.

(j) Financial instruments

Financial instruments are classified as one of the following: (i) measured at amortized cost, (ii) fair value through other comprehensive income (“FVTOCI”), or (iii) FVTPL. Financial assets and liabilities classified as FVTPL are measured at fair value with gains and losses recognized in the consolidated statements of income and comprehensive income. Financial instruments classified as amortized cost are measured at amortized cost, using the effective interest method. The REIT recognizes an allowance for expected credit losses (“ECL”) for financial assets measured at amortized cost at each balance sheet date. The ECL model requires considerable judgment, including consideration of how changes in economic factors affect ECLs, which are determined on a probability weighted basis. Impairment losses, if incurred, would be recorded as expenses in the consolidated statements of income and comprehensive income with the carrying amount of the financial asset or group of financial assets reduced through the use of impairment allowance accounts. FVTOCI financial instruments are measured at fair value and any unrealized gains and losses will be recognized in other comprehensive income.

The following summarizes the REIT’s classification and measurement of financial assets and liabilities:

	Classification/Measurement
Financial assets	
Cash and cash equivalents	Amortized cost
Accounts receivable	Amortized cost
Interest rate swaps and foreign exchange forward contracts	FVTPL
Financial liabilities	
Accounts payable and accrued liabilities	Amortized cost
Credit Facilities and Mortgages	Amortized cost
Class B LP Units and Unit-based compensation	FVTPL
Interest rate swaps	FVTPL

Acquisition costs other than those related to financial instruments classified as FVTPL, which are expensed as incurred, are capitalized to the carrying amount of the instrument and amortized using the effective interest method. These costs primarily include interest and finance fees that are incurred in connection with borrowings.

(k) Unit-Based Compensation

DUs may be granted to members of the Board (“Trustees”), officers, employees and other eligible persons of the REIT (each, a “Participant”). DUs granted to Trustees will generally vest immediately. DUs granted to officers, employees and other eligible persons of the REIT will generally vest as to one-third on each of the third, fourth and fifth anniversary of the applicable grant date. RDUs are granted to officers, employees and other eligible persons of the REIT only and vest over a three-year period following the applicable grant date. PDUs are granted to officers, employees and other eligible persons of the REIT only and cliff vest at the end of the applicable three-year performance period based on the relative performance of the REIT over the performance period. Each DU, PDU and RDU shall receive a distribution of additional IDUs equal to the amount of distributions paid per Unit by the REIT on its Units. Liability in respect of the DUs, PDUs, RDUs and IDUs is adjusted to reflect the change in their fair value at each reporting period with the changes in fair value recognized in the consolidated statements of income and comprehensive income. The holder of such DUs, PDUs, RDUs and IDUs cannot settle their DUs, PDUs, RDUs or IDUs for cash.

3. CRITICAL ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of the consolidated financial statements requires management to make judgments and estimates in applying the REIT's accounting policies that affect the reported amounts and disclosures made in the consolidated financial statements and accompanying notes. Within the context of these consolidated financial statements, a judgment is a decision made by management in respect of the application of an accounting policy; a recognized or unrecognized financial statement amount and/or note disclosure, following an analysis of relevant information that may include estimates and assumptions. Estimates and assumptions are used mainly in determining the measurement of balances recognized or disclosed in the consolidated financial statements and are based on a set of underlying data that may include management's historical experience, knowledge of current events and conditions and other factors that are believed to be reasonable under the circumstances. Management continually evaluates the estimates and judgments it uses. The following are the accounting policies subject to judgments and key sources of estimation uncertainty that the REIT believes could have the most significant impact on the amounts recognized in the consolidated financial statements. The REIT's material accounting policy information are described in Note 2.

Investment Properties

The REIT assesses whether the properties it acquires are considered to be asset acquisitions or business combinations. The REIT considers all the properties it has acquired to date to be asset acquisitions. The REIT applies judgment when reporting any property under development. The cost of the property under development includes the acquisition of the property, direct development costs and borrowing costs attributable to the development.

Investment properties are valued by management. Valuations are completed by undertaking a discounted cash flow approach, whereby a current discount rate is applied to the projected net operating income that a property can reasonably be expected to produce in the future. These assumptions may not ultimately be achieved.

Income Taxes

The REIT is a mutual fund trust and a real estate investment trust as such terms are defined in the *Income Tax Act* (Canada). The REIT is not liable to pay Canadian income taxes provided that its taxable income is fully distributed to Unitholders each year. The REIT is a real estate investment trust if it meets the prescribed conditions under the *Income Tax Act* (Canada) relating to the nature of its assets and revenue. The REIT uses judgment in reviewing these prescribed conditions and assessing its interpretation and application to the REIT's assets and revenue. The REIT has determined that it qualifies as a real estate investment trust in respect of the current period.

The REIT expects to continue to qualify as a mutual fund trust and real estate investment trust under the *Income Tax Act* (Canada), however, should it no longer qualify, the REIT would not be able to flow through its taxable income to Unitholders and would, therefore, be subject to tax.

4. NEW STANDARDS AND INTERPERTATIONS NOT YET ADOPTED

IFRS 18, Presentation and Disclosure in Financial Statements

In April 2024, IFRS 18, "Presentation and Disclosure in Financial Statements" ("IFRS 18") was issued to achieve comparability of the financial performance of similar entities. The issuance of IFRS 18 is expected to have a substantive impact on financial statements, including potential changes to the structure of the income statement and various disclosure requirements. The standard, which replaces IAS 1, "Presentation of Financial Statements", impacts the presentation of primary financial statements and notes, including the statement of earnings where companies will be required to present separate categories of income and expense for operating, investing, and financing activities with prescribed subtotals for each new category. The standard will also require management-defined performance measures to be explained and included in a separate note within the consolidated financial statements. The standard is effective for annual reporting periods beginning on or after January 1, 2027, including interim financial statements, and requires retrospective application. The REIT is assessing the potential impact of the standard on its consolidated financial statements.

5. ACQUISITIONS, DISPOSITIONS AND EXPANSION

During the year ended December 31, 2024, the REIT completed the following acquisitions and expansions:

Property	Location	Date of Acquisition	Total Investment Properties ⁽¹⁾
Strongco (Nors) ⁽ⁱ⁾	Boucherville, QC	November 25, 2024	\$14,530
Brandt Tractor ⁽ⁱ⁾	Brossard, QC	November 25, 2024	\$11,879
McNaught Expansion ⁽ⁱⁱ⁾	Winnipeg, MB	October 15, 2024	\$7,100
Total Acquisitions			\$33,509

1) Includes acquisition costs.

(i) On November 25, 2024, the REIT acquired two heavy construction equipment dealership properties located in the Greater Montreal Area (the "Greater Montreal Properties") for a purchase price of \$25,350, plus acquisition cost of \$1,059. The Greater Montreal Properties consist of a 31,000 square-foot Brandt Tractor Ltd. facility with a John Deere heavy construction equipment dealership that is situated on 6.6 acres of land located at 3855 Boulevard Matte in Brossard, Québec, and a 28,611 square-foot Strongco (Nors) heavy construction equipment dealership (Volvo and other equipment brands) that is situated on 5.1 acres of land located at 72 Chemin du Tremblay in Boucherville, Québec. The REIT funded the purchase price of the Greater Montreal Properties with cash on hand and by drawing on its revolving credit facilities.

(ii) On October 15, 2024, the REIT funded the dealership facility expansion at its McNaught Cadillac Buick GMC dealership property located in Winnipeg, Manitoba (the "McNaught Expansion"). The McNaught Expansion added a new Cadillac building of approximately 13,681 square feet of GLA at an investment of approximately \$7,100, resulting in an annual rent increase. The tenant has exercised an early lease renewal and extended the duration of the existing lease term to 2043. The REIT funded the McNaught Expansion with cash on hand.

During the year ended December 31, 2024, the REIT completed the following disposition:

Property	Location	Date of Disposition	Total Investment Properties ⁽¹⁾
Kennedy Lands ⁽ⁱ⁾	Markham, ON	October 1, 2024	\$53,800
Total Dispositions			\$53,800

(1) Net of disposition costs.

(i) On October 1, 2024, the REIT completed the sale of the automotive dealership property located at 8210 and 8220 Kennedy Road and 7 and 13/15 Main Street, in Markham, Ontario (collectively, the "Kennedy Lands") to a member of the Dilawri Group for gross proceeds of \$54,000, less disposition costs of \$200.

During the year ended December 31, 2023, the REIT completed the following acquisitions:

Property	Location	Date of Acquisition	Total Investment Properties ⁽¹⁾
Hyundai Sorel	Sorel-Tracy, QC	January 3, 2023	\$6,012
Kia Sorel	Sorel-Tracy, QC	January 3, 2023	\$5,112
Hamel Honda	Saint-Eustache, QC	January 3, 2023	\$28,092
Honda Ste-Rose	Laval, QC	January 3, 2023	\$16,762
Chomedey Toyota	Laval, QC	January 3, 2023	\$28,363
Mazda de Laval	Laval, QC	January 3, 2023	\$17,652
Taschereau JLR	Brossard, QC	June 2, 2023	\$8,432
Total Acquisitions			\$110,425

(1) Includes acquisition costs.

- (i) On January 3, 2023, the REIT acquired the real estate underlying six full-service automotive dealership properties located in Quebec (the “2023 Quebec Properties”) from separate third parties, for \$98,500, plus acquisition costs of \$3,493. Four of the 2023 Quebec Properties are located in Laval and St. Eustache in the Greater Montreal Area (Hamel Honda, Honda Ste-Rose, Chomedey Toyota and Mazda de Laval), and two of the 2023 Quebec Properties are located in Sorel-Tracy, northeast of Montreal (Hyundai Sorel and Kia Sorel). The 2023 Quebec Properties total 187,421 square feet of GLA in aggregate. The REIT funded the acquisitions of the 2023 Quebec Properties through draws on its non-revolving and revolving credit facilities and cash on hand.
- (ii) On June 2, 2023, the REIT entered into the Joint Arrangement with StorageVault to jointly acquire the real estate underlying the Volvo and Jaguar Land Rover automotive dealership located in Brossard, Quebec (“Taschereau JLR”), from a third-party vendor. Under the terms of the Joint Arrangement, the REIT and StorageVault each funded 50% of the \$16,100 purchase price, plus acquisition costs of \$382 each. Taschereau JLR is a full-service automotive dealership, totaling 50,415 square feet of GLA situated on approximately 3.4 acres of land and is currently under a triple-net lease with Jaguar Land Rover. The REIT funded its portion of the acquisition by drawing on its revolving credit facilities and cash on hand.

6. INVESTMENT PROPERTIES

	Income producing properties	Right-of-use assets	December 31, 2024	December 31, 2023
Balance, beginning of year	\$1,176,112	\$3,203	\$1,179,315	\$1,071,309
Acquisitions ⁽¹⁾	33,509	-	33,509	110,424
Dispositions ⁽²⁾	(53,800)	-	(53,800)	-
Fair value adjustment on investment properties	28,075	(411)	27,664	(4,113)
Straight-line rent	676	-	676	1,696
Balance, end of year	\$1,184,572	\$2,792	\$1,187,364	\$1,179,316

(1) Includes acquisition costs of \$1,059 (December 31, 2023 – \$3,875)

(2) Includes disposition costs of \$200 (December 31, 2023 – nil).

Valuation of Investment Properties

The REIT valued the investment properties using a discounted cash flow approach whereby a current discount rate was applied to the projected net operating income which a property can reasonably be expected to produce in the future. Property under development is measured using both a comparable sales method and a discounted cash flow method, net of costs to complete. The REIT’s valuation inputs are supported by quarterly market reports from an independent appraiser. In 2024, the REIT had 35 investment properties (2023 – 20) independently appraised, representing approximately \$575,970 (2023 – \$421,000) of the REIT’s fair value of income producing properties. For the year ended December 31, 2024, the nominal fair value adjustments were a result of an increase in value of the properties containing consumer price index escalators offset by the changes in valuation inputs decreasing the value of the properties containing fixed rate escalators. The fair value loss adjustments for the year ended December 31, 2024 resulted in the overall capitalization rate applicable to the REIT’s entire portfolio increasing to 6.69% as at December 31, 2024 (December 31, 2023 – 6.59%).

On October 1, 2024, the REIT completed the sale of the Kennedy Lands to a member of the Dilawri Group for gross proceeds of \$54,000 (the “Sale Transaction”), less disposition costs of \$200. The fair value adjustment on investment properties for the year ended December 31, 2024 included a gain of \$23,760 as a result of entering into the sale agreement relating to the Sale Transaction (the “Sale Agreement”).

The following table highlights the significant valuation inputs used in determining the fair value of the REIT’s income producing properties:

Significant Valuation Inputs

Total Income Producing Properties	December 31, 2024		December 31, 2023	
	Range	Weighted average	Range	Weighted average
Discount rate	5.25% - 11.45%	7.53%	4.90% - 10.60%	7.49%
Terminal capitalization rate	5.00% - 11.20%	7.16%	4.65% - 10.35%	7.10%

A 25 basis point decrease or increase in capitalization rates or discount rates would result in an increase or decrease in the fair value of the investment properties of approximately \$45,300 or \$(42,100), respectively, as of December 31, 2024.

A 50 basis point decrease or increase in capitalization rates or discount rates would result in an increase or decrease in the fair value of the investment properties of approximately \$94,300 or \$(81,200), respectively, as of December 31, 2024.

Rental Commitments

Minimum rental commitments on non-cancellable tenant operating leases are as follows:

Within 1 year	\$80,129
After 1 year, but not more than 5 years.....	312,394
More than 5 years	401,248
	<u>\$793,771</u>

7. ACCOUNTS RECEIVABLE AND OTHER ASSETS

As at	December 31, 2024	December 31, 2023
Prepaid indemnity fee	\$218	\$376
Right-of-use assets, net of depreciation	47	119
Prepaid and other receivables	1,189	2,410
	<u>\$1,454</u>	<u>\$2,905</u>

8. CREDIT FACILITIES AND MORTGAGES PAYABLE

(a) Credit facilities and mortgages consist of:

As at	December 31, 2024	December 31, 2023
Facility 1 ⁽ⁱ⁾	\$237,117	\$259,896
Facility 2 ⁽ⁱⁱ⁾	76,820	80,984
Facility 3 ⁽ⁱⁱⁱ⁾	153,821	162,246
Mortgages ^(iv)	33,874	31,145
Total	501,632	534,271
Financing fees ^(v)	(2,564)	(2,760)
	<u>\$499,068</u>	<u>\$531,511</u>

(i) Facility 1 includes:

A non-revolving loan in the amount of \$236,517 (December 31, 2023 - \$232,696) bearing interest at the Canadian Overnight Repo Rate Average ("CORRA") rate plus 150 basis points ("bps") or the Canadian Prime rate ("Prime") plus 25 bps, maturing in June 2027. The principal is repayable in equal quarterly payments based on a 25 year amortization. In December 2024, the REIT increased the amount of the non-revolving portion of Facility 1 by \$15,000. In December 2024, the REIT renewed a \$11,400 floating-to-fixed interest rate swap for a term of 6 years at an interest rate of 4.60%. The REIT entered into floating-to-fixed interest rate swaps, with remaining terms of 0.6 to 7.8 years as at December 31, 2024, which resulted in a weighted average effective interest rate of 4.57% (December 31, 2023 – 4.48%).

A revolving credit facility in the amount of \$30,000 bearing interest at Prime plus 25 bps or CORRA rate plus 150 bps, maturing in June 2027, of which \$600 was drawn as at December 31, 2024 (December 31, 2023 – \$27,200) and \$579 was secured for the issuance of irrevocable letters of credit (the "LCs") on October 24, 2017.

(ii) Facility 2 includes:

A non-revolving loan in the amount of \$76,820 (December 31, 2023 – \$80,984) bearing interest at the CORRA rate plus 150 bps or Prime plus 25 bps, maturing in January 2028. The principal is repayable in monthly blended payments based on a 25-year amortization. In June 2024, the REIT entered into a floating-

to-fixed interest rate swap in the amount of \$9,452, for a term of 4 years at an interest rate of 5.40%. The REIT entered into floating-to-fixed interest rate swaps with remaining terms of 0.6 to 5.6 years as at December 31, 2024, which resulted in a weighted average effective interest rate of 3.90% (December 31, 2023 – 3.64%).

A revolving credit facility in the amount of \$20,000 bearing interest at Prime plus 25 bps or CORRA rate plus 150 bps, maturing in January 2028, of which \$nil was drawn as at December 31, 2024 (December 31, 2023 – \$nil).

(iii) Facility 3 includes:

A non-revolving loan in the amount of \$153,821 (December 31, 2023 – \$162,246) bearing interest at the CORRA rate plus 150 bps or Prime plus 50 bps, maturing in June 2026. The principal is repayable in monthly blended payments based on a 20 year amortization. In January 2023, the REIT increased the non-revolving portion of Facility 3 by \$70,000. The REIT entered into floating-to-fixed interest rate swaps with remaining terms of 1.2 to 8.0 years as at December 31, 2024, which resulted in a weighted average effective interest rate of 4.33% (December 31, 2023 – 4.33%).

A revolving credit facility in the amount of \$40,000 bearing interest at Prime plus 25 bps or the CORRA rate plus 150 bps, maturing in June 2026, of which \$nil was drawn as at December 31, 2024 (December 31, 2023 - \$nil).

(iv) Mortgages:

The REIT has entered into certain mortgages with Canadian Schedule 1 banks and a life insurance company that have interest rates that range from 2.21% to 5.73% and have maturity dates that range from March 2027 to April 2031 (the “Mortgages”). In March 2024, the REIT and StorageVault entered into a new Mortgage in the amount of approximately \$8,000 for a term of three years at an interest rate of 5.73%. Pursuant to the Joint Arrangement, the REIT will account for \$4,000 of the applicable Mortgage. As at December 31, 2024, the weighted average interest rate of the Mortgages was 3.89% (December 31, 2023 - 3.53%).

(v) During the year ended December 31, 2024, the REIT incurred financing fees of \$678 (December 31, 2023 - \$1,010). The amounts are accounted for using the effective interest method, and \$2,564 remains unamortized at December 31, 2024 (December 31, 2023 – \$2,760).

The credit facilities described above (the “Credit Facilities”) and the Mortgages are secured by the REIT’s investment properties. As of December 31, 2024, the REIT had three unencumbered properties with an aggregate fair value of approximately \$43,840 (December 31, 2023 – five unencumbered properties with an aggregate fair value of approximately \$70,570).

Principal repayments are as follows:

2025	\$24,636
2026	161,655
2027	228,665
2028	78,880
Thereafter	<u>7,796</u>
Total	<u>\$501,632</u>

(b) Interest Rate Swaps and Foreign Exchange Forward Contracts

The REIT entered into interest rate derivative contracts to limit its exposure to fluctuations in the interest rates payable on variable rate financings for Facility 1, Facility 2, and Facility 3. Gains or losses arising from changes in the fair value of the interest rate derivative contracts are recognized in the consolidated statements of income and comprehensive income (terms described in Note 8(a)(i), (ii) and (iii) above).

On November 19, 2024, the REIT entered into a foreign exchange forward contract to purchase US\$12,000 at a fixed rate of 1.3936 to be executed by March 2025. As December 31, 2024, the fair value of the foreign exchange forward contract asset was \$491. As at December 31, 2024, the notional principal amount of the interest rate swaps was \$431,064 (December 31, 2023 –\$475,080) and the fair value adjustment of the interest rate swaps and the foreign exchange forward contract was \$10,301 and (\$491), respectively, totaling \$9,810 (December 31, 2023 – interest rate swaps: \$7,739; foreign exchange forward contract: \$nil). As at December 31, 2024, the net asset balance of interest rate swaps and foreign exchange forward contracts in the aggregate amount of \$1,579 was comprised of an asset balance of \$1,882 in respect of interest rate swaps and an asset balance of \$491 in respect of the foreign exchange forward contract, partially offset by a liability of \$794 related to interest rate swaps (December 31, 2023 – asset of \$11,388).

9. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Accounts payable and accrued liabilities consist of:

As at	December 31, 2024	December 31, 2023
Accounts payable and accrued liabilities	\$5,199	\$4,136
Accrued interest	689	551
Distributions payable (Note 10)	7,265	3,287
Lease liabilities (Note 2(g))	3,168	3,564
	\$16,321	\$11,538

As at December 31, 2024, the REIT, as lessee, is committed under long term land and other leases that are classified as a liability to make lease payments with minimum annual rental commitments as follows (including imputed interest costs):

Within 1 year.....	\$303
After 1 year, but not more than 5 years	1,449
More than 5 years.....	<u>1,416</u>
Total	<u>\$3,168</u>

10. DISTRIBUTIONS

	December 31, 2024			December 31, 2023		
	Units	Class B LP Units	Total	Units	Class B LP Units	Total
Paid in Cash	\$35,700	\$3,750	\$39,450	\$31,941	\$7,499	\$39,440
Declared	40,304	3,125	43,429	31,941	7,499	39,440
Payable as at year end ⁽¹⁾	3,289	-	3,289	2,662	625	3,287
Payable special distribution cash portion ⁽²⁾	3,976	-	3,976	-	-	-

(1) On December 16, 2024, the REIT declared the regular monthly distribution of \$0.067 per Unit and payable on January 15, 2025.

(2) On December 16, 2024, the REIT declared a special distribution to Unitholders of record as of December 31, 2024 in the amount of \$0.55 per Unit for a total value of \$26,999, comprised of \$0.081 per Unit payable for a total cash value of \$3,976 and \$0.469 per Unit payable by the issuance of Units (the "Special Distribution") for a total value of \$23,023. See Note 11 – Unitholders' Equity and Class B LP Units.

11. UNITHOLDERS' EQUITY AND CLASS B LP UNITS

Units

The REIT is authorized to issue an unlimited number of Units.

Each Unit is transferable and represents an equal, undivided beneficial interest in the REIT and any distributions from the REIT, whether of net income, net realized capital gains (other than such gains allocated and distributed to redeeming Unitholders) or other amounts and, in the event of the termination or winding-up of the REIT, in the net assets of the REIT remaining after satisfaction of all liabilities. All Units rank equally among themselves without discrimination, preference or priority and entitle the holder thereof to receive notice of, to attend and to one vote at all meetings of Unitholders and holders of Special Voting Units or in respect of any written resolution thereof.

Unitholders are entitled to receive distributions from the REIT (whether of net income, net realized capital gains or other amounts) if, as and when declared by the Board. Upon the termination or winding-up of the REIT, Unitholders will participate equally with respect to the distribution of the remaining assets of the REIT after payment of all liabilities. Such distribution may be made in cash, as a distribution in kind, or both, all as the Board in its sole discretion may determine.

Units have no associated conversion or retraction rights. No person is entitled, as a matter of right, to any pre-emptive right to subscribe for or acquire any Unit, except for Dilawri as set out in the Exchange Agreement entered into on closing of the IPO between the REIT and certain members of the Dilawri Group, pursuant to which such members of the Dilawri Group have been granted, among other things, certain rights to participate in future offerings of the REIT.

On August 20, 2024, 72,837 DUs and IDUs were exchanged for Units, of which 37,528 Units were subsequently surrendered and cancelled in order to fulfill tax payment obligations in accordance with applicable tax regulations.

The Unit portion of the Special Distribution was paid at the close of business on December 31, 2024 by the issuance of Units from treasury that had a fair market value equal to the dollar amount of the Special Distribution payable in Units based on the volume-weighted average trading price of the Units on the Toronto Stock Exchange for the five trading days ending on December 30, 2024 for total value of \$23,023. Immediately following the Special Distribution, the outstanding Units of the REIT were consolidated such that each Unitholder held, after the consolidation, the same number of Units as held immediately prior to the Special Distribution. The cash portion of the Special Distribution was paid on January 6, 2025 to Unitholders of record as of December 31, 2024.

Class B LP Units

In conjunction with the IPO, and as partial consideration for the Initial Properties, the REIT, through the Partnership, issued Class B LP Units to certain members of the Dilawri Group. Each Class B LP Unit is exchangeable at the option of the holder for one Unit (subject to certain anti-dilution adjustments), is accompanied by a Special Voting Unit (which provides the holder with that number of votes at any meeting of Unitholders to which a holder of the number of Units that may be obtained upon the exchange of the Class B LP Unit to which such Special Voting Unit is attached would be entitled), and will receive distributions of cash from the Partnership equal to the distributions to which a holder of the number of Units that may be obtained upon the exchange of the Class B LP Unit to which such Special Voting Unit is attached would be entitled. On June 21, 2024, Dilawri converted all 9,327,487 previously outstanding Class B LP Units into an equal number of Units. As at December 31, 2024, there are nil Class B LP Units issued and outstanding.

For the year ended December 31, 2024

	Units	Amount
Units, beginning of year	39,727,346	\$404,708
Units issued, net of costs	9,327,487	91,316
Units issued for vested DUs and IDUs	72,837	814
Units, surrendered and cancelled	(37,528)	(419)
Units issued for special distribution	2,096,173	23,023
Units consolidated (cancelled) for special distribution	(2,096,173)	(23,023)
Total Units, end of year	49,090,142	\$496,419
Class B LP Units, beginning of year	9,327,487	\$100,550
Class B LP Units converted to Units	(9,327,487)	(91,316)
Fair value adjustment on Class B LP Units	-	(9,234)
Total Class B LP Units, end of year	-	-
Total Units and Class B LP Units, end of year	49,090,142	\$496,419

For the year ended December 31, 2023

	Units	Amount
Units, beginning of year	39,727,346	\$404,708
Units issued, net of costs	-	-
Total Units, end of year	39,727,346	\$404,708
Class B LP Units, beginning of year	9,327,487	\$120,978
Fair value adjustment on Class B LP Units	-	(20,428)
Total Class B LP Units, end of year	9,327,487	\$100,550
Total Units and Class B LP Units, end of year	49,054,833	\$505,258

12. UNIT-BASED COMPENSATION

The REIT offers an Equity Incentive Plan (the “Plan”) whereby DUs, PDUs and RDUs may be granted to eligible Participants on a discretionary basis by the Governance, Compensation and Nominating Committee of the Board. The maximum number of Units available for issuance under the Plan is 1,750,000. Each DU, PDU and RDU is economically equivalent to one Unit, however, under no circumstances shall they be considered Units nor entitle a Participant to any rights as a Unitholder, including, without limitation, voting rights or rights on liquidation. Each DU, PDU and RDU shall receive a distribution of additional IDUs equal to the amount of distributions paid per Unit by the REIT on its Units. Upon vesting of the DUs, PDUs, RDUs and IDUs, a Participant may elect, prior to their expiry, to exchange such vested DUs, PDUs, RDUs and IDUs (subject to satisfaction of any applicable withholding taxes) for an equal number of Units. The holder of such DUs, PDUs, RDUs and IDUs cannot settle them for cash. Under the Plan, the fair value of the DUs, PDUs, RDUs and IDUs is recognized as compensation expense over the vesting period. Fair value is determined with reference to the market price of the Units.

The Units are redeemable at the option of the holder and are considered puttable instruments in accordance with IAS 32. As the exemption under IAS 32 does not apply to IFRS 2 — *Share Based Payments*, Unit-based compensation is accounted for as a liability. The deferred unit liability is adjusted to reflect the change in their fair value at each reporting period with the changes in fair value recognized as compensation expense.

During the year ended December 31, 2024, the REIT accrued short-term incentive awards in the amount of \$863 which will be settled by the granting of DUs and/or cash (December 31, 2023 – \$467).

All independent Trustees of the REIT elected to receive board and committee fees in the form of DUs. The fair value of each DU granted is measured based on the volume-weighted average trading price of the Units for the five trading days immediately preceding the grant date. The amount of DUs, PDUs, RDUs and IDUs vested and outstanding under the Plan is outlined below:

As at December 31, 2024

	Units Granted ⁽¹⁾⁽²⁾	Units Outstanding	Outstanding Unit-based compensation End of Year ⁽²⁾
DUs	671,070	666,346	7,256
PDUs	142,515	97,722	1,064
RDUs	116,418	79,602	867
IDUs	298,168	252,974	2,755
Total	1,228,171	1,096,644	\$11,942

As at December 31, 2023

	Units Granted	Units Outstanding	Outstanding Unit-based compensation End of Year ⁽³⁾
DUs	646,220	634,186	7,028
PDUs	100,142	67,190	649
RDUs	78,420	52,395	662
IDUs	223,367	202,967	1,975
Total	1,048,149	956,738	\$10,314

(1) For the year ended December 31, 2024, 180,021 DUs, PDUs, RDUs and IDUs were granted, of which 80,371 PDUs and RDUs and 24,894 IDUs were accounted for in accordance with the vesting schedule. On August 20, 2024, 72,837 DUs and IDUs were exchanged for Units.

(2) Includes a fair value loss of \$138 for the year ended December 31, 2024 (December 30, 2023 – gain of \$1,735).

13. RENTAL REVENUE AND PROPERTY COSTS

(a) Rental Revenue

<i>For the year ended December 31,</i>	2024	2023
Base rent	\$78,653	\$76,717
Property tax recoveries	14,547	14,071
Straight line rent adjustment	676	1,696
Rental revenue	\$93,876	\$92,484

(b) Property Costs

<i>For the year ended December 31,</i>	2024	2023
Property tax expense	\$14,547	\$14,071
Property cost	\$14,547	\$14,071

14. SEGMENT INFORMATION

All of the REIT's assets and liabilities are in, and its revenues are derived from, the Canadian real estate industry segment. The REIT's investment properties are, therefore, considered by management to have similar economic characteristics.

15. CAPITAL MANAGEMENT

The REIT defines its capital as the aggregate of Unitholders' equity, Class B LP Units, Credit Facilities and Mortgages which, as at December 31, 2024, totaled \$1,161,979 (December 31, 2023 – \$1,172,055). The REIT is free to determine the appropriate level of capital in the context of its cash flow requirements, overall business risks and potential business opportunities. The REIT will make adjustments to its capital based on its investment strategies and changes to economic conditions.

In order to maintain or adjust its capital structure, the REIT may increase or decrease the amount of distributions paid to Unitholders, issue new Units and debt, or repay debt. The REIT manages its capital structure with the objective of:

- complying with the guidelines set out in its Declaration of Trust;
- complying with debt covenants;
- ensuring sufficient liquidity is available to support its financial obligations and to execute its operating and strategic plans;
- maintaining financial capacity and flexibility through access to capital to support future growth; and
- minimizing its cost of capital while taking into consideration current and future industry, market and economic risks and conditions.

The REIT has certain key financial covenants in its Credit Facilities and Mortgages, including debt service ratios and leverage ratios, as defined in the respective agreements. These ratios are measured by the REIT on an ongoing basis to ensure compliance with the agreements. As at December 31, 2024, the REIT was in compliance with each of the covenants under these agreements.

16. FAIR VALUES AND FINANCIAL INSTRUMENT RISK MANAGEMENT

The fair value of the REIT's financial assets and financial liabilities, except as noted below, approximate their carrying values due to their short-term nature.

The following table provides the classification and measurement of financial assets and liabilities as at December 31, 2024:

Financial Assets/(Liabilities)	Classification/ Measurement	Carrying Value	Fair Value
Credit Facilities and Mortgages payable	Amortized Cost	\$(499,068)	\$(501,632)
Interest Rate Swaps and Foreign Exchange Forward	FVTPL	1,579	1,579
Unit-based compensation	FVTPL	(11,942)	(11,942)
		\$(509,431)	\$(511,995)

As at December 31, 2024, the net asset balance of interest swaps and forward contract was comprised of an interest rate swap asset of \$1,882 and a forward contract asset of \$491, partially offset by an interest swap liability of \$794.

The following table provides the classification and measurement of financial assets and liabilities as at December 31, 2023:

Financial Assets/(Liabilities)	Classification/ Measurement	Carrying Value	Fair Value
Credit Facilities and Mortgages payable	Amortized Cost	\$(531,511)	\$(534,271)
Interest Rate Swaps	FVTPL	11,388	11,388
Class B LP Units	FVTPL	(100,550)	(100,550)
Unit-based compensation	FVTPL	(10,314)	(10,314)
		\$(630,987)	\$(633,747)

The REIT uses various methods to estimate the fair values of assets and liabilities that are measured at fair value on a recurring or non-recurring basis in the statement of financial position after initial recognition. The fair value hierarchy reflects the significance of inputs used in determining the fair values.

- Level 1 – quoted prices in active markets for identical assets and liabilities;
- Level 2 – inputs other than quoted prices in active markets or valuation techniques where significant inputs are based on observable market data; and
- Level 3 – valuation technique for which significant inputs are not based on observable market data.

The following summarizes the significant methods and assumptions used in estimating the fair value of the REIT's assets and liabilities measured at fair value:

(i) Investment Properties

The REIT assessed the valuation of the investment properties using a discounted cash flow approach whereby a current discount rate was applied to the projected net operating income which a property can reasonably be expected to produce in the future. The fair value of investment properties as at December 31, 2024 is \$1,187,364 (December 31, 2023 – \$1,179,316) (Level 3).

(ii) Credit Facilities and Mortgages

The fair value of the REIT's Credit Facilities and Mortgages is determined based on the present value of future payments, discounted at the yield on Government of Canada bonds, plus an estimated credit spread at the reporting date for a comparable loan. The fair value of Credit Facilities and Mortgages as at December 31, 2024 is \$501,632 (December 31, 2023 – \$534,271) (Level 2).

(iii) Interest Rate Swaps and Foreign Exchange Forward Contracts

The net fair value of the REIT's interest rate swaps which represents an asset balance as at December 31, 2024 is \$1,088 (December 31, 2023 – \$11,388). The fair value of the REIT's foreign exchange forward contract, which represents an asset balance as at December 31, 2024, is \$491 (December 31, 2023 – \$nil). The fair value of an interest rate swap and foreign exchange forward contract is determined using rates observable in the market (Level 2).

(iv) Class B LP Units

The fair value of the Class B LP Units as at December 31, 2024 is \$nil (December 31, 2023 – \$100,550). The fair value of the Class B LP Units is based on the traded value of the Units as at the reporting date (Level 1).

(v) Unit-based compensation

The fair value of Unit-based compensation as at December 31, 2024 is \$11,942 (December 31, 2023 – \$10,314). The fair value of Unit-based compensation is based on the traded value of the Units as at the reporting date (Level 2).

Financial Risk Management

The REIT's activities expose it to a variety of financial risks. The main risks arising from the REIT's financial instruments are market, liquidity and credit risks. Below is a description of those risks and how the exposures are managed.

Market Risk

The REIT is exposed to market risk as a result of changes in factors such as interest rates and the market price of the Units.

Interest Rate Risk – The majority of the REIT's debt is financed with floating rates. Interest rate swaps (with maturities staggered over 10 years) have been entered into to mitigate interest rate fluctuations, thereby mitigating the exposure to changes in interest rates.

Foreign Exchange Risk – The REIT has minimal exposure to foreign exchange risk. The REIT has entered into foreign exchange forward contracts to mitigate its exposure to such risk.

Tariff Risk – While the full extent and impact of the trade tariffs and trade restrictions remains uncertain, the REIT is continuing to assess the impact and exposure of this risk.

Unit Price Risk – The REIT was exposed to Unit price risk as a result of the issuance of Class B LP Units. The REIT is exposed to Unit price risk a result of the issuance of Unit-based compensation. Class B LP Units were recorded at their fair value based on market trading prices. Class B LP Units and Unit-based compensation negatively impact net income when the Unit price rises and positively impact net income when the Unit price declines.

Liquidity Risk

Liquidity risk arises from the possibility of an inability to renew maturing debt or not having sufficient capital available to the REIT. Mitigation of liquidity risk is discussed above in Note 15. A significant portion of the REIT's assets have been pledged as security under the REIT's Credit Facilities and Mortgages. Certain of the Credit Facilities allow for an extension of the term in advance of expiration.

Credit Risk

The REIT is exposed to credit risk from the possibility that counterparties could default on their financial obligations to the REIT. Exposure to credit risk arises from the possibility that the REIT's counterparties may experience financial difficulty and be unable to meet their obligations. The REIT's revenues will be dependent on the ability of the tenants to meet their obligations and the REIT's ability to collect rent therefrom.

17. RELATED PARTY TRANSACTIONS

The REIT's largest Unitholder and lead tenant is the Dilawri Group, which as at December 31, 2024 held an approximate 31.3% (December 31, 2023 – 31.4%) interest in the REIT on a fully diluted basis, through its ownership of 15,748,507 REIT Units (December 31, 2023 – 6,421,020 Units and 9,327,487 Class B LP Units). The Dilawri Tenants are the REIT's major tenant and accounted for approximately 52.3% of the REIT's rental income for the year ended December 31, 2024 (December 31, 2023 – 53.5%).

In the normal course of its operations, the REIT enters into various transactions with related parties and the REIT's policy is to conduct all transactions and settle all balances with related parties on market terms and conditions and in accordance with the Related Party Transaction Policy adopted by the Board and the Declaration of Trust.

On July 26, 2024, the REIT entered into the Sale Agreement to sell the Kennedy Lands to a member of the Dilawri Group for an initial sale price of \$54,000, subject to customary adjustments. The tenant of the Kennedy Lands, an affiliate of Dilawri and member of the Dilawri Group, operates an automotive dealership on the Kennedy Lands. In accordance with the REIT's Related Party Transaction Policy and Multilateral Instrument 61-101 – *Protection of Minority Security Holders in Special Transactions*, the Sale Transaction was reviewed and ultimately unanimously approved by the REIT's independent Trustees.

In consideration of the applicable Dilawri Tenants leasing the entirety of the two Initial Properties with third party tenants (and thereby bearing occupancy, rental and other risks associated with the portions of those properties to be subleased to third party tenants for the initial lease terms of 12 and 15 years for those properties), the REIT paid to

such Dilawri Tenants an indemnity fee in the aggregate amount of \$1,000 at the time of closing of the IPO (amortizable over the term of the leases). The prepaid indemnity fee of \$84 relating to Kennedy Lands was written off during the fourth quarter of 2024.

On October 24, 2017, Dilawri paid the REIT \$896 in respect of the recoverable land transfer tax associated with the acquisition of the Initial Properties. To defer the land transfer tax, the REIT subsequently issued the LCs to the land transfer tax authority in the amount of \$753, of which \$579 remains outstanding as at December 31, 2024, on behalf of specific members of the Dilawri Group that sold certain of the Initial Properties to the REIT in connection with the IPO. The Dilawri Group held all of the 9,933,253 issued and outstanding Class B LP Units for 3 years subsequent to the IPO and, accordingly, the LCs are expected to be released. The REIT is working with the applicable tax authorities and Dilawri to secure the release of the outstanding LCs.

In connection with the IPO, the REIT and Dilawri entered into the Strategic Alliance Agreement which established a preferential and mutually beneficial business and operating relationship between the REIT and Dilawri. The Strategic Alliance Agreement will be in effect so long as Dilawri and certain other entities related to Dilawri own, control or direct, in the aggregate, an effective interest of at least 10% (on a fully diluted basis) in the REIT. The Strategic Alliance Agreement provides the REIT with the first right to purchase REIT-Suitable Properties (as defined in the Strategic Alliance Agreement) in Canada or the United States acquired or developed by the Dilawri Group. The purchase price in respect of a REIT-Suitable Property will be mutually agreed by the REIT and Dilawri at the applicable time and supported by an independent appraisal report. The REIT did not acquire any investment properties pursuant to the Strategic Alliance Agreement in 2023 or 2024.

Key personnel consist of the REIT's executive officers and independent Trustees. Compensation of key personnel are as follows:

<i>For the year ended December 31,</i>	2024	2023
Salaries and benefits paid to executive officers	\$944	\$857
Unit-based compensation and short term incentives paid to executive officers	2,060	1,802
Independent Trustee fees paid in DUs and IDUs	657	606
Compensation of key personnel	\$3,661	\$3,265

18. SUPPLEMENTARY INFORMATION

Changes in non-cash operating accounts

<i>(in thousands of Canadian dollars)</i>	2024	2023
Accounts receivable and other assets	\$1,306	\$(181)
Accounts payable and accrued liabilities	(531)	818
Change in non-cash operating accounts	\$775	\$637

19. SUBSEQUENT EVENTS

On October 31, 2024, the REIT had entered into an agreement to acquire the real estate underlying an automotive dealership property located in Tampa Bay, Florida, USA (the "Tampa Property") from a third-party vendor for US \$13,500. The Tampa Property is under lease with Rivian and totals approximately 25,000 square feet of GLA on 2.69 acres. The acquisition is expected to close in March 2025.

On February 6, 2025, the REIT entered into a floating-to-fixed interest rate swap within Facility 1 in the amount of \$7,000 for a term of 6 years at an interest rate of 4.46%, and also entered into a floating-to-fixed interest rate swap in the amount of \$8,000 for a term of 8 years at an interest rate of 4.56%.

On February 7, 2025, the REIT entered into a foreign exchange forward contract to purchase US\$17,000 at a fixed rate of 1.4302 to be executed by March 2025.

On February 10, 2025, the REIT announced that it had entered into an agreement with a third party to acquire the real estate underlying a Tesla collision center property (the "Columbus Tesla") located in Dublin, Ohio, a suburb of Columbus, for US\$17,800. The Dublin Property is under lease with Tesla and consists of approximately 94,000 square feet of GLA on 6.32 acres of land. The acquisition is expected to close in the first quarter of 2025.

On March 3, 2025, the REIT entered into a floating-to-fixed interest rate swap within Facility 1 in the amount of \$10,000 for a term of 9 years at an interest rate of 4.53%.