



Management's Discussion and Analysis

Q3-25

TSX: AX.UN AX.PR.E AX.PR.I
OTCQX: ARESF

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Management's Discussion and Analysis - Q3-25

(in thousands of Canadian dollars, unless otherwise noted)

The following management's discussion and analysis ("MD&A") of the financial condition and results of operations of Artis Real Estate Investment Trust should be read in conjunction with the REIT's unaudited interim condensed consolidated financial statements for the three and nine months ended September 30, 2025 and 2024, the audited annual consolidation financial statements for years ended December 31, 2024 and 2023, and the notes thereto. Unless otherwise noted, all amounts in this MD&A are based on the consolidated financial statements prepared in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards"). Additionally, "Artis", and the "REIT", refers to Artis Real Estate Investment Trust and its consolidated operations. This MD&A has been prepared taking into account material transactions and events up to and including November 14, 2025. Additional information, including the REIT's most recent Annual Information Form, has been filed with applicable Canadian securities regulatory authorities and is available on Artis's website at www.artisreit.com or SEDAR+ at www.sedarplus.ca.

FORWARD-LOOKING DISCLAIMER

This MD&A contains forward-looking statements within the meaning of applicable Canadian securities laws. For this purpose, any statements contained herein that are not statements of historical fact may be deemed to be forward-looking statements. These forward-looking statements include, among others, statements regarding the timing and amount of distributions and the future financial position, business strategy, potential acquisitions and dispositions, plans and objectives of Artis. Without limiting the foregoing, the words "outlook", "objective", "opportunity", "potential", "growth", "become", "expects", "anticipates", "continue", "intends", "estimates", "projects", "strategy", "believes", "plans", "seeks", "commit", "goal", "focus", "target", "create" and similar expressions or variations of such words and phrases suggesting future outcomes or events, or which state that certain actions, events or results "may", "would", "should" or "will" occur or be achieved are intended to identify forward-looking statements. Such forward-looking information reflects management's current beliefs and is based on information currently available to management.

In particular, statements regarding the Arrangement (refer to Proposed Combination Transaction with RFA Capital section of this MD&A), including necessary court, regulatory and securityholder approvals and other conditions required to complete the Arrangement, timing of the special meeting of Artis' unitholders at which the Arrangement will be considered, business prospects, avenues for growth and expanded management of RFA Financial, access to capital, exposure to Canada's financial services sector, cash flows generated from the real estate portfolio, enhanced returns generated as capital from commercial real estate asset sales is redeployed into the RFA bank and mortgage platforms, maintaining levels of operations, the anticipated timing for completion of the Arrangement, the satisfaction of the conditions precedent to the Arrangement, future dividends of RFA Financial, existing distributions to Artis' unitholders, the success of Artis and RFA in combining operations upon closing of the Arrangement and the expected benefits to Artis and its unitholders, and other stakeholders as a result of the Arrangement, are or involve forward-looking statements. Such forward-looking information reflects management's current beliefs and is based on information currently available to management.

Forward-looking statements are based on a number of factors and assumptions which are subject to numerous risks and uncertainties, which have been used to develop such statements, but which may prove to be incorrect. Although Artis believes that the expectations reflected in the forward-looking statements are reasonable, it cannot guarantee future results, levels of activity, performance or achievement since such expectations are inherently subject to significant business, economic, competitive, political and social uncertainties and contingencies. Assumptions have been made regarding, among other things: the general stability of the economic and political environment in which Artis and RFA operate, general stability of the Canadian real estate and mortgage lending industries, treatment under governmental regulatory regimes, securities laws and tax laws, the availability of suitable capital reallocation investment opportunities following closing of the Arrangement, that there will be no material delays in obtaining required court, regulatory and securityholder approvals in connection with the Arrangement, timely and successful integration of the Artis and RFA businesses, the ability of Artis, RFA, RFA Financial and their service providers to obtain and retain qualified staff, equipment and services in a timely and cost efficient manner, currency, exchange and interest rates, global economic, financial markets and economic conditions, including the imposition of tariffs, in Canada and the United States.

Artis is subject to significant risks and uncertainties which may cause the actual results, performance or achievements of the REIT to be materially different from any future results, performance or achievements expressed or implied in these forward-looking statements. Such risk factors include, but are not limited to risk related to: the parties' ability to satisfy conditions in the Arrangement Agreement; the occurrence of any event, change or other circumstance that could give rise to the termination of the Arrangement Agreement; material adverse changes in the affairs of Artis or RFA; the parties' ability to obtain required court, regulatory and securityholder approval and consents in order to complete the Arrangement; adverse reactions or changes in business relations resulting from the announcement or completion of the Arrangement; risks related to the diversion of management's attention from ongoing business operations while the Arrangement is pending; restrictions imposed on the parties while the Arrangement is pending; completion of the tax matters; credit, market, currency, operational, liquidity and funding risks generally and relating specifically to real property ownership, real property asset management and mortgage lending; disruption to supply chains; geographic concentration; current economic conditions including the imposition of tariffs; strategic initiatives; debt financing; interest rate fluctuations; foreign currency; tenants; SIFT rules; availability of suitable capital reallocation investment opportunities; other tax-related factors; changes to accounting principles; illiquidity; competition; reliance on key personnel; delays to the integration of the Artis and RFA lines of business as a result of the Arrangement; the financial condition of RFA Financial; future property transactions; general uninsured losses; dependence on information technology; cyber security; integration of artificial intelligence; imposition of litigation; environmental matters and climate change; land and air rights leases; public markets; market price of units; changes in legislation; investment eligibility; availability of cash flow; fluctuations in cash dividends/distributions; nature of units; legal rights attaching to units and preferred units; dilution of securityholders; unitholder liability; failure to obtain additional financing; potential conflicts of interest; and other risks described under the Risks and Uncertainties section of this MD&A and the headings "Risk Factors" in Artis' current Annual Information Form for the year ended December 31, 2024 and the Management Information Circular filed on November 10, 2025, posted under the REIT's profile on SEDAR+ at www.sedarplus.ca.

Artis cannot assure investors that actual results will be consistent with any forward-looking statements and Artis assumes no obligation to update or revise such forward-looking statements to reflect actual events or new circumstances other than as required by applicable securities laws. All forward-looking statements contained in this MD&A are qualified by this cautionary statement.

NOTICE WITH RESPECT TO NON-GAAP & SUPPLEMENTARY FINANCIAL MEASURES DISCLOSURE

In addition to reported IFRS Accounting Standards measures, certain non-GAAP and supplementary financial measures are commonly used by Canadian real estate investment trusts as an indicator of financial performance. "GAAP" means the generally accepted accounting principles described by the CPA Canada Handbook - Accounting, which are applicable as at the date on which any calculation using GAAP is to be made. Artis applies IFRS Accounting Standards, which is the section of GAAP applicable to publicly accountable enterprises.

Non-GAAP measures and ratios include Same Property Net Operating Income ("Same Property NOI"), Funds From Operations ("FFO"), Adjusted Funds from Operations ("AFFO"), FFO per Unit, AFFO per Unit, FFO Payout Ratio, AFFO Payout Ratio, Net Asset Value ("NAV"), NAV per Unit, Gross Book Value ("GBV"), Total Debt to GBV, Adjusted Earnings Before Interest, Taxes, Depreciation and Amortization ("Adjusted EBITDA"), Adjusted EBITDA Interest Coverage Ratio and Total Debt to Adjusted EBITDA.

Supplementary financial measures include percentage of unhedged variable rate mortgage debt, excess (shortfall) of cash flow from operations over distributions declared and excess (shortfall) of net income over distributions declared.

Management believes that these measures are helpful to investors because they are widely recognized measures of Artis's performance and provide a relevant basis for comparison among real estate entities.

These non-GAAP and supplementary financial measures are not defined under IFRS Accounting Standards and are not intended to represent financial performance, financial position or cash flows for the period, nor should any of these measures be viewed as an alternative to net income, cash flow from operations or other measures of financial performance calculated in accordance with IFRS Accounting Standards.

A description of the composition and a reconciliation to each of these measures to the nearest IFRS Accounting Standards measure can be found in the MD&A sections as outlined below:

Non-GAAP / Supplementary Financial Measure	MD&A Section
Same Property NOI	Same Property NOI Analysis
FFO, AFFO, FFO per Unit, AFFO per Unit, FFO Payout Ratio, AFFO Payout Ratio	FFO & AFFO
NAV Per Unit	Other Financial Measures
GBV, Total Debt to GBV	Other Financial Measures
Adjusted EBITDA, Adjusted EBITDA Interest Coverage Ratio & Debt to Adjusted EBITDA	Other Financial Measures
Percentage of unhedged variable rate mortgage debt	Liabilities
Excess (shortfall) of cash flow from operations over distributions declared, excess (shortfall) of net income over distributions declared	Liquidity & Capital Resources

The above measures are not standardized financial measures under the financial reporting framework used to prepare the financial statements of Artis. Readers should be further cautioned that the above measures as calculated by Artis may not be comparable to similar measures presented by other issuers.

BUSINESS OVERVIEW

Artis is a diversified commercial real estate investment trust and is an unincorporated closed-end real estate investment trust, created under, and governed by, the laws of the Province of Manitoba. The REIT was created pursuant to the Declaration of Trust dated November 8, 2004, as most recently amended and restated on December 19, 2021 (the "Declaration of Trust").

Certain of the REIT's securities are listed on the Toronto Stock Exchange ("TSX"). The REIT's common units trade under the symbol AX.UN and the REIT's preferred units trade under the symbols AX.PR.E and AX.PR.I. The REIT's common units also trade in the United States ("U.S.") on the OTCQX Best Market ("OTCQX"), under the symbol ARESF.

As at November 14, 2025, there were 95,966,473 common units, 7,108,165 preferred units, 736,465 restricted units and 591,279 deferred units of Artis outstanding (refer to the Outstanding Unit Data section of this MD&A for further details).

VISION

Artis's vision is to become a best-in-class real estate asset management and investment platform focused on value investing.

BUSINESS STRATEGY

Artis's strategy is to generate meaningful long-term growth in net asset value per unit by strengthening its balance sheet, driving organic growth and value investing. As part of this strategy, Artis will concentrate its ownership in the highest and best risk adjusted return opportunities in an effort to maximize long-term value for unitholders.

Business Strategy Update

Dispositions

The REIT has been unlocking value through the monetization of certain assets. The REIT will continue to evaluate the sale of a portion of its industrial, office and retail assets in an opportunistic and disciplined manner, with the goal of selling assets at or above IFRS Accounting Standards values and maximizing value on a tax-efficient basis.

Normal Course Issuer Bid

Artis continues to view its Normal Course Issuer Bid ("NCIB") as a valuable tool to enhance unitholder value.

The REIT renewed the NCIB effective December 19, 2024 and, under the terms of the NCIB, the REIT may purchase a maximum of 4,975,917 common units, 291,560 Series E preferred units and 421,775 Series I preferred units. As at September 30, 2025, the REIT had purchased the maximum number of common units permitted under the current term at a weighted-average price of \$7.43. The common units were purchased at a significant discount to NAV per unit of \$12.70 at September 30, 2025.

Operations and Developments

Organic growth is an important element of Artis's strategy. Artis's management is focused on identifying operational efficiencies, increasing occupancy and in-place rents, and the completion of new development projects.

Occupancy at September 30, 2025, was 87.8% (88.5% including commitments), unchanged from 87.8% at June 30, 2025. During the third quarter, 89,683 square feet of new leases and 113,047 square feet of renewals commenced, which includes the renewal of 80,700 square feet of office tenants, 17,033 square feet of retail tenants and 15,314 square feet of industrial tenants. Overall, renewal rates represented a weighted-average increase of 0.6% over expiring rates, driven primarily by an increase in retail and industrial rents, partially offset by a decrease in office renewal rents.

Strategic Value Investments

At September 30, 2025, Artis held equity securities with an aggregate fair value of \$69,580.

DBRS Credit Rating

At September 30, 2025, Artis had an Issuer Rating from DBRS Limited ("Morningstar DBRS") of BB (high) with a Stable trend.

The successful execution of Artis's strategy requires suitable opportunities, careful timing, patience and business judgment, as well as sufficient resources to make investments and restructure them, if required. There can be no assurance that the REIT will be able to execute its strategy or to identify suitable or sufficient opportunities to monetize or maximize the value of its existing portfolio of assets or to make investments that satisfy its investment criteria at attractive prices, in either case, in a timely manner, or at all.

PROPOSED COMBINATION TRANSACTION WITH RFA CAPITAL HOLDINGS INC.

On September 15, 2025, Artis and RFA Capital Holdings Inc. ("RFA"), announced that they entered into an agreement (the "Arrangement Agreement") pursuant to which the parties will combine and RFA will acquire all of the outstanding common units of Artis through a court-approved plan of arrangement (the "Arrangement"). Under the Arrangement, RFA will become the parent company and will change its name to RFA Financial Inc. ("RFA Financial"). Artis will become a subsidiary of RFA Financial, together with RFA Bank of Canada, RFA Mortgage Corporation, and TM Investment Management Corp. Holders of Artis common units ("Artis Unitholders") will receive one common share of RFA Financial for each Artis common unit held immediately prior to the effective time of the Arrangement (the "Effective Time"), subject to customary adjustments set out in the Arrangement Agreement (the "Exchange Ratio"). As part of the Plan of Arrangement, following the exchange of Artis common units for RFA Financial common shares, the RFA Financial common shares will be consolidated on the basis of one post-consolidation RFA Financial common share for every three pre-consolidation RFA Financial common shares (the "Consolidation").

Additionally, subject to the terms of the Arrangement Agreement, including Artis preferred unitholder approval voting as separate classes, holders of Artis preferred units, Series E and Series I, will receive Series E and Series I preferred shares of RFA Financial having substantively similar terms and conditions to the applicable Artis preferred units held immediately prior to the Effective Time. Closing of the Arrangement is not conditional on the approval of Artis preferred unitholders.

Pursuant to the Arrangement, the parties will seek listing of RFA Financial common shares, and, if approved by Artis preferred unitholders, RFA Financial preferred shares, on the Toronto Stock Exchange ("TSX"). As a result of the Arrangement, current Artis Unitholders will own 68% of the common shares of RFA Financial, while current holders of common shares of RFA will own the remaining 32% of the common shares of RFA Financial.

The Arrangement will require the approval of at least two-thirds of votes cast by Artis Unitholders at a special meeting of Artis Unitholders, and, if required, a simple majority of the votes cast by Artis Unitholders other than the votes of unitholders excluded for the purposes of any "minority approval" under Multilateral Instrument 61-101 – Protection of Minority Security Holders in Special Transactions. In addition, Artis will seek the approval of at least two-thirds of the votes cast by holders of outstanding Artis preferred units, Series E and Series I, voting as separate classes. The Arrangement is not conditional on Artis preferred unitholder approval and, if not obtained, the Artis preferred units will remain outstanding beneficial interests of Artis, which will be a subsidiary entity of RFA Financial. The Arrangement is also subject to the satisfaction of certain other closing conditions, including the approval of the Court of King's Bench of Manitoba and the Ontario Superior Court of Justice (Commercial List), the approval of the Arrangement by the shareholders of RFA and the receipt of certain regulatory approvals. Subject to Artis Unitholder approval and the satisfaction of customary conditions, the REIT anticipates that the Arrangement will close in the first quarter of 2026.

The special meeting of Unitholders to vote on the Arrangement is scheduled for December 11, 2025. Unitholders are encouraged to vote well in advance of the proxy voting deadline on December 9, 2025. The management information circular and details regarding the meeting and voting process can be found on Artis's website at www.artisreit.com or SEDAR+ at www.sedarplus.ca.

BUSINESS ENVIRONMENT AND OUTLOOK

Occupancy including commitments was 88.5% at September 30, 2025, compared to 89.0% at June 30, 2025. During the third quarter, 89,683 square feet of new leases and 113,047 square feet of renewals commenced, which includes the renewal of 80,700 square feet of office tenants, 17,033 square feet of retail tenants and 15,314 square feet of industrial tenants. Overall, renewal rates represented a weighted-average increase of 0.6% over expiring rates, driven primarily by an increase in retail and industrial renewal rents, partially offset by a decrease in office renewal rents. Year-over-year Same Property NOI growth for the nine months ended September 30, 2025, was 2.3%. The increase in weighted-average renewal rents and Same Property NOI growth are important indicators of the stability and growth profile of the REIT's portfolio.

Going forward, Artis is committed to strengthening its balance sheet and, more specifically, reducing debt and increasing liquidity through its disposition strategy. The REIT renewed the NCIB effective December 19, 2024 and, under the terms of the NCIB, the REIT may purchase a maximum of 4,975,917 common units, 291,560 Series E preferred units and 421,775 Series I preferred units. As at September 30, 2025, the REIT purchased 4,975,917 common units at a weighted-average price of \$7.43 under the current term. These units were purchased at a significant discount to NAV per unit of \$12.70 at September 30, 2025. Artis continues to view the NCIB as a compelling tool to enhance unitholder value and, when permitted, will continue to focus on buying back units using the NCIB if Artis's units continue to trade at a material discount to its NAV per unit. Further, the Board may consider additional mechanisms that are available to the REIT for returning capital to unitholders, including, subject to market and other conditions, other unit repurchases.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE ("ESG") UPDATE

As part of Artis's vision to become a best-in-class real estate asset management and investment platform focused on value investing, the REIT is committed to ensuring that excellence in ESG practices is an integral part of its business model and is a core component of its corporate culture. As part of this commitment, Artis is dedicated to conducting its business in a sustainable manner, with a focus on continuous and measurable improvement and transparency in all areas of its ESG performance.

The REIT has established environmental, social and governance objectives that are outlined in the ESG Policy adopted on February 28, 2023. A copy of the policy is available on Artis's website at www.artisreit.com. The Governance, Nominating, and Compensation Committee oversees the REIT's ESG program and regularly reports to the Board on related ESG matters. The REIT also has an internal ESG Committee, comprised of members from various offices and departments who share a passion for ESG. The ESG Committee meets monthly and reports to the Governance, Nominating and Compensation Committee of the Board.

Ongoing ESG initiatives include, but are not limited to:

- Publishing an annual ESG Report, incorporating the principles of the Sustainability Accounting Standards Board ("SASB") Real Estate Sustainability Accounting Standard, Global Reporting Initiative ("GRI") 2021 Universal Standards and the United Nations Sustainable Development Goals;
- Disclosing climate-related risk management activities in accordance with the Task Force on Climate-Related Financial Disclosures ("TCFD");
- Ongoing review of all environmental, social and governance policies to ensure their alignment with industry best practices;
- Conducting annual employee engagement and tenant satisfaction surveys;
- Providing ongoing professional development opportunities for the Board, management and employees;
- Achieving or exceeding diversity targets related to the Board, senior leadership and the overall workforce, as defined in the Board Diversity and Renewal Policy and the Diversity, Equity and Inclusion Policy; and,
- Measuring, monitoring and improving environmental efficiency across the portfolio while working with tenants to conserve energy, water and waste in a way that will reduce the REIT's environmental footprint over the long term.

Additional information about Artis's comprehensive corporate sustainability program, including a copy of Artis's most recent ESG Report can be accessed on the REIT's website at www.artisreit.com.

THIRD QUARTER OVERVIEW

SELECTED FINANCIAL INFORMATION

000's, except per unit amounts	Three months ended September 30,				Nine months ended September 30,			
	2025	2024	Change	% Change	2025	2024	Change	% Change
Revenue	\$59,514	\$66,369	\$ (6,855)	(10.3)%	\$180,898	\$231,518	\$ (50,620)	(21.9)%
Net operating income	30,110	34,091	(3,981)	(11.7)%	92,006	125,536	(33,530)	(26.7)%
Net loss	(33,587)	(11,635)	(21,952)	188.7 %	(45,652)	(17,991)	(27,661)	153.7 %
Total comprehensive (loss) income	(15,818)	(27,794)	11,976	(43.1)%	(75,480)	6,446	(81,926)	(1,271.0)%
Basic loss per common unit	(0.38)	(0.14)	(0.24)	171.4 %	(0.56)	(0.26)	(0.30)	115.4 %
Diluted loss per common unit	(0.39)	(0.14)	(0.25)	178.6 %	(0.56)	(0.26)	(0.30)	115.4 %
Distributions per unit:								
Common units	\$ 0.15	\$ 0.15	\$ —	— %	\$ 0.45	\$ 0.45	\$ —	— %
Preferred units - Series E	0.45	0.45	—	— %	1.35	1.35	—	— %
Preferred units - Series I	0.44	0.44	—	— %	1.31	1.31	—	— %
FFO ⁽¹⁾	\$17,067	\$32,443	\$(15,376)	(47.4)%	\$ 51,558	\$ 87,608	\$(36,050)	(41.1)%
FFO per unit - diluted ⁽¹⁾	0.17	0.31	(0.14)	(45.2)%	0.52	0.82	(0.30)	(36.6)%
FFO payout ratio ⁽¹⁾	88.2 %	48.4 %		39.8 %	86.5 %	54.9 %		31.6 %
AFFO ⁽¹⁾	\$ 8,552	\$21,840	\$(13,288)	(60.8)%	\$ 25,491	\$ 53,481	\$(27,990)	(52.3)%
AFFO per unit - diluted ⁽¹⁾	0.09	0.21	(0.12)	(57.1)%	0.26	0.50	(0.24)	(48.0)%
AFFO payout ratio ⁽¹⁾	166.7 %	71.4 %		95.3 %	173.1 %	90.0 %		83.1 %
Same Property NOI growth (decline) ⁽¹⁾	2.4 %	(0.9)%		3.3 %	2.3 %	1.0 %		1.3 %
Adjusted EBITDA interest coverage ratio ⁽¹⁾	2.38	2.37	0.01	0.4 %	2.33	2.09	0.24	11.5 %

(1) Represents a non-GAAP measure or non-GAAP ratio. Refer to the Notice with Respect to Non-GAAP & Supplementary Measures Disclosure section of this MD&A.

000's, except per unit amounts	September 30, 2025	December 31, 2024	% Change
Total assets	\$ 2,602,400	\$ 2,803,161	(7.2)%
Total non-current financial liabilities	667,094	636,503	4.8 %
NAV per unit ⁽¹⁾	12.70	13.75	(7.6)%
Total debt to GBV ⁽¹⁾	42.3 %	40.2 %	2.1 %

(1) Represents a non-GAAP measure, non-GAAP ratio or supplementary financial measure. Refer to the Notice with Respect to Non-GAAP & Supplementary Measures Disclosure section in this MD&A.

Financial and Operational Results

Revenue and net operating income were primarily impacted by property dispositions throughout 2024 and 2025.

Artis reported portfolio occupancy of 87.8% (88.5% including commitments) at September 30, 2025, compared to 87.8% at June 30, 2025. During the third quarter, 89,683 square feet of new leases and 113,047 square feet of renewals commenced, which includes the renewal of 80,700 square feet of office tenants, 17,033 square feet of retail tenants and 15,314 square feet of industrial tenants. Overall, renewal rates represented a weighted-average increase of 0.6% over expiring rates, driven primarily by an increase in retail and industrial rents, partially offset by a decrease in U.S. office renewal rents.

Net loss was impacted by the expected credit loss on preferred investments (\$47,000 in Q3-25, compared to \$nil in Q3-24), the fair value change on financial instruments (gain of \$10,615 in Q3-25, compared to a gain of \$24,563 in Q3-24), interest and other income (\$1,373 in Q3-25, compared to \$12,961 in Q3-24), corporate strategy expenses (\$6,043 in Q3-25, compared to \$363 in Q3-24), distribution income from equity securities (\$819 in Q3-25, compared to \$1,522 in Q3-24), and income tax (expense of \$173 in Q3-25, compared to an expense of \$92 in Q3-24).

Partially offsetting the above increases to net loss was the fair value change on investment properties (loss of \$667 in Q3-25, compared to a loss of \$43,326 in Q3-24), net loss from equity accounted investments (net loss of \$4,158 in Q3-25 compared to net loss of \$16,566 in Q3-24), interest expense (\$17,096 in Q3-25, compared to \$23,030 in Q3-24), corporate expenses (\$1,322 in Q3-25, compared to \$3,281 in Q3-24), and equity securities expenses (\$55 in Q3-25, compared to \$149 in Q3-24).

Foreign exchange had an impact on Artis's financial results, due to a higher US dollar to Canadian dollar average exchange rate of 1.3775 in Q3-25, compared to 1.3637 in Q3-24.

FFO per unit (diluted) for Q3-25 was \$0.17, compared to \$0.31 for Q3-24, while AFFO per unit (diluted) for Q3-25 was \$0.09, compared to \$0.21 for Q3-24. FFO in Q3-25 was primarily impacted by decreased net operating income due to dispositions completed in 2024 and 2025, decreased interest and other income, and decreased distributions from equity securities due to sales, partially offset by decreased interest expense.

FFO and AFFO per unit results are also impacted by the decrease in the weighted-average number of units outstanding, primarily due to units repurchased under the NCIB.

The REIT reported FFO and AFFO payout ratios of 88.2% and 166.7%, for the third quarter of 2025.

Balance Sheet and Liquidity

During Q3-25, Artis drew a net balance of \$29,000 on its revolving credit facilities. Artis reported a total debt to GBV of 42.3% at September 30, 2025, compared to 40.2% at December 31, 2024.

In Q3-25, Artis utilized the NCIB to purchase 1,172,459 common units for an aggregate market price of \$8,717, and 26,300 Series E and 1,000 Series I preferred units for an aggregate market price of \$567. The REIT had purchased the maximum number of common units permitted under the current term.

At September 30, 2025, NAV per unit was \$12.70, compared to \$13.75 at December 31, 2024. The decrease was primarily due to the expected credit loss on preferred investments, distributions made to unitholders, interest expense, the impact of foreign exchange and corporate expenses, partially offset by net operating income, the impact of units purchased under the NCIB, the fair value gain on financial instruments, distributions from equity securities and interest and other income.

Distributions

In Q3-25, Artis declared distributions of \$17,601 (YTD - \$53,550) to unitholders, which included distributions to preferred unitholders in the amount of \$3,155 (YTD - \$9,515).

PORTFOLIO ACTIVITY

	Industrial		Office		Retail		Total	
	Property count	S.F. (000's)	Property count	S.F. (000's)	Property count	S.F. (000's)	Property count	S.F. (000's)
Portfolio properties, September 30, 2025	36	3,320	29	5,299	18	1,033	83	9,652

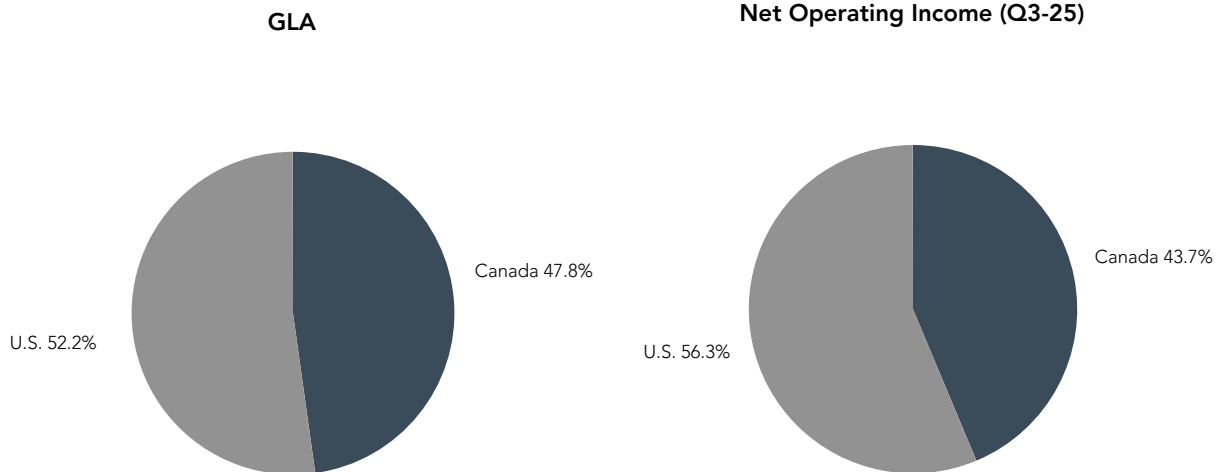
In addition, Artis owns one commercial/residential property which comprises 395 residential units and 18,481 square feet of leasable commercial space.

PROPERTY PORTFOLIO

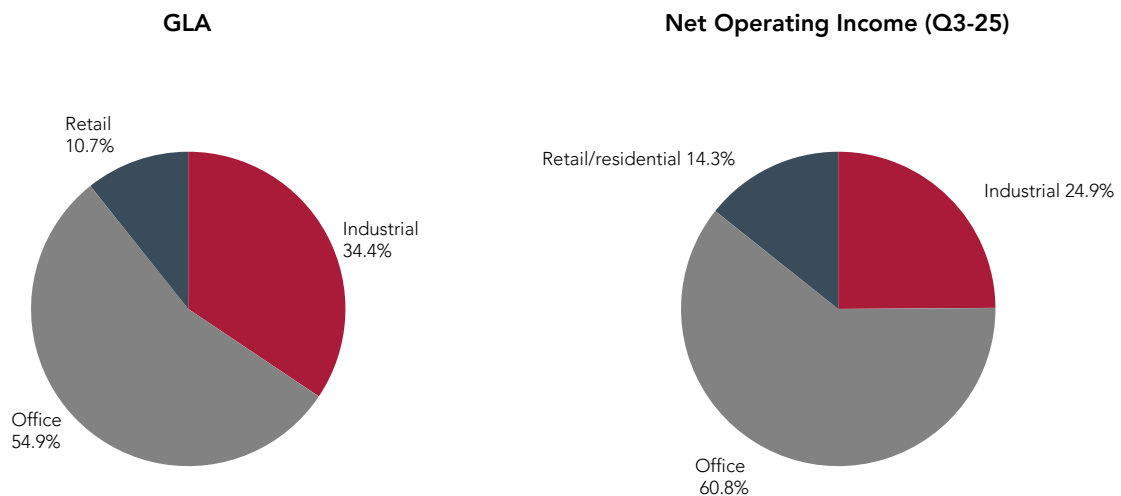
At September 30, 2025, the REIT's portfolio was comprised of 83 commercial properties totalling approximately 9.7 million square feet ("S.F.") of gross leasable area ("GLA").

In addition, Artis owns one commercial/residential property, 300 Main, and has joint ownership interest in nine investment properties, one parcel of development land which have been excluded from financial and operating metrics throughout this MD&A, unless otherwise noted. Properties held in the REIT's investment in Iris Acquisition II LP are also excluded from financial and operating metrics throughout this MD&A. Refer to the Residential Portfolio and Equity Accounted Investments sections of this MD&A for further information.

Diversification by Geographical Region



Diversification by Asset Class



Portfolio by Asset Class ⁽¹⁾

Asset class	City	Province / State	Property count	Owned share of GLA (000's S.F.)	% of portfolio GLA	% Occupied	% Committed ⁽²⁾
Canadian portfolio:							
Industrial	Calgary	AB	3	257	2.7 %	92.7%	92.7 %
	Greater Edmonton Area	AB	1	72	0.7 %	100.0%	100.0 %
	Greater Vancouver Area	BC	1	73	0.8 %	100.0%	100.0 %
	Red Deer	AB	1	126	1.3 %	73.3%	73.3 %
	Saskatoon	SK	2	269	2.8 %	100.0%	100.0 %
	Winnipeg	MB	25	1,650	17.1 %	98.6%	99.1 %
Industrial total			33	2,447	25.4 %	96.9%	97.3 %
Office	Greater Vancouver Area	BC	1	169	1.8 %	93.8%	96.4 %
	Winnipeg	MB	4	969	10.0 %	80.7%	80.7 %
Office total			5	1,138	11.8 %	82.6%	83.0 %
Retail	Calgary	AB	1	63	0.6 %	96.8%	96.8 %
	Fort McMurray	AB	7	181	1.9 %	83.5%	83.5 %
	Grande Prairie	AB	3	187	1.9 %	79.0%	84.2 %
	Greater Edmonton Area	AB	3	331	3.4 %	87.0%	94.0 %
	Saskatoon	SK	2	140	1.5 %	97.9%	99.3 %
	Winnipeg	MB	1	28	0.3 %	94.3%	94.3 %
Retail total			17	930	9.6 %	87.3%	91.0 %
Total Canadian portfolio			55	4,515	46.8 %	91.3%	92.4 %
U.S. portfolio:							
Industrial	Greater Phoenix Area	AZ	1	99	1.0 %	100.0%	100.0 %
	Twin Cities Area	MN	1	255	2.6 %	100.0%	100.0 %
	Greater Houston Area	TX	1	519	5.4 %	100.0%	100.0 %
Industrial total			3	873	9.0 %	100.0%	100.0 %
Office	Greater Phoenix Area	AZ	4	834	8.6 %	92.1%	92.9 %
	Madison	WI	14	1,734	18.0 %	74.6%	75.3 %
	Twin Cities Area	MN	6	1,593	16.5 %	83.3%	83.3 %
Office total			24	4,161	43.1 %	81.4%	81.9 %
Total U.S. portfolio			27	5,034	52.1 %	84.6%	85.1 %
Total Canadian and U.S. portfolio			82	9,549	98.9 %	87.8%	88.5 %

(1) Information is as at September 30, 2025, and excludes properties held in equity accounted investments, properties held for redevelopment and Artis's commercial/residential property (300 Main).

(2) Percentage committed is based on occupancy at September 30, 2025, plus commitments on vacant space.

Property Held for Redevelopment

Asset class	City	Province / State	Property Count	Owned share of GLA (000's of S.F.)	% of portfolio GLA	Property	% Committed ⁽¹⁾
Retail	Grande Prairie	AB	1	103	1.1 %	Prairie Ridge Centre	18.7 %
Total property held for redevelopment			1	103	1.1 %		18.7 %

(1) Percentage committed is based on occupancy at September 30, 2025, plus commitments on vacant space.

Prairie Ridge Centre, a retail property in Grande Prairie, Alberta, was vacated by a large tenant, providing Artis with an opportunity to redevelop and reconfigure this older generation space to accommodate multiple tenants. Redevelopment work is substantially complete and efforts to lease the property are under way.

Residential Portfolio

Artis's residential portfolio is comprised of one property, 300 Main, located in Winnipeg, Manitoba.

300 Main is a 580,000 square foot commercial and residential/multi-family development project in Winnipeg, Manitoba. 300 Main is connected to 330 Main, a state-of-the-art multi-tenant retail property constructed in 2020. The properties are located at the iconic intersection of Portage and Main in downtown Winnipeg, Manitoba, and span nearly one city block. The sites are located above the Shops of Winnipeg Square retail concourse and Winnipeg Square Parkade, and adjacent to 360 Main, a 30-storey Class A office tower, all of which are owned by Artis. 300 Main is a best-in-class amenity-rich apartment building with main floor commercial space.

Of the total building GLA, 18,481 square feet is commercial space. During 2022, Earls Kitchen & Bar, occupying 7,397 square feet, moved into their space on the main floor of the building.

The residential component of the building totals 395 units. Phase I, which comprises the first 20 floors of the building, was delivered to the market in Q3-23 and was 92.4% leased at September 30, 2025. Phase II, which comprises the remaining 20 floors of the building, was delivered to the market in Q2-24 and was 42.1% leased at September 30, 2025. Leasing of the remaining residential units is currently underway.

PORTFOLIO OCCUPANCY

Occupancy levels impact the REIT's revenues and net operating income. Occupancy and commitments at September 30, 2025, and the previous four quarterly periods, were as follows:

Occupancy Report by Country and Asset Class ⁽¹⁾

	Q3-25 % Committed ⁽²⁾	Q3-25	Q2-25	Q1-25	Q4-24	Q3-24
Canada:						
Industrial	97.3 %	96.9 %	96.4 %	96.9 %	97.2 %	94.4 %
Office	83.0 %	82.6 %	82.8 %	83.0 %	82.3 %	82.0 %
Retail	91.0 %	87.3 %	85.9 %	85.5 %	90.4 %	90.6 %
Total Canada	92.4 %	91.3 %	90.8 %	91.0 %	92.1 %	90.3 %
U.S.:						
Industrial	100.0 %	100.0 %	100.0 %	90.8 %	90.8 %	90.8 %
Office	81.9 %	81.4 %	82.0 %	82.1 %	83.1 %	83.1 %
Total U.S.	85.1 %	84.6 %	85.1 %	83.6 %	84.4 %	84.4 %
Total portfolio:						
Industrial	98.0 %	97.7 %	97.3 %	95.3 %	95.6 %	93.4 %
Office	82.1 %	81.7 %	82.2 %	82.3 %	82.9 %	82.8 %
Retail	91.0 %	87.3 %	85.9 %	85.5 %	90.4 %	90.6 %
Total portfolio	88.5 %	87.8 %	87.8 %	87.1 %	88.2 %	87.3 %

(1) Information is as at September 30, 2025, and excludes properties held in equity accounted investments, properties held for redevelopment, and Artis's commercial/residential property (300 Main). Refer to the Property Portfolio section of this MD&A.

(2) Percentage committed is based on occupancy at September 30, 2025, plus commitments on vacant space.

PORTFOLIO LEASING ACTIVITY AND LEASE EXPIRIES

Renewal Summary ⁽¹⁾

	Q3-25	Q2-25	Q1-25	Q4-24	Q3-24
Leasable area renewed (in S.F.)	113,047	210,643	122,760	204,564	146,979
Increase in weighted-average rental rate	0.6 %	3.6 %	4.0 %	3.3 %	2.5 %

(1) Based on owned share of GLA of properties and excludes properties held in equity accounted investments, properties held for redevelopment, and Artis's commercial/residential property (300 Main). Refer to the Property Portfolio section of this MD&A.

In Q3-25, 113,047 square feet were renewed at an increase in the weighted-average rental rate of 0.6%, compared to 146,979 square feet renewed at an increase in the weighted-average rental rate of 2.5% in Q3-24.

The percentage change on renewal activity is calculated by comparing the rental rate in place at the end of the expiring term to the rental rate in place at the commencement of the new term. In many cases, leases are negotiated or renewed such that there are contractual rent escalations over the course of the new lease term. In these cases, the average rent over the new term will be higher than the rate at commencement, which is not reflected in the above table results.

Lease Maturities and Rental Rates

In-place rental rates reflect the weighted-average net annual rental rate per square foot as at September 30, 2025, for the leasable area expiring in the year indicated. In-place rents do not reflect either the average rate over the term of the lease or the rate in place in the year of expiry.

Market rents are estimates and are shown as a net annual rate per square foot. Artis reviews market rents across the portfolio on an on-going basis. These estimates are based on management's best estimate for each leasable space and may take into consideration the property manager's revenue budget, recent leasing activity, current prospects, future commitments or publicly available market information. Rates applied in future expiry years do not allow for the impact of inflation, nor do they attempt to factor in anticipated higher (or lower) than normal periods of demand or market rent inflation due to specific market conditions. Refer to the Risks and Uncertainties section of this MD&A for further information.

The following tables contain information on lease maturities and rental rates and are based on owned share of GLA of properties included in the Portfolio by Asset Class table in the Property Portfolio section of this MD&A. Monthly tenants includes holdovers and renewals where term has not been negotiated.

	Square Feet Expiring	% of GLA	Weighted-Average In-Place Rental Rate	Weighted-Average Market Rental Rate
Canadian portfolio				
<i>Industrial:</i>				
Current vacancy	76,005	0.8 %	N/A	N/A
Monthly tenants	2,022	0.0 %	N/A	N/A
2025	194,288	2.0 %	\$9.15	\$10.25
2026	473,962	5.0 %	\$9.10	\$9.35
2027	334,781	3.5 %	\$8.59	\$8.83
2028	548,537	5.7 %	\$11.48	\$9.75
2029+	817,358	8.6 %	\$12.92	\$11.94
	2,446,953	25.6 %	\$10.90	\$10.33
<i>Office:</i>				
Current vacancy	197,830	2.1 %	N/A	N/A
Monthly tenants	9,406	0.1 %	N/A	N/A
2025	150,021	1.6 %	\$16.81	\$15.06
2026	146,371	1.5 %	\$16.32	\$15.19
2027	48,544	0.5 %	\$19.69	\$17.84
2028	37,481	0.4 %	\$18.63	\$14.87
2029+	548,100	5.7 %	\$18.11	\$17.52
	1,137,753	11.9 %	\$17.72	\$16.66
<i>Retail:</i>				
Current vacancy	118,443	1.2 %	N/A	N/A
Monthly tenants	—	0.0 %	N/A	N/A
2025	31,629	0.3 %	\$41.77	\$25.20
2026	157,661	1.7 %	\$20.02	\$21.22
2027	124,921	1.3 %	\$25.29	\$25.22
2028	230,795	2.4 %	\$25.95	\$25.19
2029+	266,425	2.8 %	\$30.93	\$29.76
	929,874	9.7 %	\$26.95	\$25.93
U.S. portfolio				
<i>Industrial:</i>				
Current vacancy	—	0.0 %	N/A	N/A
Monthly tenants	—	0.0 %	N/A	N/A
2025	98,555	1.0 %	\$19.94	\$19.50
2026	—	0.0 %	N/A	N/A
2027	—	0.0 %	N/A	N/A
2028	—	0.0 %	N/A	N/A
2029+	774,441	8.1 %	\$5.45	\$5.48
	872,996	9.1 %	\$7.09	\$7.06
<i>Office:</i>				
Current vacancy	772,936	8.1 %	N/A	N/A
Monthly tenants	—	0.0 %	N/A	N/A
2025	118,127	1.2 %	\$24.46	\$22.19
2026	521,699	5.5 %	\$22.34	\$19.62
2027	349,422	3.7 %	\$19.32	\$18.04
2028	224,998	2.4 %	\$20.31	\$19.39
2029+	2,173,909	22.8 %	\$21.22	\$19.64
	4,161,091	43.7 %	\$21.25	\$19.54
Total portfolio				
Current vacancy	1,165,214	12.2 %	N/A	N/A
Monthly tenants	11,428	0.1 %	N/A	N/A
2025	592,620	6.1 %	\$17.68	\$16.18
2026	1,299,693	13.7 %	\$16.55	\$15.57
2027	857,668	9.0 %	\$16.03	\$15.48
2028	1,041,811	10.9 %	\$16.85	\$15.43
2029+	4,580,233	48.0 %	\$17.27	\$16.20
	9,548,667	100.0 %	\$17.01	\$15.93

LARGEST MARKETS BY NET OPERATING INCOME

Artis's real estate is diversified across four Canadian provinces and four U.S. states, and across the industrial, office, retail and residential asset classes. For the three months ended September 30, 2025, the five largest markets of the REIT's portfolio (by net operating income) were Twin Cities Area Office, Madison Office, Greater Phoenix Area Office, Winnipeg Industrial and Winnipeg Office.

Twin Cities Area Office Market

The Twin Cities Area Office market represents 19.7% of Q3-25 net operating income and 16.5% of the overall portfolio by GLA. Direct vacancy in the Twin Cities Area Office, as reported by CBRE, was 23.2% at September 30, 2025, improved from 23.7% at June 30, 2025. At September 30, 2025, Artis's Twin Cities Area Office portfolio was 83.3% occupied, compared to 83.4% at June 30, 2025. During the remainder of 2025, 24,884 square feet will come up for renewal, which represents 0.3% of the total portfolio GLA (excluding property held for redevelopment); 28.0% was renewed or committed to new leases at September 30, 2025. Of Artis's total Twin Cities Area Office GLA, 59.0% expires in 2029 or later.

Madison Office Market

The Madison Office market represents 17.6% of Q3-25 net operating income and 18.0% of the overall portfolio by GLA. At September 30, 2025, Artis's Madison Office portfolio was 74.6% occupied, compared to 75.7% at June 30, 2025. During the remainder of 2025, 33,744 square feet will come up for renewal, which represents 0.4% of the total portfolio GLA (excluding property held for redevelopment); 33.2% was renewed or committed to new leases at September 30, 2025. Of Artis's total Madison Office GLA, 45.4% expires in 2029 or later.

Greater Phoenix Area Office Market

The Greater Phoenix Area Office market represents 12.3% of Q3-25 net operating income and 8.6% of the overall portfolio by GLA. The vacancy rate in the Greater Phoenix Area Office market, as reported by CBRE, was 21.8% at September 30, 2025, improved from 22.1% at June 30, 2025. At September 30, 2025, Artis's Greater Phoenix Area Office portfolio was 92.1% occupied, compared to 92.5% at June 30, 2025. During the remainder of 2025, 59,499 square feet will come up for renewal, which represents 0.6% of the total portfolio GLA (excluding property held for redevelopment); 80.2% was renewed or committed to new leases at September 30, 2025. Of Artis's total Greater Phoenix Area Office GLA, 53.6% expires in 2029 or later.

Winnipeg Industrial Market

The Winnipeg Industrial market represents 9.2% of Q3-25 net operating income and 17.1% of the overall portfolio by GLA. The availability rate in the Winnipeg Industrial market, as reported by CBRE, was 3.3% at September 30, 2025, compared to 3.2% at June 30, 2025. At September 30, 2025, Artis's Winnipeg Industrial portfolio was 98.6% occupied, improved from 97.2% at June 30, 2025. During the remainder of 2025, 139,291 square feet will come up for renewal, which represents 1.5% of the total portfolio GLA (excluding property held for redevelopment); 61.8% was renewed or committed to new leases at September 30, 2025. Of Artis's total Winnipeg Industrial market GLA, 26.5% expires in 2029 or later.

Winnipeg Office Market

The Winnipeg Office market represents 8.6% of Q3-25 net operating income and 10.0% of the overall portfolio by GLA. The vacancy rate in the Winnipeg Office market, as reported by CBRE, was 16.4% at September 30, 2025, compared to 15.8% at June 30, 2025. At September 30, 2025, Artis's Winnipeg Office portfolio was 80.7% occupied, compared to 80.9% at June 30, 2025. During the remainder of 2025, 150,021 square feet will come up for renewal, which represents 1.6% of the total portfolio GLA (excluding property held for redevelopment); 47.2% was renewed or committed to new leases at September 30, 2025. Of Artis's total Winnipeg Office market GLA, 40.7% expires in 2029 or later.

FINANCIAL & OPERATING RESULTS

NET OPERATING INCOME

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Revenue:				
Rental and other income	\$ 65,754	\$ 72,261	\$ 198,560	\$ 249,042
Tenant inducements amortized to revenue	(6,016)	(6,192)	(17,337)	(19,201)
Straight-line rent adjustments	(235)	(125)	(358)	670
Lease termination income	11	425	33	1,007
	59,514	66,369	180,898	231,518
Property operating and realty tax expenses	29,404	32,278	88,892	105,982
Net operating income	\$ 30,110	\$ 34,091	\$ 92,006	\$ 125,536

Rental and other income is primarily revenue earned from tenants related to lease agreements.

Tenant inducement costs are amortized over the term of the tenant's lease.

Rent steps and lease termination income (if it is likely the tenant will exercise the lease termination option) are accounted for by straight-lining the incremental increases and lease termination payments over the entire non-cancelable lease term, including the tenant fixturing period.

Lease termination income relates to payments received from tenants where the REIT and the tenant agreed to terminate a lease prior to the contractual expiry date. Lease termination income is common in the real estate industry, however, it is unpredictable and period-over-period changes are not indicative of trends.

Property operating expenses include costs related to interior and exterior maintenance, insurance, utilities and property management expenses. Also included in property operating expenses is bad debt expense of \$275 (YTD - \$372) in Q3-25 compared to \$65 (YTD - \$624) in Q3-24.

Net Operating Income by Country and Asset Class

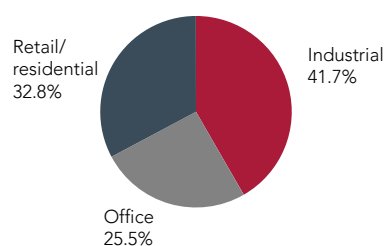
	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Change	2025	2024	Change
Canada:						
Industrial	\$ 5,475	\$ 5,502	\$ (27)	\$ 16,896	\$ 16,152	\$ 744
Office	3,359	3,772	(413)	10,522	12,880	(2,358)
Retail/residential	4,315	5,919	(1,604)	13,579	21,742	(8,163)
	13,149	15,193	(2,044)	40,997	50,774	(9,777)
U.S.:						
Industrial	2,018	3,521	(1,503)	5,654	21,919	(16,265)
Office	14,923	15,380	(457)	45,309	46,551	(1,242)
	16,941	18,901	(1,960)	50,963	68,470	(17,507)
Total portfolio:						
Industrial	7,493	9,023	(1,530)	22,550	38,071	(15,521)
Office	18,282	19,152	(870)	55,831	59,431	(3,600)
Retail/residential	4,315	5,919	(1,604)	13,579	21,742	(8,163)
	30,090	34,094	(4,004)	91,960	119,244	(27,284)
REIT	20	(3)	23	46	6,292	(6,246)
Net operating income	\$ 30,110	\$ 34,091	\$ (3,981)	\$ 92,006	\$ 125,536	\$ (33,530)

In Q3-25, the Canadian retail/residential and the U.S. industrial segments decreased primarily due to dispositions. The Canadian retail/residential segment was partially offset by increased occupancy at 300 Main.

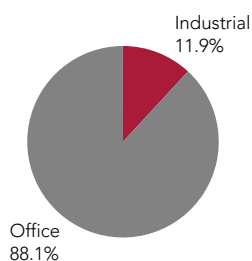
The U.S. portfolio was also impacted by the effect of foreign exchange.

See below for breakdown of net operating income by asset class, excluding the REIT segment.

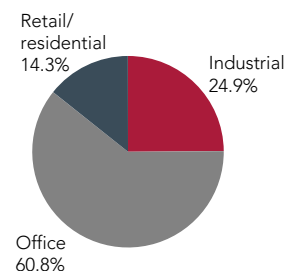
Canadian Portfolio (Q3-25)



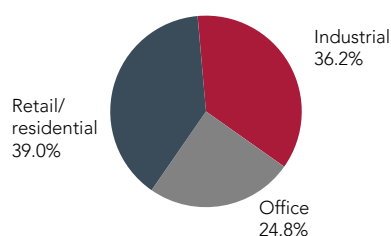
U.S. Portfolio (Q3-25)



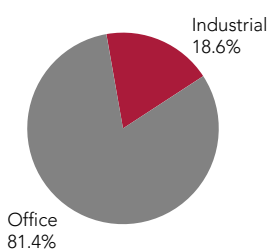
Total Portfolio (Q3-25)



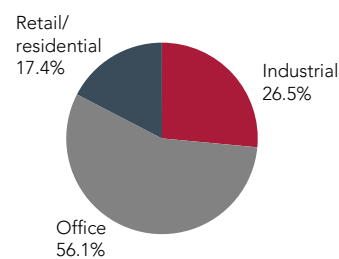
Canadian Portfolio (Q3-24)



U.S. Portfolio (Q3-24)



Total Portfolio (Q3-24)



SAME PROPERTY NOI ANALYSIS

Same Property NOI is a non-GAAP measure. Refer to the Notice with Respect to Non-GAAP & Supplementary Measures Disclosure section of this MD&A.

Artis calculates Same Property NOI by including net operating income for investment properties that were owned for a full quarterly reporting period in both the current and comparative year, and excludes properties held for (re)development and properties that are unconditionally sold. Same Property NOI includes Artis's portfolio of investment properties and investment properties held in joint venture arrangements. Adjustments are made to this measure to exclude certain non-cash revenue items and other non-recurring revenue amounts. Lease termination income related to significant tenants has been excluded, other than the portion that covers lost revenue due to vacancy.

Management considers Same Property NOI to be a valuable measure for evaluating the operating performance of the REIT's properties due to changes in occupancy, rental rates and the recovery of property operating expenses and realty taxes.

Reconciliation to Net Operating Income

	Three months ended September 30,				Nine months ended September 30,			
	2025	2024	Change	% Change	2025	2024	Change	% Change
Net operating income	\$ 30,110	\$ 34,091			\$ 92,006	\$ 125,536		
Add (deduct) net operating income from:								
Joint venture arrangements	1,400	1,768			4,325	6,254		
Dispositions and unconditional dispositions	81	(4,222)			304	(30,926)		
(Re)development properties	121	117			370	362		
Lease termination income adjustments	114	(378)			596	(816)		
Other	34	397			(860)	(4,602)		
	1,750	(2,318)			4,735	(29,728)		
Straight-line rent adjustments ⁽¹⁾	256	73			260	(197)		
Tenant inducements amortized to revenue ⁽¹⁾	6,176	5,561			17,743	16,537		
Same Property NOI	\$ 38,292	\$ 37,407	\$ 885	2.4 %	\$ 114,744	\$ 112,148	\$ 2,596	2.3 %

(1) Includes joint venture arrangements.

Same Property NOI by Asset Class

	Three months ended September 30,				Nine months ended September 30,			
	2025	2024	Change	% Change	2025	2024	Change	% Change
Industrial	\$ 9,929	\$ 9,208	\$ 721	7.8 %	\$ 29,163	\$ 27,659	\$ 1,504	5.4 %
Office	23,738	23,411	327	1.4 %	71,817	70,101	1,716	2.4 %
Retail	4,625	4,788	(163)	(3.4)%	13,764	14,388	(624)	(4.3)%
Same Property NOI	\$ 38,292	\$ 37,407	\$ 885	2.4 %	\$ 114,744	\$ 112,148	\$ 2,596	2.3 %

Same Property NOI by Country and Asset Class

	Three months ended September 30,					Nine months ended September 30,			
	2025	2024	Change	% Change		2025	2024	Change	% Change
Canada:									
Industrial	\$ 7,787	\$ 7,452	\$ 335	4.5 %		\$ 23,238	\$ 22,225	\$ 1,013	4.6 %
Office	4,374	4,166	208	5.0 %		12,878	12,086	792	6.6 %
Retail	4,625	4,788	(163)	(3.4)%		13,764	14,388	(624)	(4.3)%
Total Canada	16,786	16,406	380	2.3 %		49,880	48,699	1,181	2.4 %
U.S.:									
Industrial	1,555	1,288	267	20.7 %		4,241	3,996	245	6.1 %
Office	14,058	14,113	(55)	(0.4)%		42,121	42,650	(529)	(1.2)%
Total U.S.	15,613	15,401	212	1.4 %		46,362	46,646	(284)	(0.6)%
Total in functional currency	32,399	31,807	592	1.9 %		96,242	95,345	897	0.9 %
Foreign exchange	5,893	5,600	293	5.2 %		18,502	16,803	1,699	10.1 %
Same Property NOI	\$ 38,292	\$ 37,407	\$ 885	2.4 %		\$ 114,744	\$ 112,148	\$ 2,596	2.3 %

Same Property Occupancy by Country and Asset Class

Geographical Region	As at September 30,	
	2025	2024
Canada:		
Industrial	96.9%	95.1%
Office	82.6%	81.4%
Retail	87.3%	89.5%
Total Canada	91.3%	90.5%
U.S.:		
Industrial	100.0%	90.8%
Office	81.4%	83.1%
Total U.S.	84.6%	84.4%
Total	87.8%	87.3%

INTEREST AND OTHER INCOME

Interest and other income was \$1,373 (YTD - \$2,723) in Q3-25, compared to \$12,961 (YTD - \$30,062) in Q3-24. The change is primarily due to interest income from preferred investments in the amount of \$nil in Q3-25 (YTD - \$nil), compared to \$11,844 (YTD - \$27,113) in Q3-24. Refer to the Preferred Investments section of this MD&A for further details.

DISTRIBUTION INCOME FROM EQUITY SECURITIES

Distribution income from equity securities was \$819 (YTD - \$2,582) in Q3-25, compared to \$1,522 (YTD - \$5,350) in Q3-24. Refer to Equity Securities section of this MD&A for further details.

INTEREST EXPENSE

	Three months ended September 30,				Nine months ended September 30,			
	2025	2024	Change	% Change	2025	2024	Change	% Change
Mortgages and other loans ⁽¹⁾	\$ 9,155	\$ 10,556	\$ (1,401)		\$ 27,267	\$ 35,565	\$ (8,298)	
Senior unsecured debentures	—	2,885	(2,885)		3,735	8,590	(4,855)	
Credit facilities ⁽¹⁾	6,392	7,258	(866)		15,538	32,527	(16,989)	
Preferred shares ⁽¹⁾	46	46	—		138	138	—	
	15,593	20,745	(5,152)	(24.8)%	46,678	76,820	(30,142)	(39.2)%
Foreign exchange	1,503	2,285	(782)		4,785	9,475	(4,690)	
Total interest expense	\$ 17,096	\$ 23,030	\$ (5,934)	(25.8)%	\$ 51,463	\$ 86,295	\$ (34,832)	(40.4)%

(1) Amounts shown are in Canadian and US dollars.

During Q3-25, interest expense on mortgages and other loans decreased due to the repayment of mortgages upon disposition of investment properties and maturity, and decreased variable interest rates. Interest expense on credit facilities decreased due to amounts drawn on the credit facilities and decreased variable interest rates. Interest expense on senior unsecured debentures decreased due to the repayment of the Series E senior unsecured debentures on April 29, 2025.

Financing costs on mortgages and other loans, senior unsecured debentures and the credit facilities are netted against the related debt and amortized on an effective interest basis over the expected term of the debt.

At September 30, 2025, the weighted-average effective interest rate on mortgages and other loans secured by properties, was 6.54%, compared to 6.95% at December 31, 2024. The weighted-average nominal interest rate on mortgages and other loans secured by properties at September 30, 2025, was 6.09%, compared to 6.32% at December 31, 2024.

CORPORATE EXPENSES

	Three months ended September 30,				Nine months ended September 30,			
	2025	2024	Change	% Change	2025	2024	Change	% Change
Accounting, legal and consulting	\$ 318	\$ 384	\$ (66)	(17.2)%	\$ 1,328	\$ 1,545	\$ (217)	(14.0)%
Public company costs	417	325	92	28.3 %	1,304	1,227	77	6.3 %
Salaries and benefits	760	769	(9)	(1.2)%	2,662	2,408	254	10.5 %
Fair value (gain) loss on unit-based compensation	(1,130)	1,166	(2,296)	(196.9)%	(879)	755	(1,634)	(216.4)%
Depreciation of property and equipment	403	283	120	42.4 %	1,230	875	355	40.6 %
General and administrative	554	354	200	56.5 %	1,462	755	707	93.6 %
Total corporate expenses	\$ 1,322	\$ 3,281	\$ (1,959)	(59.7)%	\$ 7,107	\$ 7,565	\$ (458)	(6.1)%

Corporate expenses in Q3-25 were \$1,322 (YTD - \$7,107), or 2.2% (YTD - 3.9%) of total revenues compared to \$3,281 (YTD - \$7,565) or 4.9% (YTD - 3.3%) of total revenues in Q3-24.

Public company costs include public reporting costs, investor communication costs and trustee fees and expenses.

Fair value (gain) loss on unit-based compensation relates to restricted units and deferred units issued under the REIT's equity incentive plan. These units are valued at the closing price of the REIT's common units on the balance sheet date. Unit-based compensation was impacted by fluctuations in Artis's unit price during the period.

CORPORATE STRATEGY EXPENSES

Corporate strategy expenses are non-recurring costs related to Artis's business strategy. Corporate strategy expenses were \$6,043 (YTD - \$7,181) in Q3-25, compared to \$363 (YTD - \$1,258) in Q3-24.

During 2025, corporate strategy expenses were primarily costs incurred related to the Arrangement (refer to Proposed Combination Transaction with RFA Capital section of this MD&A), including costs for legal, accounting and other professional services.

During 2024, corporate strategy expenses were related to a strategy review process initiated by the Special Committee of the Board of Trustees to consider and evaluate strategic alternatives available to the REIT to unlock and maximize value for unitholders. On December 12, 2024, the REIT announced the conclusion of the strategic review process.

EQUITY SECURITIES EXPENSES

The REIT invests in equity securities of publicly-traded Canadian entities. In connection with these investments, the REIT incurred commissions, service and professional fees of \$55 (YTD - \$200) in Q3-25, compared to \$149 (YTD - \$491) in Q3-24.

Included in equity securities expenses are fees paid to Sandpiper Asset Management Inc. ("Sandpiper"). Refer to the Related Party Transactions section of this MD&A for further details.

EXPECTED CREDIT LOSS ON PREFERRED INVESTMENTS

Expected credit loss on preferred investments was \$47,000 (YTD - \$81,184) in Q3-25, compared to \$nil (YTD - \$nil) in Q3-24. Refer to Preferred Investments section of this MD&A for further details.

FAIR VALUE LOSS ON INVESTMENT PROPERTIES

The changes in fair value on investment properties, period-over-period, are recognized as fair value gains and losses in the consolidated statement of operations. Fair values of the investment properties are determined through either the discounted cash flow method or the overall capitalization method. External valuations are performed for a selection of properties representing various geographical regions and asset classes across the REIT's portfolio. Fair value changes in individual properties result from changes in the projected income and cash flow projections of those properties, as well as from changes in capitalization rates and discount rates applied. In Q3-25, the fair value loss on investment properties was \$667 (YTD - loss of \$1,529), compared to a loss of \$43,326 (YTD - loss of \$30,889) in Q3-24. The fair value loss in Q3-25 was primarily attributable to changes in valuation assumptions and cash flow projections.

Fair Value (Loss) Gain on Investment Properties by Asset Class

	Three months ended September 30, 2025	Nine months ended September 30, 2025
Canada:		
Industrial	\$ 4,890	\$ 3,234
Office	2,382	1,319
Retail/residential	627	(894)
	7,899	3,659
U.S.:		
Industrial	(1,984)	8,545
Office	(6,582)	(13,733)
	(8,566)	(5,188)
Total portfolio:		
Industrial	2,906	11,779
Office	(4,200)	(12,414)
Retail/residential	627	(894)
Total portfolio	\$ (667)	\$ (1,529)

FAIR VALUE GAIN ON FINANCIAL INSTRUMENTS

Artis has entered into a number of interest rate swap contracts to effectively lock the interest rate on a portion of variable rate debt. The REIT recorded an unrealized loss on the fair value adjustment of the interest rate swaps outstanding of \$142 (YTD - loss of \$190) in Q3-25, compared to an unrealized loss of \$6,689 (YTD - loss of \$4,261) in Q3-24. The REIT anticipates holding the mortgages and related interest rate swap contracts until maturity.

Additionally, the REIT recorded a fair value gain on equity securities of \$10,757 (YTD - gain of \$7,656) in Q3-25, compared to a gain of \$31,252 (YTD - gain of \$24,130) in Q3-24.

FOREIGN CURRENCY TRANSLATION GAIN (LOSS)

Artis held certain US dollar denominated monetary assets and liabilities, including cash and a portion of its revolving term credit facilities. The foreign currency translation gain (loss) is primarily due to remeasurement of these assets and liabilities into Canadian dollars at the exchange rate in effect at the balance sheet date. The REIT recorded a foreign currency translation gain of \$10 (YTD - gain of \$337) in Q3-25, compared to a gain of \$2,035 (YTD - loss of \$4,390) in Q3-24.

INCOME TAX (EXPENSE) RECOVERY

The REIT currently qualifies as a mutual fund trust and a real estate investment trust for Canadian income tax purposes. Under current tax legislation, income distributed annually by the REIT to unitholders is a deduction in the calculation of its taxable income. As the REIT intends to distribute all of its taxable income to its unitholders, the REIT does not record a provision for current Canadian income taxes related to the Canadian investment properties. The REIT's investment in Iris Acquisition II LP (see Other Investments section of this MD&A for further details) is through a taxable subsidiary subject to current and deferred taxes.

The REIT's U.S. properties are owned by subsidiaries that are REITs for U.S. income tax purposes. These subsidiaries intend to distribute all of their U.S. taxable income to Canada and are entitled to deduct such distributions for U.S. income tax purposes. As a result, the REIT does not record a provision for current federal U.S. income taxes on the taxable income earned by these subsidiaries. These U.S. subsidiaries are subject to certain state taxes and a 21% to 30% withholding tax on distributions to Canada. Any withholding taxes paid are recorded with the related distributions. The REIT is subject to federal and state taxation in the U.S. on the taxable income earned by its U.S. management subsidiary.

Income tax expense (recovery) comprised of:

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Current income tax expense	\$ 194	\$ 178	\$ 1,153	\$ 456
Deferred income tax (recovery) expense	(21)	(86)	5	(3,041)
Income tax expense (recovery)	\$ 173	\$ 92	\$ 1,158	\$ (2,585)

The deferred tax recovery recorded during the nine months ended September 30, 2024 was primarily due to the REIT's share of net loss of Iris for the period.

OTHER COMPREHENSIVE (LOSS) INCOME

Other comprehensive (loss) income includes unrealized foreign currency translation gains of \$17,769 (YTD - losses of \$29,828) in Q3-25, compared to losses of \$12,900 (YTD - gains of \$26,808) in Q3-24. Foreign currency translation gains and losses relate to the REIT's net investments in its U.S. subsidiaries.

FUNDS FROM OPERATIONS ("FFO") AND ADJUSTED FUNDS FROM OPERATIONS ("AFFO")

FFO and AFFO are non-GAAP measures. Management considers FFO and AFFO to be valuable recurring earnings measures for evaluating the REIT's operating performance. Refer to the Notice with Respect to Non-GAAP & Supplementary Measures Disclosure section of this MD&A.

Artis calculates FFO and AFFO in accordance with the guidelines set out by the Real Property Association of Canada ("REALpac"), as issued in January 2022, except for the add-back of corporate strategy expenses. In addition, prior to December 31, 2024, the REIT calculated FFO and AFFO both including and excluding the impact of realized gain (loss) on equity securities for information purposes. Effective December 31, 2024, the REIT only presents the calculation including the impact of realized gain (loss) on equity securities (and excludes the unrealized gains or losses of equity securities) in its calculation of FFO and AFFO. Although the add-back of the corporate strategy expenses and the inclusion of the impact of realized gain (loss) on equity securities to arrive at FFO and AFFO is not in accordance with the guidelines set out by REALpac, management believes it provides a better representation of recurring operating performance, FFO and AFFO. FFO adjusts net income for items that are non-cash or not recurring in nature such as fair value gains or losses on investment properties and financial instruments, foreign currency translation gains and losses, tenant inducements amortized to revenue, deferred income taxes, distributions on preferred shares treated as interest expense, remeasurement component of unit-based compensation, incremental leasing costs, and preferred unit distributions. AFFO adjusts FFO by excluding straight-line rent adjustments, as well as costs incurred relating to leasing activities and property capital expenditures. FFO and AFFO include adjustments related to the REIT's equity accounted investments.

In addition, the REIT recorded an expected credit loss on the preferred units of Iris (Refer to Preferred Investments section of this MD&A for further details) in 2025. The expected credit loss was added back to the calculations of FFO and AFFO due to its non-recurring and non-cash nature. Management believes this adjustment provides a better representation of recurring FFO and AFFO.

FFO and AFFO

000's, except per unit amounts	Three months ended September 30,		Change	% Change	Nine months ended September 30,		Change	% Change
	2025	2024			2025	2024		
Net loss	\$ (33,587)	\$ (11,635)			\$ (45,652)	\$ (17,991)		
Add (deduct):								
Tenant inducements amortized to revenue	6,016	6,192			17,337	19,201		
Incremental leasing costs	307	560			1,077	1,604		
Distributions on preferred shares treated as interest expense	63	63			193	188		
Remeasurement component of unit-based compensation	(1,130)	1,166			(879)	755		
Corporate strategy expenses	6,043	363			7,181	1,258		
Expected credit loss on preferred investments	47,000	—			81,184	—		
Adjustments for equity accounted investments	5,489	17,146			5,065	74,588		
Fair value loss on investment properties	667	43,326			1,529	30,889		
Fair value gain on financial instruments	(10,615)	(24,563)			(7,466)	(19,869)		
Realized gain on disposition of equity securities	—	5,181			1,192	5,415		
Foreign currency translation (gain) loss	(10)	(2,035)			(337)	4,390		
Deferred income tax (recovery) expense	(21)	(86)			5	(3,041)		
Current income tax expense on dispositions of investment properties	—	—			644	—		
Preferred unit distributions	(3,155)	(3,235)			(9,515)	(9,779)		
FFO	\$ 17,067	\$ 32,443	\$ (15,376)	(47.4)%	\$ 51,558	\$ 87,608	\$ (36,050)	(41.1)%
Add (deduct):								
Amortization of recoverable capital expenditures	\$ (1,407)	\$ (1,703)			\$ (4,218)	\$ (5,109)		
Straight-line rent adjustments	235	125			358	(670)		
Non-recoverable property maintenance reserve	(350)	(360)			(1,050)	(1,160)		
Leasing costs reserve	(7,000)	(7,200)			(21,000)	(22,200)		
Adjustments for equity accounted investments	7	(1,465)			(157)	(4,988)		
AFFO	\$ 8,552	\$ 21,840	\$ (13,288)	(60.8)%	\$ 25,491	\$ 53,481	\$ (27,990)	(52.3)%

FFO in Q3-25 was primarily impacted by decreased net operating income due to dispositions completed in 2024 and 2025, decreased interest and other income, and decreased distributions from equity securities due to sales, partially offset by decreased interest expense.

Actual capital expenditures are by nature variable. Recoverable capital expenditures are building improvement or property maintenance expenditures recovered from tenants over time. Management has deducted from AFFO the actual amortization of recoverable capital expenditures included in property operating expenses charged to tenants for the period, including joint venture arrangements. Approximately 60.3% (YTD - 60.4%) is recoverable from tenants in Q3-25, compared to 63.2% (YTD - 64.5%) in Q3-24. The non-recoverable property maintenance reserve reflects management's estimate of a normalized expenditure using the 2021, 2022, 2023 and 2024 actual expenditures and the 2025 annual budgeted expenditures, adjusted for the impact of dispositions. Refer to the capital expenditures disclosure under the Assets section of this MD&A for further discussion of actual expenditures for the period.

Actual leasing costs include tenant improvements, tenant allowances and commissions which are variable in nature. Leasing costs will fluctuate depending on the square footage of leases rolling over, in-place rates at expiry, tenant retention and local market conditions in a given year. Management calculates the leasing cost reserve to reflect the amortization of leasing costs over the related lease term.

FFO and AFFO per Unit

FFO per unit and AFFO per unit are non-GAAP ratios. Refer to the Notice with Respect to Non-GAAP & Supplementary Measures Disclosure section of this MD&A.

Artis calculates FFO and AFFO per unit by dividing FFO and AFFO, respectively, by the weighted-average diluted units outstanding for the period. Management considers FFO per unit and AFFO per unit to be valuable recurring earnings measures for evaluating the REIT's operating performance.

The following reconciles the weighted-average number of basic common units to diluted common units for FFO and AFFO purposes:

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Basic units	96,679,782	104,302,734	98,354,650	106,078,360
Add:				
Restricted units	728,795	602,960	628,823	542,824
Deferred units	558,790	438,669	538,034	408,870
Diluted units	97,967,367	105,344,363	99,521,507	107,030,054

FFO and AFFO per Unit

	Three months ended September 30,				Nine months ended September 30,			
	2025	2024	Change	% Change	2025	2024	Change	% Change
FFO per unit:								
Basic	\$ 0.18	\$ 0.31	\$ (0.13)	(41.9)%	\$ 0.52	\$ 0.83	\$ (0.31)	(37.3)%
Diluted	0.17	0.31	(0.14)	(45.2)%	0.52	0.82	(0.30)	(36.6)%
AFFO per unit:								
Basic	\$ 0.09	\$ 0.21	\$ (0.12)	(57.1)%	\$ 0.26	\$ 0.50	\$ (0.24)	(48.0)%
Diluted	0.09	0.21	(0.12)	(57.1)%	0.26	0.50	(0.24)	(48.0)%

FFO and AFFO per unit results have been impacted by the decrease in the weighted-average number of units outstanding, primarily due to units repurchased under the NCIB.

FFO and AFFO Payout Ratios

FFO payout ratio and AFFO payout ratio are non-GAAP ratios. Refer to the Notice with Respect to Non-GAAP & Supplementary Measures Disclosure section of this MD&A.

Artis calculates FFO and AFFO payout ratios by dividing the distributions per common unit by diluted FFO per unit and diluted AFFO per unit, respectively, over the same period. Management uses the FFO and AFFO payout ratios to measure the REIT's ability to pay distributions.

	Three months ended September 30, 2025		2024	% Change	Nine months ended September 30, 2025		2024	% Change
Distributions per common unit	\$	0.15	\$	0.15	\$	0.45	\$	0.45
FFO per unit - diluted		0.17		0.31		0.52		0.82
FFO payout ratio		88.2 %		48.4 %		86.5 %		54.9 %
				39.8 %				31.6 %
Distributions per common unit	\$	0.15	\$	0.15	\$	0.45	\$	0.45
AFFO per unit - diluted		0.09		0.21		0.26		0.50
AFFO payout ratio		166.7 %		71.4 %		173.1 %		90.0 %
				95.3 %				83.1 %

FINANCIAL POSITION

ASSETS

Investment Properties, Investment Properties Under Development and Investment Properties Held for Sale

Artis's total investment properties are as follows:

	September 30, 2025	December 31, 2024
Investment properties	\$ 1,972,307	\$ 2,170,065
Investment properties held for sale	309,744	202,813
Total	\$ 2,282,051	\$ 2,372,878

The change in total investment properties is a result of the following:

Balance, December 31, 2024	\$ 2,372,878
Additions:	
Capital expenditures	
Investment properties	8,763
Leasing commissions	4,327
Straight-line rent adjustments	(123)
Tenant inducement additions, net of amortization	5,689
Dispositions	(72,254)
Foreign currency translation loss	(59,835)
Fair value loss	(862)
Balance, June 30, 2025	\$ 2,258,583
Additions:	
Capital expenditures	
Investment properties	3,443
Leasing commissions	776
Straight-line rent adjustments	(235)
Tenant inducement additions, net of amortization	(2,206)
Disposition	3
Foreign currency translation gain	22,354
Fair value loss	(667)
Balance, September 30, 2025	\$ 2,282,051

Capital Expenditures by Type

Building improvements are capital expenditures that increase the long-term value or revenue generating potential of the property. These expenditures include costs to modernize or upgrade existing properties. Property maintenance costs are capital expenditures to repair or replace components of existing properties such as roofs, HVAC units and parking lots.

	Three months ended September 30,					Nine months ended September 30,			
	2025	2024	Change	% Change		2025	2024	Change	% Change
New and (re)development expenditures	\$ —	\$ 1,582	\$ (1,582)			\$ —	\$ 6,398	\$ (6,398)	
Building improvements expenditures:									
Recoverable from tenants	127	111	16			245	360	(115)	
Non-recoverable	2,126	2,026	100			7,266	9,412	(2,146)	
Property maintenance expenditures:									
Recoverable from tenants	1,172	878	294			3,942	2,563	1,379	
Non-recoverable	18	458	(440)			753	683	70	
Total capital expenditures	\$ 3,443	\$ 5,055	\$ (1,612)	(31.9)%		\$ 12,206	\$ 19,416	\$ (7,210)	(37.1)%

Capital Expenditures by Asset Class

	Three months ended September 30,					Nine months ended September 30,			
	2025	2024	Change	% Change		2025	2024	Change	% Change
Canada:									
Industrial	\$ 721	\$ 384	\$ 337			\$ 1,248	\$ 1,018	\$ 230	
Office	184	82	102			564	1,992	(1,428)	
Retail	371	1,018	(647)			1,658	4,471	(2,813)	
Residential	44	1,208	(1,164)			2,169	3,790	(1,621)	
	1,320	2,692	(1,372)			5,639	11,271	(5,632)	
U.S.:									
Industrial	—	10	(10)			—	81	(81)	
Office	2,123	2,353	(230)			6,567	8,064	(1,497)	
	2,123	2,363	(240)			6,567	8,145	(1,578)	
Total portfolio:									
Industrial	721	394	327			1,248	1,099	149	
Office	2,307	2,435	(128)			7,131	10,056	(2,925)	
Retail	371	1,018	(647)			1,658	4,471	(2,813)	
Residential	44	1,208	(1,164)			2,169	3,790	(1,621)	
Total portfolio	\$ 3,443	\$ 5,055	\$ (1,612)	(31.9)%		\$ 12,206	\$ 19,416	\$ (7,210)	(37.1)%

Leasing Costs by Type

Tenant inducements consist of costs incurred to improve the space that primarily benefit the tenant, as well as allowances paid to tenants. Leasing commissions are fees primarily paid to brokers.

	Three months ended			% Change	Nine months ended			% Change
	September 30,		Change		September 30,		Change	
	2025	2024				2025		2024
Investment property leasing costs:								
Tenant inducements	\$ 3,808	\$ 8,777	\$ (4,969)		\$ 20,816	\$ 18,647	\$ 2,169	
Leasing commissions	776	1,372	(596)		5,103	4,934	169	
Investment property (re)development related leasing costs:								
Tenant inducements	—	—	—		—	2,305	(2,305)	
Leasing commissions	—	—	—		—	—	—	
Total leasing costs	\$ 4,584	\$ 10,149	\$ (5,565)	(54.8)%	\$ 25,919	\$ 25,886	\$ 33	0.1 %

Leasing Costs by Asset Class

	Three months ended			% Change	Nine months ended			% Change
	September 30,		Change		September 30,		Change	
	2025	2024			2025	2024		
Canada:								
Industrial	\$ 158	\$ 483	\$ (325)		\$ 1,677	\$ 1,249	\$ 428	
Office	272	194	78		798	936	(138)	
Retail	1,175	1,564	(389)		2,226	3,448	(1,222)	
Residential	—	—	—		—	—	—	
	1,605	2,241	(636)		4,701	5,633	(932)	
U.S.:								
Industrial	—	4	(4)		1,875	4,066	(2,191)	
Office	2,979	7,904	(4,925)		19,343	16,187	3,156	
	2,979	7,908	(4,929)		21,218	20,253	965	
Total portfolio:								
Industrial	158	487	(329)		3,552	5,315	(1,763)	
Office	3,251	8,098	(4,847)		20,141	17,123	3,018	
Retail	1,175	1,564	(389)		2,226	3,448	(1,222)	
Residential	—	—	—		—	—	—	
Total leasing costs	\$ 4,584	\$ 10,149	\$ (5,565)	(54.8)%	\$ 25,919	\$ 25,886	\$ 33	0.1 %

Investment properties held for sale

At September 30, 2025, the REIT had one office property, one retail property, two industrial properties and one parkade located in Canada, and one office property, two industrial properties and three parcels of development land located in the U.S. with an aggregate fair value of \$309,744, classified as held for sale. These properties were actively marketed for sale or under unconditional or conditional sale agreements at September 30, 2025.

Foreign currency translation gain (loss) on investment properties

In Q3-25, the foreign currency translation gain on investment properties was \$22,354 due to the change in the period end US dollar to Canadian dollar exchange rate from 1.3643 at June 30, 2025 to 1.3921 at September 30, 2025.

Fair value loss on investment properties

During Q3-25, the REIT recorded a loss on the fair value of investment properties of \$667 (YTD - loss of \$1,529), compared to a loss of \$43,326 (YTD - loss of \$30,889) in Q3-24. The fair value loss in Q3-25 was primarily attributable to changes in valuation assumptions and cash flow projections.

Artis determines the fair value of investment properties based upon either the discounted cash flow method or the overall capitalization method. Capitalization rates are estimated using market surveys, available appraisals and market comparables. Under the overall capitalization method, year one income is stabilized and capitalized at a rate deemed appropriate for each investment property. Individual properties were valued using capitalization rates in the range of 4.00% to 10.50%.

Additional information on the average capitalization rates and ranges used for the portfolio properties, assuming all properties were valued using an overall capitalization method, are set out in the following table.

Capitalization Rates

	September 30, 2025			December 31, 2024		
	Maximum	Minimum	Weighted-average	Maximum	Minimum	Weighted-average
Canadian portfolio:						
Industrial	7.50 %	4.00 %	6.52 %	7.50 %	4.00 %	6.55 %
Office	8.50 %	5.50 %	6.78 %	8.50 %	5.50 %	6.93 %
Retail	8.75 %	6.00 %	7.11 %	8.75 %	6.00 %	7.24 %
Residential	4.50 %	4.50 %	4.50 %	4.50 %	4.50 %	4.50 %
Total Canadian portfolio	8.75 %	4.00 %	6.37 %	8.75 %	4.00 %	6.48 %
U.S. portfolio:						
Industrial	6.75 %	5.50 %	6.06 %	7.25 %	6.00 %	6.49 %
Office	10.50 %	6.25 %	8.28 %	9.75 %	6.25 %	8.22 %
Total U.S. portfolio	10.50 %	5.50 %	7.99 %	9.75 %	6.00 %	8.01 %
Total portfolio:						
Industrial	7.50 %	4.00 %	6.42 %	7.50 %	4.00 %	6.54 %
Office	10.50 %	5.50 %	7.88 %	9.75 %	5.50 %	7.87 %
Retail	8.75 %	6.00 %	7.11 %	8.75 %	6.00 %	7.24 %
Residential	4.50 %	4.50 %	4.50 %	4.50 %	4.50 %	4.50 %
Total portfolio	10.50 %	4.00 %	7.03 %	9.75 %	4.00 %	7.09 %

Preferred Investments

At September 30, 2025, the REIT had preferred investments of \$58,697, compared to \$139,881 at December 31, 2024.

During 2022, the REIT acquired junior preferred units in Iris Acquisition II LP ("Iris") for \$100,000. The junior preferred units initially bore interest at a rate of 18% per annum until the third anniversary on March 1, 2025, at which time they bear interest at a rate of 24% per annum. Such interest is paid quarterly in cash or, at the election of Iris, in kind through the issuance of additional junior preferred units. Refer to Other Investments section of this MD&A for further details on investment in Iris.

As at September 30, 2025, the carrying value of the junior preferred units was \$58,697, which reflects interest income received in the form of additional junior preferred units since initial investment, net of the allowance for expected credit loss.

The REIT has assessed that there has been a significant increase in credit risk since initial investment and the investment in the junior preferred units is credit-impaired. The REIT recorded an incremental allowance for expected credit loss in the amount of \$47,000 for Q3-25 (\$26,000 for Q2-25, \$8,184 for Q1-25 and \$31,316 for Q4-24). Since December 2024, there have been discussions with interested parties to acquire a portion or the entire portfolio of the investment properties of Iris with a solution to settle the outstanding senior and junior preferred units of Iris and the settlement may include a discount to the senior and junior preferred units. As more information becomes available, the REIT will adjust the allowance for expected credit loss as appropriate in future reporting periods.

The REIT's estimate is dependent on the ability of Iris to execute its plans and the possible results of a transaction with the unitholders of Iris. Because these estimates are made at a specific point in time and are inherently subject to judgement and measurement uncertainty, such estimates could differ from actual results.

Equity Securities

At September 30, 2025, the REIT had investments in equity securities of \$69,580, compared to \$84,841 at December 31, 2024.

The change in equity securities is a result of the following:

Balance, December 31, 2024	\$	84,841
Purchases		7,460
Dispositions		(30,377)
Fair value loss		(3,101)
Balance, June 30, 2025	\$	58,823
Fair value gain		10,757
Balance, September 30, 2025	\$	69,580

Notes Receivable

On January 1, 2025, the REIT disposed of a retail property and received as partial consideration a note receivable in the amount of \$4,411. The REIT receives monthly payments of \$15 and the note has an effective rate of 4.805% per annum. The note receivable is secured by the retail property and matures in October 2025. The note receivable was fully repaid subsequent to the end of the quarter.

On November 17, 2023, the REIT disposed of an office property and received as partial consideration a note receivable in the amount of US\$11,500. The REIT receives quarterly interest-only payments at an effective rate of 8.967% per annum. The note receivable is secured by the office property and matures in November 2028.

On December 22, 2021, the REIT disposed of an office property and received as partial consideration a note receivable in the amount of \$10,000. The REIT receives monthly interest-only payments at an effective rate of 3.086% per annum. The note receivable is secured by the office property and matures in January 2028.

The balance outstanding on all notes receivable at September 30, 2025 was \$34,562, compared to \$30,113 at December 31, 2024.

Accounts Receivable

At September 30, 2025, Artis had accounts receivable outstanding as follows:

	September 30, 2025	December 31, 2024
Rents receivable	\$ 4,224	\$ 4,932
Deferred rents receivable	191	198
Allowance for doubtful accounts	(1,412)	(1,175)
Accrued recovery income	1,230	2,202
Other receivables and accrued income	5,266	8,236
	\$ 9,499	\$ 14,393

Cash

At September 30, 2025, the REIT had \$26,687 of cash on hand, compared to \$32,789 at December 31, 2024. The balance is anticipated to be invested in investment properties, used for working capital purposes, debt repayment or other activities in accordance with the REIT's strategy. All of the REIT's cash is held in current accounts.

LIABILITIES

Mortgages and Loans Payable

Artis finances acquisitions and development projects in part through the arrangement or assumption of mortgage financing and consequently, certain of the REIT's investment properties are pledged as security under mortgages and other loans. The weighted-average term to maturity on all mortgages and loans payable at September 30, 2025 was 1.2 years, compared to 1.6 years at December 31, 2024.

At September 30, 2025, Artis had mortgages and loans payable outstanding, as follows:

	Canada		U.S.		Total Portfolio	
	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
Fixed rate mortgages	\$ 123,135	\$ 141,749	\$ 44,829	\$ 48,476	\$ 167,964	\$ 190,225
Variable rate mortgages (swapped)	202,707	203,020	—	—	202,707	203,020
Variable rate mortgages	25,350	6,839	244,300	283,848	269,650	290,687
Financing costs	(975)	(1,704)	(471)	(578)	(1,446)	(2,282)
	\$ 350,217	\$ 349,904	\$ 288,658	\$ 331,746	\$ 638,875	\$ 681,650

At September 30, 2025, variable rate mortgage debt (excluding swapped mortgages) as a percentage of total debt, including credit facilities and debentures was 24.3%, compared to 25.5% at December 31, 2024. Management believes that holding a percentage of variable rate debt is prudent in managing a portfolio of debt and provides the benefit of lower interest rates over the long term, while keeping the overall risk at a moderate level. All of the REIT's variable rate mortgage debt is term debt and cannot be called on demand. The REIT has the ability to refinance, or use interest rate swaps, at any given point without incurring penalties.

Mortgages and Loans Payable by Asset Class

	September 30, 2025	December 31, 2024
Canadian portfolio:		
Industrial	\$ 77,317	\$ 78,517
Office	33,814	15,591
Retail/residential	240,061	257,500
	351,192	351,608
U.S. portfolio:		
Industrial	—	—
Office	289,129	332,324
	289,129	332,324
Total portfolio:		
Industrial	77,317	78,517
Office	322,943	347,915
Retail/residential	240,061	257,500
Total portfolio	\$ 640,321	\$ 683,932

The change in total mortgages and loans payable is a result of the following:

Balance, December 31, 2024	\$ 683,932
Add (deduct):	
Uplift on variable rate mortgage	19,369
Repayment of fixed rate mortgage	(420)
Repayment of variable rate mortgages	(20,729)
Repayment of fixed rate mortgage upon disposition of investment property	(16,167)
Principal repayments	(6,770)
Foreign currency translation gain	(16,096)
Balance, June 30, 2025	\$ 643,119
Add (deduct):	
Repayment of variable rate mortgage	(5,196)
Principal repayments	(3,448)
Foreign currency translation loss	5,846
Balance, September 30, 2025	\$ 640,321

Credit Facilities

On December 11, 2024, the REIT entered into an agreement for senior secured credit facilities (ie. the Secured Credit Facilities) for an aggregate amount of \$520,000, which include the \$350,000 revolving credit facility and the \$170,000 non-revolving credit facility. The Secured Credit Facilities mature on December 10, 2027 and can be utilized for general corporate purposes, including the acquisition or development of additional income producing properties. The REIT can draw on the Secured Credit Facilities in Canadian or US dollars. The Secured Credit Facilities bear interest at rates which depend on the ratio of consolidated indebtedness to consolidated gross book value. At September 30, 2025, the interest rate on Canadian dollar advances was adjusted CORRA + 2.10% or prime + 1.10%, and the interest rate on US dollar advances was adjusted SOFR + 2.10% or US base rate + 1.10%.

For purposes of the Secured Credit Facilities, the REIT must maintain a consolidated indebtedness to consolidated gross book value ratio of not more than 60%, a minimum consolidated EBITDA to debt service ratio of 1.40, a minimum unitholders' equity of not less than the sum of \$750,000 and 75% of net proceeds received in connection with any equity offerings made after the date of the credit facilities agreement. As at September 30, 2025, the REIT was in compliance with these requirements.

As at September 30, 2025, there was \$300,600 drawn on the revolving credit facility and \$170,000 drawn on the non-revolving credit facility (December 31, 2024, \$85,000 drawn on the revolving credit facility and \$170,000 drawn on the non-revolving facility).

Accounts Payable & Other Liabilities

Included in accounts payable and other liabilities was accrued distributions payable to unitholders of \$6,046, which were paid subsequent to September 30, 2025.

UNITHOLDERS' EQUITY

Unitholders' equity decreased overall by \$167,869 between December 31, 2024 and September 30, 2025. The overall decrease was primarily due to \$72,387 of common units and \$3,179 of preferred units purchased through the NCIB, distributions made to unitholders of \$53,550, net loss of \$45,652, other comprehensive loss of \$29,828, and unit buyback tax of \$709, partially offset by contributed surplus of \$37,422 and the issuance of common units of \$14.

OTHER FINANCIAL MEASURES

The measures and ratios calculated below are non-GAAP. Refer to the Notice with Respect to Non-GAAP & Supplementary Measures Disclosure section of this MD&A.

NAV per Unit

NAV per unit is a non-GAAP measure. Artis calculates NAV per unit as its unitholders' equity, adjusted for the outstanding face value of its preferred units, divided by its total number of dilutive units outstanding.

Management considers this metric to be a valuable measure of the REIT's residual equity available to its common unitholders.

000's, except unit and per unit amounts	September 30, 2025	December 31, 2024	Change
Unitholders' equity	\$ 1,413,106	\$ 1,580,975	\$ (167,869)
Less face value of preferred equity	(178,304)	(181,594)	3,290
NAV attributable to common unitholders	\$ 1,234,802	\$ 1,399,381	\$ (164,579)
Total number of diluted units outstanding:			
Common units	95,966,473	100,733,768	(4,767,295)
Restricted units	728,795	585,230	143,565
Deferred units	559,019	465,779	93,240
	97,254,287	101,784,777	(4,530,490)
NAV per unit	\$ 12.70	\$ 13.75	\$ (1.05)

Unitholders' equity decreased primarily due to units purchased under the NCIB, distributions to unitholders, net loss and the foreign exchange loss recorded in other comprehensive loss.

The face value of preferred equity decreased due to preferred units purchased under the NCIB.

The total number of dilutive units outstanding has decreased primarily due to units purchased under the NCIB.

Total Debt to GBV

Total debt to GBV is a non-GAAP measure. Artis calculates GBV based on the total consolidated assets of the REIT, adding back the amount of accumulated depreciation of property and equipment. Artis calculates total debt to GBV by dividing total debt, which consists of mortgages and loans, the carrying value of senior unsecured debentures, credit facilities and preferred shares liability, by GBV.

Management considers total debt to GBV to be a valuable measure of the REIT's leverage. Under the terms of the REIT's Declaration of Trust, total indebtedness of the REIT is limited to 70% of GBV.

	September 30, 2025	December 31, 2024
Total assets	\$ 2,602,400	\$ 2,803,161
Add: accumulated depreciation	14,266	13,080
Gross book value	2,616,666	2,816,241
Secured mortgages and loans	638,875	681,650
Preferred shares liability	976	1,009
Carrying value of debentures	—	199,907
Credit facilities	466,998	250,480
Total debt	\$ 1,106,849	\$ 1,133,046
Total debt to GBV	42.3 %	40.2 %

Adjusted EBITDA Interest Coverage Ratio

Adjusted EBITDA interest coverage ratio is a non-GAAP measure. The REIT calculates Adjusted EBITDA as net income, adjusted for interest expense, income taxes, all non-cash revenue and expense items and non-recurring items. The REIT also deducts net income (loss) from equity accounted investments and adds distributions from equity accounted investments.

In Q3-25, the REIT recorded an expected credit loss on the investments in the preferred units of Iris (Refer to Preferred Investments section of this MD&A for further details). The expected credit loss was added back to the calculation of EBITDA due to its non-recurring and non-cash nature.

Adjusted EBITDA interest coverage ratio is calculated by dividing Adjusted EBITDA by interest expense from operations (excluding amortization of financing costs and above- and below-market mortgage adjustments) and excludes the REIT's share of interest expense in equity accounted investments.

Management considers this ratio to be a valuable measure of Artis's ability to service the interest requirements on its outstanding debt.

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Net loss	\$ (33,587)	\$ (11,635)	\$ (45,652)	\$ (17,991)
Add (deduct):				
Tenant inducements amortized to revenue	6,016	6,192	17,337	19,201
Straight-line rent adjustments	235	125	358	(670)
Depreciation of property and equipment	403	283	1,230	875
Net loss from equity accounted investments	4,158	16,566	944	70,505
Distributions from equity accounted investments	814	1,070	4,325	2,715
Interest expense	17,096	23,030	51,463	86,295
Corporate strategy expenses	6,043	363	7,181	1,258
Expected credit loss on preferred investments	47,000	—	81,184	—
Fair value loss on investment properties	667	43,326	1,529	30,889
Fair value gain on financial instruments	(10,615)	(24,563)	(7,466)	(19,869)
Foreign currency translation (gain) loss	(10)	(2,035)	(337)	4,390
Income tax expense (recovery)	173	92	1,158	(2,585)
Adjusted EBITDA	38,393	52,814	113,254	175,013
Interest expense	17,096	23,030	51,463	86,295
Deduct:				
Amortization of financing costs	(934)	(720)	(2,925)	(2,358)
Adjusted interest expense	\$ 16,162	\$ 22,310	\$ 48,538	\$ 83,937
Adjusted EBITDA interest coverage ratio	2.38	2.37	2.33	2.09

Total Debt to Adjusted EBITDA

Total debt to Adjusted EBITDA is a non-GAAP measure. Artis calculates total debt to Adjusted EBITDA based on annualizing the current quarter's Adjusted EBITDA as defined above and comparing that balance to Artis's total outstanding debt. Management considers this ratio to be a valuable measure of Artis's ability to meet financial obligations.

	September 30, 2025	December 31, 2024
Secured mortgages and loans	\$ 638,875	\$ 681,650
Preferred shares liability	976	1,009
Carrying value of debentures	—	199,907
Credit facilities	466,998	250,480
Total debt	1,106,849	1,133,046
Quarterly Adjusted EBITDA	38,393	45,516
Annualized Adjusted EBITDA	153,572	182,064
Total debt to Adjusted EBITDA	7.2	6.2

EQUITY ACCOUNTED INVESTMENTS

INVESTMENT PROPERTIES

The REIT has interests in the following investment properties held in equity accounted investments:

Property	Investment Type	Property Count	Location	Asset Class	Owned Share of GLA	Ownership Interest	
						September 30, 2025	December 31, 2024
Corridor Park ⁽¹⁾	Joint venture	—	Greater Houston Area, TX	Office	—	90 %	90 %
Graham Portfolio	Joint venture	8	Various Cities, AB/BC/SK	Industrial	243,109	75 %	75 %
The Point at Inverness	Joint venture	1	Greater Denver Area, CO	Office	95,199	50 %	50 %

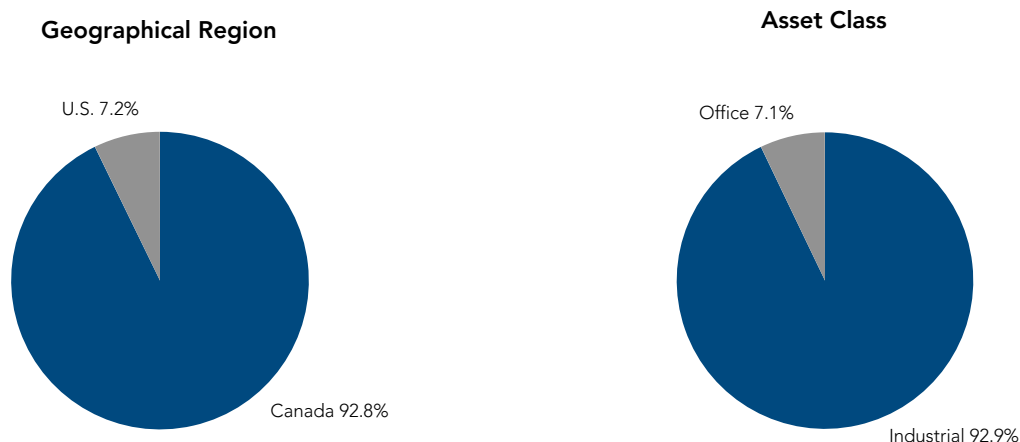
(1) Corridor Park is a parcel of development land.

Financial and Operating Results

Net Operating Income

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Revenue	\$ 2,927	\$ 3,015	\$ 8,735	\$ 10,816
Total operating expenses	1,527	1,248	4,410	4,563
Net operating income	\$ 1,400	\$ 1,767	\$ 4,325	\$ 6,253

Below is a breakdown of Q3-25 net operating income by geographical region and asset class of the REIT's investment properties held under equity accounted investments at the REIT's ownership interest:



Fair Value (Loss) Gain on Investment Properties

In Q3-25, the fair value loss on investment properties was \$5,327 (YTD - loss of \$4,574), compared to a gain of \$850 (YTD - loss of \$9,218) in Q3-24.

Other Expenses and Income, Net

In Q3-25, the net amount of other expenses and income, was \$231 (YTD - \$695), compared to \$332 (YTD - \$1,491) in Q3-24.

Financial Position

The change in total investment properties held in equity accounted investments is a result of the following:

Balance, December 31, 2024	\$ 136,543
Additions:	
Capital expenditures	38
Leasing commissions	88
Straight-line rent adjustments	137
Tenant inducement additions, net of amortization	(5)
Foreign currency translation loss	(2,698)
Fair value gain	753
Balance, June 30, 2025	\$ 134,856
Additions:	
Capital expenditures	16
Leasing commissions	2
Straight-line rent adjustments	(20)
Tenant inducement additions, net of amortization	(73)
Foreign currency translation gain	968
Fair value loss	(5,327)
Balance, September 30, 2025	\$ 130,422

At September 30, 2025, mortgages and loans payable at the REIT's ownership interest in investment properties held in equity accounted investments were as follows:

	September 30, 2025	December 31, 2024
Fixed rate mortgage	\$ 56,250	\$ 26,839
Financing costs	(167)	(7)
	\$ 56,083	\$ 26,832

The weighted-average term to maturity on mortgages and loans payable at the REIT's ownership interest in equity accounted investments was 4.9 years at September 30, 2025, compared to 0.6 years at December 31, 2024.

OTHER INVESTMENTS

The REIT has interests in the following other investments held in equity accounted investments:

Investment	Investment Type	Purpose	Ownership Interest	
			September 30, 2025	December 31, 2024
ICE LP	Joint venture	Investment in Iris Acquisition II LP	50.00 %	50.00 %
ICE II LP	Joint venture	Investment in the asset manager of Iris Acquisition II LP	50.00 %	50.00 %
Iris Acquisition II LP	Associate	Investment in Cominar Real Estate Investment Trust ("Cominar")	32.29 %	32.29 %

In 2022, the REIT contributed \$112,000 to acquire common equity units in Iris Acquisition II LP ("Iris"), an entity formed to acquire the outstanding units of Cominar. The REIT's investment in 32.64% of the outstanding common equity units of Iris is determined to be an investment in an associate on the basis of the REIT's significant influence over this investment through representation on the Board of Cominar and the Board of the ultimate general partner of Iris. During the year ended December 31, 2024, Iris issued additional common equity units under its long-term incentive plan, resulting in the dilution of the REIT's interest to 32.29%.

In connection with the investment in Iris, the REIT, Sandpiper and an affiliate of Sandpiper entered into two joint ventures, ICE LP and ICE II LP. ICE LP holds 33.33% interest in the ultimate general partner of Iris and certain equity interest in Iris with profit participation rights. ICE II LP holds 33.33% interest in the asset manager of Cominar.

Under the asset management agreement, the asset manager earns a monthly fee of 1/12th of 1.75% of the net asset value of Iris. The asset management agreement has an initial term of six years with an automatic renewal of one year thereafter.

In addition, the REIT has an investment in junior preferred units of Iris in the initial amount of \$100,000. Refer to Preferred Investments section of this MD&A for further details.

The change in other investments held in equity accounted investments is a result of the following:

Balance, December 31, 2024	\$ 565
Distributions from ICE II LP	(550)
Balance, June 30, 2025	\$ 15
Distributions from ICE II LP	—
Balance, September 30, 2025	\$ 15

As at September 30, 2025, the REIT's cumulative share of losses of Iris exceeded the REIT's net investment in the common equity units. As a result, the loss from Iris in the amount of \$20,194 (YTD - \$62,732) was not recognized in Q3-25, as the REIT has no obligation in respect of these losses.

LIQUIDITY AND CAPITAL RESOURCES

Cash flow from operations represents the primary source of funds for distributions to unitholders and principal repayments on mortgages and loans.

DISTRIBUTIONS

The Trustees determine the level of cash distributions based on the level of cash flow from operations before working capital changes, less actual and planned capital expenditures. During the period, distributions are based on estimates of full year cash flow and capital spending; thus, distributions may be adjusted as these estimates change. It is expected that normal seasonal fluctuations in working capital will be funded from cash resources.

	Three months ended September 30, 2025	Nine months ended September 30, 2025	Year ended December 31, 2024	Year ended December 31, 2023
Cash flow from operations	\$ 25,035	\$ 53,675	\$ 80,140	\$ 79,962
Net loss	(33,587)	(45,652)	(47,414)	(332,068)
Monthly and quarterly distributions paid and payable	17,601	53,550	75,699	79,458
Excess of cash flow from operations over distributions paid and payable	7,434	125	4,441	504
Shortfall of net income over distributions paid and payable	(51,188)	(99,202)	(123,113)	(411,526)

Artis's primary objective is to provide tax-efficient monthly cash distributions.

The shortfall of net income over distributions paid and payable for the three months and nine months ended September 30, 2025, the year ended December 31, 2024 and year ended December 31, 2023 was primarily due to the non-cash impact of the fair value changes on investment properties. Also contributing to the shortfall of net income over distributions paid and payable for the three months and nine months ended September 30, 2025 and the year ended December 31, 2024, was the non-cash impact of the expected credit loss on preferred investments.

CAPITAL RESOURCES

At September 30, 2025, Artis had \$26,687 of cash on hand. Management anticipates that the cash on hand may be invested in investment properties, used for working capital purposes, debt repayment or other activities in accordance with the REIT's business strategy.

The REIT has a secured revolving term credit facility in the amount of \$350,000, which can be utilized for general corporate and working capital purposes, short term financing of investment property acquisitions and the issuance of letters of credit. At September 30, 2025, the REIT had \$49,400 available on its revolving term credit facilities. Under the terms of the senior secured credit facilities agreement, the borrowing capacity is limited by an amount determined based on the calculated lending value of the secured properties (as defined in the agreement). As at September 30, 2025, the total borrowing capacity of the credit facilities, including both the non-revolving and revolving facilities, was limited to \$501,025 (December 31, 2024, not limited).

At September 30, 2025, the REIT had 9 unencumbered properties and two unencumbered parcels of development land, representing a fair value of \$207,890.

Artis is not in default or arrears on any of its obligations, including distributions to unitholders, interest or principal payments on debt at September 30, 2025.

The REIT's mortgage providers have various financial covenants. The REIT monitors these covenants, which are primarily debt service coverage ratios. Mortgages and loans payable with maturities within 12 months or are payable on demand as a result of a financial covenant breach are classified as current liabilities.

The REIT's management expects to meet all of its short-term obligations and capital commitments with respect to investment properties and new developments in process through funds generated from operations, from the proceeds of mortgage financing, drawing on secured credit facilities, from the issuance of new debentures or units and from cash on hand.

CONTRACTUAL OBLIGATIONS

	Total	Less than 1 year	1 - 3 years	4 - 5 years	After 5 years
Accounts payable and other liabilities	\$ 57,093	\$ 57,093	\$ —	\$ —	\$ —
Lease liabilities	3,237	784	1,526	927	—
Credit facilities	470,600	—	470,600	—	—
Mortgages and loans payable	640,321	421,894	151,762	60,355	6,310
Total contractual obligations	\$ 1,171,251	\$ 479,771	\$ 623,888	\$ 61,282	\$ 6,310

As at September 30, 2025, the REIT had an extension option for a mortgage maturing in the next 12 months in the amount of \$33,550.

The REIT's schedule of mortgage maturities is as follows:

Year ended December 31,	Debt maturities	% of total principal	Scheduled principal repayments on non-matured debt	Total annual principal repayments	Weighted- average nominal interest rate on balance due at maturity
2025	\$ 153,281	24.9 %	\$ 3,427	\$ 156,708	5.96 %
2026	257,637	41.8 %	9,523	267,160	6.20 %
2027	73,888	12.0 %	6,016	79,904	6.58 %
2028	103,709	16.8 %	3,909	107,618	5.84 %
2029	21,671	3.5 %	600	22,271	5.50 %
2030 & later	5,950	1.0 %	710	6,660	3.90 %
Total	\$ 616,136	100.0 %	\$ 24,185	\$ 640,321	6.08 %

RISKS AND UNCERTAINTIES

A summary of all risks applicable to the REIT are set forth in Artis's 2024 Annual Information Form. The REIT discusses specific risk factors below.

STRATEGY**Failure to Execute the Strategy**

Pursuant to the strategy, Artis intends to make investments that achieve superior investment performance commensurate with reasonable risk. This goal relies on the successful execution of its investment strategies, which may be uncertain as it requires suitable opportunities, careful timing and business judgment, as well as sufficient resources to make investments and restructure them, if required, notwithstanding difficulties experienced in a particular industry. In addition, there is no assurance that Artis will be able to identify suitable or sufficient opportunities that meet its investment criteria and be able to make investments at attractive prices to supplement its growth in a timely manner, or at all. Further, Artis may be exposed to unexpected risks and costs associated with its investments, including that the costs necessary to bring an investment up to Artis's standards established for its intended market position may be higher than expected.

Investment Portfolio

In connection with the strategy, investment returns will become an increasingly important part of Artis's overall profitability as Artis's operating results will depend in part on the performance of its investment portfolio. It is expected that Artis's investment portfolio will include bond and other debt instruments, common stock, preferred stock and derivative instruments. Accordingly, fluctuations in the fixed income or equity markets could have an adverse effect on Artis's financial condition, profitability or cash flows. The return on the portfolio and the risks associated with the investments are affected by the asset mix of the portfolio companies, which can change materially depending on market conditions.

Acquisitions, Divestitures and Strategic Initiatives

Pursuant to the strategy, Artis may periodically explore opportunities to make strategic investments in all or part of certain businesses or companies. Although Artis will undertake due diligence prior to the completion of an acquisition or investment, there can be no assurance that Artis will have adequate time or access to complete appropriate investigations or that Artis will properly ascertain or assess all of the significant risks of such investment. Furthermore, some of the risks may be outside of Artis's control and leave Artis with no ability to mitigate or control the chances that those risks will adversely impact the target company. In addition, there is no assurance that the anticipated financial or strategic objectives following an integration effort or the implementation of a strategic initiative will be achieved, which could adversely affect Artis's financial condition, profitability or cash flows. In particular, acquisitions may involve a number of special risks, including failure to retain key personnel, unanticipated events or circumstances and legal liabilities, some or all of which could have a material adverse effect on Artis's business, results of operations and financial position.

Control or Significant Influence Risk & Minority Investments

Although Artis may endeavour to make investments that allow it to acquire control or exercise significant influence over management and the strategic direction of its portfolio entities, there can be no assurance that all investments will provide Artis with such a degree of influence or control. In addition, the exercise of control over a portfolio company imposes additional risks of liability for failure to supervise management. The exercise of control over an investment could expose the assets of Artis to claims by such businesses, its shareholders and its creditors. While Artis intends to manage its investments in a manner that will minimize the exposure to these risks, the possibility of successful claims cannot be precluded. On occasion, Artis expects that it may also make minority equity investments in businesses in which Artis does not participate in the management or otherwise control the business or affairs of such businesses. While Artis will monitor the performance of each investment and maintain an ongoing dialogue with each business management team, it will be the responsibility of the management of the business to operate the business on a day-to-day basis and Artis may not have the right or ability to control or otherwise influence such business. Accordingly, these companies may undertake activities which Artis does not believe is in their best interests.

Competitive Market for Investment Opportunities

In accordance with the overall strategy and Artis's business objective and investment strategies, Artis will compete with a large number of other investors, such as private equity funds, mezzanine funds, investment banks and other equity and non-equity based public and private investment funds, and other sources of financing, including traditional financial services companies, such as commercial banks. Competitors may have a lower cost of funds and may have access to funding sources that are not available to Artis. In addition, certain competitors of Artis may have higher risk tolerances or different risk assessments, which could allow them to consider a wider variety of investments and establish more relationships and build their respective market shares. There can be no assurance that the competitive pressures faced by Artis will not have a material adverse effect on its investment activities pursuant to the strategy.

Reputation

Artis could be negatively impacted if there is misconduct or alleged misconduct by its personnel, personnel of Sandpiper or those of the portfolio companies in which Artis invests, including historical misconduct prior to its investment. Risks associated with misconduct at portfolio companies is heightened in cases where Artis does not have legal control or exercise significant influence over an investment, or is not otherwise involved in actively managing a portfolio company. In such situations, given Artis's ownership position and affiliation with the portfolio company, it may still be negatively impacted from a reputational perspective through this association.

Reliance on Services of Sandpiper

Some decisions with respect to the assets and investment strategy of Artis are expected to be made with reliance on the services and support of Sandpiper. Personnel and support staff of Sandpiper who provide services to Artis are not required to treat their responsibilities to Artis as their primary responsibilities or to act exclusively for Artis (other than Samir Manji, who has certain fiduciary duties and contractual obligations with respect to Artis in his capacity as CEO and a trustee). The Services Agreement does not require Sandpiper to maintain the employment of any of its personnel or to cause any particular person to provide services to Artis. There can be no assurance that any of the personnel and support staff of Sandpiper will remain in their current positions.

REAL PROPERTY OWNERSHIP

All real property investments are subject to elements of risk. General economic and political conditions, local real estate markets, supply and demand for leased premises, competition from other available premises and various other factors affect such investments. The value of real property and any improvements thereto may also depend on the credit and financial stability of the tenants and upon vacancy rates of Artis's portfolio of income-producing properties. Artis's financial performance would be adversely affected if a significant number of tenants were to become unable to meet their obligations under their leases. Upon the expiry of any lease, there can be no assurance that the lease will be renewed on favourable terms to Artis or at all and no guarantee that the tenant can be replaced. The terms of any subsequent leases may be less favourable to Artis than the existing leases. In the event of default by a tenant, delays or limitations in enforcing rights as lessor may be experienced and substantial costs may be incurred by Artis. Furthermore, at any time, a tenant of any of Artis's property or properties may seek the protection of bankruptcy, insolvency or similar laws that could result in the rejection and termination of such tenant's lease and thereby adversely affect the financial performance of Artis.

Certain 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 the real property is producing any income. If Artis is unable to make mortgage payments on any property, losses could be sustained as a result of the mortgagee's exercise of its right of foreclosure and sale.

DEVELOPMENTS

Artis is subject to numerous risks related to development projects including development costs exceeding original estimates, construction or other unforeseen timing delays and development projects not be leased on a timely basis or at anticipated rates upon completion. These risks could impact the REIT's liquidity, financial position and future earning potential.

At September 30, 2025, there were no investment properties under development.

DEBT FINANCING AND INTEREST RATE FLUCTUATIONS

Artis will be subject to the risks associated with debt financing. There can be no assurance that Artis will be able to refinance its existing indebtedness on terms that are as or more favourable to Artis 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 Artis.

Management seeks to mitigate this risk in a variety of ways. First, management considers structuring the timing of the renewal of significant tenant leases on properties in relation to the time at which mortgage indebtedness on such property becomes due for refinancing. Second, management seeks to secure financing from a variety of lenders on a property by property basis. Third, mortgage terms are, where practical, structured such that the exposure in any one year to financing risks is balanced.

Artis is also subject to interest rate risk associated with the REIT's credit facilities and mortgages payable due to the expected requirement to refinance such debts in the year of maturity. The REIT minimizes the risk by restricting debt to 70% of gross book value and by carefully monitoring the amount of variable rate debt. At September 30, 2025, 26.2% of the REIT's mortgages and loans payable bear interest at fixed rates, and a further 31.7% of the REIT's mortgages and loans payable bear interest at variable rates with interest rate swaps in place. At September 30, 2025, the REIT is a party to \$942,957 of variable rate debt, including credit facilities (December 31, 2024, \$748,707). At September 30, 2025, the REIT had entered into interest rate swaps to hedge the interest rate risk associated with \$202,707 of variable rate debt (December 31, 2024, \$203,020). The REIT has the ability to place interest rate swaps on top of variable rate debt at any time in order to effectively fix the interest rate.

At September 30, 2025, the REIT's ratio of total debt to GBV was 42.3%, compared to 40.2% at December 31, 2024. Approximately 24.9% of Artis's maturing mortgage debt comes up for renewal during the remainder of 2025, and 41.8% in 2026. Management is in discussion with various lenders with respect to the renewal or refinancing of the remainder of the 2025 mortgage maturities.

FOREIGN CURRENCY

The REIT owns properties located in the U.S., and therefore, the REIT is subject to foreign currency fluctuations that may impact its financial position and results. In order to mitigate this risk, the REIT's debt on U.S. properties and when applicable, a portion of the amounts drawn on credit facilities are held in US dollars to act as a natural hedge.

TENANTS

Credit and Tenant Concentration

Artis is exposed to risks relating to tenants that may be unable to pay their contracted rents. Management mitigates this risk by acquiring and owning properties across several asset classes and geographical regions. As well, management seeks to acquire properties with strong tenant covenants in place. Artis's portfolio includes 659 tenant leases with a weighted-average term to maturity of 4.9 years. Approximately 47.3% of the REIT's gross revenue is derived from national or government tenants. As indicated below, the REIT's largest tenant by gross revenue is the government (including federal, provincial or state, civic or municipal government tenants). Further information regarding the REIT's government tenants can be found below under Government Tenants by Gross Revenue. The second largest tenant by gross revenue is Bell Canada, one of Canada's leading telecommunications companies.

Top 20 Tenants by Gross Revenue ⁽¹⁾

Tenant	Tenant location	% of total gross revenue ⁽²⁾	Owned share of GLA (000's of S.F.)	% of total GLA	Weighted-average remaining lease term
Government Tenants	Canada and US	5.7 %	445	4.6 %	5.7
Bell Canada	Canada	3.7 %	115	1.2 %	4.8
Prime Therapeutics LLC	US	3.3 %	386	4.0 %	9.0
Catalent Pharma Solutions, LLC	US	2.6 %	244	2.5 %	10.8
A WIN Management, Inc.	US	2.4 %	153	1.6 %	7.1
CB Richard Ellis, Inc.	US	2.1 %	108	1.1 %	1.3
PBP, Inc.	US	2.0 %	519	5.4 %	6.2
TDS Telecommunications Corporation	US	2.0 %	127	1.3 %	4.3
UCare Minnesota	US	1.7 %	124	1.3 %	7.8
Kodak Canada ULC	Canada	1.6 %	130	1.3 %	4.0
Civeo	Canada	1.5 %	72	0.7 %	2.7
Soo Line Railroad Company	US	1.4 %	92	1.0 %	1.9
Maple Leaf Consumer Foods Inc.	Canada	1.3 %	163	1.7 %	3.7
Aikins	Canada	1.3 %	60	0.6 %	9.1
U of Wisconsin Medical Foundation	US	1.2 %	101	1.0 %	1.9
SunGard Recovery Services Inc.	US	1.2 %	99	1.0 %	7.6
U of WI Hospitals & Clinic Authority	US	1.1 %	86	0.9 %	0.6
Bell MTS	Canada	1.1 %	76	0.8 %	4.3
Axway, Inc.	US	0.9 %	52	0.5 %	6.2
The Toronto-Dominion Bank	Canada	0.9 %	46	0.5 %	7.8
Total		39.0 %	3,198	33.0 %	6.0

The table below provides further detail regarding the REIT's federal, provincial or state, civic or municipal government tenants.

Government Tenants by Gross Revenue ⁽¹⁾

Tenant	% of total gross revenue ⁽²⁾	Owned share of GLA (000's of S.F.)	% of total GLA	Weighted-average remaining lease term
Federal Government	3.7 %	243	2.5 %	3.6
Provincial or State Government	1.3 %	136	1.4 %	6.8
Civic or Municipal Government	0.7 %	66	0.7 %	11.3
Total	5.7 %	445	4.6 %	5.7
Weighted-average term to maturity (entire portfolio)				4.9

(1) Based on owned share of GLA of properties. Excludes properties held in equity accounted investments, properties held for redevelopment, and Artis's commercial/residential property (300 Main).

(2) Total gross revenue is in Canadian and US dollars.

Lease Rollover

The value of investment properties and the stability of cash flows derived from those properties is 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 favourable terms, or at all; nor is there any assurance that a tenant can be replaced. A contraction in the Canadian or U.S. economy would negatively impact demand for space in industrial, office and retail properties, consequently increasing the risk that leases expiring in the near term will not be renewed.

Details of the portfolio's expiry schedule is as follows:

Expiry Year	Canada			U.S.		Total
	Industrial	Office	Retail	Industrial	Office	
2025	2.0 %	1.6 %	0.3 %	1.0 %	1.2 %	6.1 %
2026	5.0 %	1.5 %	1.7 %	— %	5.5 %	13.7 %
2027	3.5 %	0.5 %	1.3 %	— %	3.7 %	9.0 %
2028	5.7 %	0.4 %	2.4 %	— %	2.4 %	10.9 %
2029 & later	8.6 %	5.7 %	2.8 %	8.1 %	22.8 %	48.0 %
Vacant	0.8 %	2.1 %	1.2 %	— %	8.1 %	12.2 %
Month-to-month	— %	0.1 %	— %	— %	— %	0.1 %
Total portfolio	25.6 %	11.9 %	9.7 %	9.1 %	43.7 %	100.0 %

Artis's real estate is diversified across four Canadian provinces and four U.S. states, and across the industrial, office, retail and residential asset classes. By city and asset class, the five largest markets of the REIT's portfolio (by Q3-25 net operating income) are Twin Cities Area Office, Madison Office, Greater Phoenix Area Office, Winnipeg Industrial and Winnipeg Office.

SIFT RULES AND OTHER TAX-RELATED FACTORS

The Income Tax Act (Canada) contains legislation affecting the tax treatment of a SIFT trust or partnership ("the SIFT Rules"), which are applicable to publicly traded income trusts unless the trust satisfies the REIT Exception. The REIT Exception to the SIFT Rules is comprised of a number of technical tests and the determination as to whether the REIT qualifies for the REIT Exception in any particular taxation year can only be made with certainty at the end of the taxation year. Management believes that the REIT has met the requirements of the REIT Exception in each taxation year since 2009 and that it has met the REIT Exception throughout the period ended September 30, 2025 and the year ended December 31, 2024. There can be no assurances, however, that the REIT will continue to be able to satisfy the REIT Exception in the future such that the REIT will not be subject to the tax imposed by the SIFT Rules.

If Artis is subject to the SIFT Rules, the SIFT Rules may, depending on the nature of distributions from Artis, including what portion of its distributions are income and what portion are returns of capital, have a material adverse effect on the after-tax returns of certain Unitholders.

Also, in the event that the SIFT Rules apply to Artis, they may adversely affect the marketability of the Units or Preferred Units, the amount of cash available for distributions and, among other things, there can be no assurance that Artis will be able to maintain the portion of distributions that is treated as a non-taxable return of capital.

The Tax Act contains restrictions relating to the activities and the investments permitted by a mutual fund trust. Closed-end trusts must also comply with a number of technical tests relating to its investments and income.

Management of Artis intends to ensure that Artis satisfies the conditions to qualify as a closed-end mutual fund trust by complying with the restrictions in the Tax Act as they are interpreted and applied by the Canada Revenue Agency. No assurance can be given that Artis will be able to comply with these restrictions at all times. If Artis were not to qualify as a mutual fund trust, the consequences could be material and adverse.

There can be no assurance that the Canadian federal income tax laws respecting mutual fund trusts, or the ways in which these rules are interpreted and applied by the Canada Revenue Agency, may not be changed in a manner which adversely affect Artis and/or its security holders.

Recent amendments to the Tax Act contains excessive interest and financing expenses limitation ("EIFEL") rules that applies to trusts and corporations effective January 1, 2024. The EIFEL rules limit the amount of net interest and financing expenses in certain circumstances to a fixed ratio of 30% of tax-EBITDA. Where a consolidated group is eligible and elects as a group, a higher group ratio can be used. Management continues to assess the impact of the EIFEL rules for the year ending December 31, 2025. If the EIFEL Rules were to apply to restrict deductions otherwise available to the REIT and/or its subsidiaries, the taxable income allocated by the REIT to Unitholders may increase, which would reduce the after-tax return for investors.

The REIT operates in the U.S. through four U.S. REITs (Artis US Holdings, Inc., Artis US Holdings II, LLC, Artis US Holdings III, LLC and Artis US Holdings IV, LLC) which are primarily capitalized by the REIT by way of common equity, debt in the form of notes owed to the REIT and preferred shares. If the Internal Revenue Service ("IRS") or a court were to determine that the notes and related interest should be treated differently for tax purposes this may adversely affect the REIT's ability to flow income from the U.S. to Canada.

CYBER SECURITY

Cyber security has become an increasingly problematic issue for issuers and businesses in Canada and around the world, including for Artis and the real estate industry. Cyber attacks against large organizations are increasing in sophistication and are often focused on financial fraud, compromising sensitive data for inappropriate use or disrupting business operations. A cyber incident is considered to be any adverse event that threatens the confidentiality, integrity or availability of the organization's information resources. More specifically, a cyber incident is an intentional attack or an unintentional event that can include gaining unauthorized access to information systems to disrupt operations, corrupt data or steal confidential information.

As Artis's reliance on technology has increased, so have the risks posed to its system. Artis's primary risks that could directly result from the occurrence of a cyber incident include operational interruption, damage to its reputation, damage to its business relationships with its tenants, disclosure of confidential information regarding its tenants, employees and third parties with who Artis interacts, and may result in negative consequences, including remediation costs, loss of revenue, additional regulatory scrutiny and litigation. These developments may subject Artis's operations to increased risks, as well as increased costs, and, depending on their magnitude, could have a material adverse effect on Artis's financial position and results of operations.

The Board and management are responsible for overseeing Artis's cyber security risks. To remain resilient to these risks, Artis has implemented processes, procedures and controls to help mitigate these risks, including installing firewalls and antivirus programs on its networks, servers and computers, and staff training. However, these measures, as well as its increased awareness of a risk of a cyber incident, do not provide assurance that its efforts will be effective or that attempted security breaches or disruptions will not be successful or damaging.

OTHER INFORMATION

RELATED PARTY TRANSACTIONS

In Q3-25, the REIT paid employment benefits to employees and issued unit-based awards to trustees, officers and employees.

Sandpiper is a related party by virtue of being a company under joint control of the President and Chief Executive Officer of the REIT.

The REIT entered into a Space Sharing Licence Agreement with Sandpiper for use of certain office premises. The agreement has an automatic one-year extension unless terminated by either party upon written notice no later than 120 days before the end of the term or extension term.

The REIT entered into a Services Agreement with Sandpiper to provide certain services to support the REIT's strategy to acquire ownership positions in publicly-listed entities. The annual fee payable to Sandpiper is 0.50% for years one to three, 0.40% for year four, and 0.30% for year five and thereafter, based on the net value of the investments made by the REIT pursuant to this agreement. The agreement was effective May 17, 2021 and continues until termination by either party upon 60-day written notice, or upon other specific circumstances.

Fees paid and accrued to Sandpiper were as follows:

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	2025	2024
Space sharing licence costs	\$ 38	\$ 33	\$ 104	\$ 98
Service fees	55	149	190	482
	\$ 93	\$ 182	\$ 294	\$ 580

Amounts payable to Sandpiper were \$68 as at September 30, 2025 (December 31, 2024, \$95).

As at September 30, 2025, the REIT had a balance payable to ICE II LP of \$nil (December 31, 2024, \$549).

With respect to the Arrangement, the Chair of the Board of Trustees of the REIT is also the President, CEO and Managing Partner of RFA.

SUBSEQUENT EVENTS

Subsequent to September 30, 2025, the following transactions took place:

- A note receivable in the amount of \$4,448 was fully repaid upon maturity.
- The REIT received upward financing upon renewal of a maturing mortgage in amount of \$3,660.
- The REIT repaid a net balance of \$30,600 on the revolving credit facility.
- The REIT purchased through the NCIB 13,300 Series E preferred units at a weighted-average price of \$20.53 and 10,700 Series I preferred units at a weighted-average price of \$20.82.
- The REIT declared a monthly cash distribution of \$0.05 per common unit for the month of October 2025.
- The REIT declared a quarterly cash distribution of \$0.4370625 per Series I preferred unit for the three months ended October 30, 2025.

OUTSTANDING UNIT DATA

As of November 14, 2025, the balance of common units outstanding is 95,966,473, unchanged from September 30, 2025.

As of November 14, 2025, the balance of preferred units outstanding is as follows:

	Series E	Series I	Total
Units outstanding at September 30, 2025	2,852,809	4,279,356	7,132,165
Units purchased and cancelled through NCIB	(6,700)	(4,600)	(11,300)
Units purchased through NCIB, not cancelled at November 14, 2025	(6,600)	(6,100)	(12,700)
Units outstanding at November 14, 2025	2,839,509	4,268,656	7,108,165

The balance of restricted units outstanding as of November 14, 2025 is 736,465, of which none have vested.

The balance of deferred units outstanding as of November 14, 2025 is 591,279. All of these deferred units have vested, 166,187 of which are redeemable.

SUMMARIZED QUARTERLY INFORMATION

\$000's, except per unit amounts	Q3-25	Q2-25	Q1-25	Q4-24	Q3-24	Q2-24	Q1-24	Q4-23
Revenue	\$ 59,514	\$ 59,082	\$ 62,302	\$ 68,851	\$ 66,369	\$ 84,729	\$ 80,420	\$ 80,892
Net operating income	30,110	30,729	31,167	37,695	34,091	47,888	43,557	45,352
Net (loss) income	(33,587)	(23,492)	11,427	(29,423)	(11,635)	765	(7,121)	(86,837)
Total comprehensive (loss) income	(15,818)	(70,300)	10,638	25,736	(27,794)	12,298	21,942	(116,270)
Basic (loss) income per common unit	(0.38)	(0.27)	0.08	(0.31)	(0.14)	(0.02)	(0.10)	(0.84)
Diluted (loss) income per common unit	(0.39)	(0.27)	0.08	(0.31)	(0.14)	(0.03)	(0.10)	(0.84)
FFO ⁽¹⁾	\$ 17,067	\$ 16,956	\$ 17,535	\$ 23,809	\$ 32,443	\$ 28,698	\$ 26,467	\$ 27,275
FFO per unit - diluted ⁽¹⁾	0.17	0.17	0.17	0.23	0.31	0.27	0.24	0.25
FFO payout ratio ⁽¹⁾	88.2 %	88.2 %	88.2 %	65.2 %	48.4 %	55.6 %	62.5 %	60.0 %
AFFO ⁽¹⁾	\$ 8,552	\$ 8,204	\$ 8,735	\$ 14,980	\$ 21,840	\$ 17,063	\$ 14,578	\$ 15,418
AFFO per unit - diluted ⁽¹⁾	0.09	0.08	0.09	0.15	0.21	0.16	0.13	0.14
AFFO payout ratio ⁽¹⁾	166.7 %	187.5 %	166.7 %	100.0 %	71.4 %	93.8 %	115.4 %	107.1 %
Same Property NOI growth (decline) ⁽¹⁾	2.4 %	0.1 %	4.5 %	(0.1)%	(0.9)%	(0.4)%	4.0 %	9.2 %
Adjusted EBITDA interest coverage ratio ⁽¹⁾	2.38	2.29	2.33	2.47	2.37	2.05	1.92	1.93
Leasable area renewed (in square feet)	113,047	210,643	122,760	204,564	146,979	100,365	288,517	261,889
Increase in weighted-average rental rate	0.6 %	3.6 %	4.0 %	3.3 %	2.5 %	3.1 %	2.2 %	5.8 %
	2025	2025	2025	2024	2024	2024	2024	2023
	Sept 30	Jun 30	Mar 31	Dec 31	Sept 30	Jun 30	Mar 31	Dec 31
Number of properties	83	83	84	88	89	106	117	119
GLA (000's of square feet)	9,652	9,673	9,680	9,971	10,140	13,551	14,237	13,727
Occupancy ⁽²⁾	87.8 %	87.8 %	87.1 %	88.2 %	87.3 %	89.5 %	89.5 %	90.1 %
NAV per unit ⁽¹⁾	\$ 12.70	\$ 12.98	\$ 13.76	\$ 13.75	\$ 13.77	\$ 14.11	\$ 14.06	\$ 13.96
Total debt to Adjusted EBITDA ⁽¹⁾	7.2	7.4	7.0	6.2	5.4	7.1	8.0	7.7
Total debt to GBV ⁽¹⁾	42.3 %	41.1 %	39.2 %	40.2 %	39.8 %	49.8 %	51.3 %	50.9 %
Total assets	\$2,602,400	\$2,611,435	\$2,711,807	\$2,803,161	\$2,843,897	\$3,508,147	\$3,750,432	\$3,735,030
Total non-current financial liabilities	667,094	661,166	607,587	636,503	554,239	602,124	1,131,474	1,047,231

(1) Represents a non-GAAP measure or non-GAAP ratio. Refer to the Notice with Respect to Non-GAAP & Supplementary Measures Disclosure section in this MD&A.

(2) Excludes properties held for redevelopment, new developments in process, completed new developments, and properties held in equity accounted investments. Refer to the Property Portfolio section of this MD&A.

The quarterly financial results have been impacted by acquisition, disposition and (re)development activity, the impact of foreign exchange, lease termination income, and the fair value gains and losses on investment properties and financial instruments.

Per unit results are also impacted by units purchased under the NCIB.

CRITICAL ACCOUNTING ESTIMATES

The policies that the REIT's management believes are the most subject to estimation and judgment are set out in the REIT's Management Discussion and Analysis for the year ended December 31, 2024.

CONTROLS AND PROCEDURES

INTERNAL CONTROLS OVER FINANCIAL REPORTING

The REIT's internal control over financial reporting is designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with IFRS Accounting Standards. Management is responsible for establishing and maintaining adequate internal controls over financial reporting.

All control systems have inherent limitations, and evaluation of a control system cannot provide absolute assurance that all control issues have been detected, including risks of misstatement due to error or fraud. Management anticipates that the REIT will be continually evolving and enhancing its systems of controls and procedures.

The Chief Executive Officer ("CEO") and Chief Financial Officer ("CFO") evaluated, or caused to be evaluated under their supervision, the effectiveness of the REIT's internal controls over financial reporting (as defined in NI 52-109). Based on this evaluation, the CEO and CFO have concluded that, as at September 30, 2025, the design of the REIT's internal control over financial reporting was effective in providing reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements in accordance with IFRS Accounting Standards. No changes were made in the REIT's design of internal controls over financial reporting during the nine months ended September 30, 2025, that have materially affected, or are reasonably likely to materially affect, the REIT's internal controls over financial reporting.

DISCLOSURE CONTROLS AND PROCEDURES

The REIT's disclosure controls and procedures are designed to provide reasonable assurance that information required to be disclosed by the REIT is recorded, processed, summarized and reported within the time periods specified under Canadian securities laws, and include controls and procedures that are designed to ensure that information is accumulated and communicated to management, including the CEO and CFO, to allow timely decisions regarding required disclosure.

As of September 30, 2025, under the supervision of the CEO and CFO and with the participation of management, the effectiveness of the REIT's disclosure controls and procedures (as defined in NI 52-109) was evaluated. Based on the evaluation, the CEO and CFO have concluded that the REIT's designed disclosure controls and procedures were effective for the nine months ended September 30, 2025.