

2022 FOURTH QUARTER REPORT

MANAGEMENT'S DISCUSSION AND ANALYSIS AND
CONSOLIDATED FINANCIAL STATEMENTS

MORGUARD REIT

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Morguard

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PART I

BASIS OF PRESENTATION

The following Management's Discussion and Analysis ("MD&A") for Morguard Real Estate Investment Trust (the "Trust"), should be read in conjunction with the Trust's consolidated financial statements and the accompanying notes for the year ended December 31, 2022, and 2021.

This MD&A sets out the Trust's strategies and provides an analysis of the financial performance for the year ended December 31, 2022, and significant risks facing the business. Historical results, including trends that might appear, should not be taken as indicative of future operations or results.

The Trust's consolidated financial statements and the accompanying notes for the year ended December 31, 2022, have been prepared in accordance with International Financial Reporting Standards ("IFRS"). These consolidated financial statements include the accounts of the Trust and other entities that the Trust controls and are reported in thousands of Canadian dollars, except where otherwise noted.

The information in this MD&A is current to February 15, 2023.

FORWARD-LOOKING DISCLAIMER

Statements contained herein that are not based on historical or current fact, including without limitation, statements containing the words "anticipate", "believe", "may", "continue", "estimate", "expects", "will" and words of similar expression, constitute "forward-looking statements". Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results, events or developments to be materially different from any future results, events or developments expressed or implied by such forward-looking statements. Such factors include, among others, the following: general economic and business conditions, both nationally and in the regions in which the Trust operates; changes in business strategy or development/acquisition plans; environmental exposures; financing risk; existing governmental regulations and changes in, or the failure to comply with, governmental regulations; liability and other claims asserted against the Trust; and other factors including risks and uncertainties relating to the COVID-19 pandemic referred to in the Trust's filings with Canadian securities regulators. Given these uncertainties, readers are cautioned not to place undue reliance on such forward-looking statements. The Trust does not assume the obligation to update or revise any forward-looking statements.

SUMMARY OF SELECTED ANNUAL INFORMATION

The selected annual information highlights certain key metrics for the Trust over the most recently completed five years. These measures from time to time may reflect fluctuations caused by the underlying impact of seasonal or non-recurring items, including acquisitions, divestitures, developments, leasing and maintenance expenditures, along with any associated financing requirements.

SUMMARY OF SELECTED ANNUAL INFORMATION

In thousands of dollars, except per unit amounts	2022	2021	2020	2019	2018
Revenue from real estate properties	\$242,629	\$241,440	\$253,764	\$273,074	\$276,473
Net operating income	122,199	122,129	123,778	149,961	152,078
Fair value losses on real estate properties	(148,977)	(60,974)	(419,766)	(73,850)	(18,602)
Net (loss)/income	(86,097)	4,885	(357,419)	14,840	73,015
Funds from operations ¹	66,823	68,944	66,924	90,894	94,992
Adjusted funds from operations ^{1,4}	42,721	51,488	51,564	66,063	69,394
Net (loss)/income – basic	(\$1.34)	\$0.08	(\$5.75)	\$0.24	\$1.20
Net (loss)/income – diluted	(\$1.34)	\$0.08	(\$5.75)	\$0.24	\$1.12
Funds from operations – basic ¹	\$1.04	\$1.07	\$1.08	\$1.50	\$1.56
Funds from operations – diluted ¹	\$0.89	\$1.05	\$1.06	\$1.43	\$1.48
Adjusted funds from operations – basic ^{1,4}	\$0.67	\$0.80	\$0.83	\$1.09	\$1.14
Adjusted funds from operations – diluted ^{1,4}	\$0.60	\$0.80	\$0.83	\$1.07	\$1.12
Distributions per unit	\$0.24	\$0.375	\$0.64	\$0.96	\$0.96
Payout ratio – Adjusted funds from operations ¹	35.8%	46.9%	77.1%	88.1%	84.2%
Payout ratio – Adjusted funds from operations (excluding special distribution) ¹	35.8%	32.5%	77.1%	88.1%	84.2%
Weighted average number of units as at year-end (in thousands)					
Basic	64,187	64,141	62,108	60,711	60,705
Balance sheets					
Total assets	\$2,376,187	\$2,493,942	\$2,557,733	\$2,937,341	\$2,978,573
Total gross debt	\$1,279,036	\$1,304,522	\$1,357,679	\$1,352,545	\$1,349,724
Total equity	\$1,050,828	\$1,151,988	\$1,157,658	\$1,537,468	\$1,580,414
Gross leasable area as at year-end (in thousands of square feet) ²					
Retail	4,478	4,567	4,642	4,778	4,629
Office	3,253	3,252	3,240	3,240	3,240
Industrial	293	293	292	292	534
Total	8,024	8,112	8,174	8,310	8,403
Occupancy as at year-end (%) ³					
Retail	94.5%	94.2%	94.6%	95.1%	94.7%
Office	86.1%	86.7%	88.7%	91.6%	92.9%
Industrial	86.1%	95.1%	93.3%	90.7%	91.7%
Total	90.6%	91.0%	92.1%	93.5%	93.8%

1. The following represents a non-GAAP financial measure/ratio that does not have any standardized meaning prescribed by IFRS and is not necessarily comparable to similar measures presented by other reporting issuers in similar or different industries. This measure should be considered as supplemental in nature and not as substitutes for related financial information prepared in accordance with IFRS. Additional information on this non-GAAP financial measure/ratio can be found under the section Part I, "Specified Financial Measures".

2. Excludes equity-accounted investment.

3. Excludes properties held for sale, area either held for, or under, development and equity-accounted investment.

4. The Trust uses normalized productive capacity maintenance expenditures to calculate adjusted funds from operations

SPECIFIED FINANCIAL MEASURES

The Trust reports its financial results in accordance with IFRS. However, this MD&A also uses specified financial measures that are not defined by IFRS, which follow the disclosure requirements established by National Instrument 52-112 *Non-GAAP and Other Financial Measures Disclosure*. Specified financial measures are categorized as non-GAAP financial measures, non-GAAP ratios, and other financial measures, which are capital management measures, supplementary financial measures, and total of segments measures.

NON-GAAP FINANCIAL MEASURES

Non-GAAP financial measures do not have any standardized meaning prescribed by IFRS and are not necessarily comparable to similar measures presented by other reporting issuers in similar or different industries. These measures should be considered as supplemental in nature and not as substitutes for related financial information prepared in accordance with IFRS. The Trust's management uses these measures to aid in assessing the Trust's underlying core performance and provides these additional measures so that investors may do the same. Management believes that the non-GAAP financial measures described below, which supplement the IFRS measures, provide readers with a more comprehensive understanding of management's perspective on the Trust's operating results and performance.

The following discussion describes the non-GAAP financial measures the Trust uses in evaluating its operating results:

NET OPERATING INCOME – SAME ASSETS

Net operating income ("NOI") is used as a key indicator of performance as it represents a measure over which management has control, and is a key input in determining the value of the Trust's properties. NOI – same assets is a non-GAAP measure used by the Trust to assess period-over-period performance of those properties that are stabilized and owned by the Trust continuously for the current and comparable reporting period. The Trust believes it is useful to provide an analysis of NOI – same assets, which also eliminates non-recurring and non-cash items. NOI – same assets represents NOI from properties that have been adjusted for: (i) acquisitions; (ii) dispositions; and (iii) area either held for, or under, development/redevelopment/intensification. NOI – same assets also excludes the impact of straight-line rents, lease cancellation fees and other non-recurring items. A reconciliation of NOI – same assets from the IFRS financial statement presentation can be found in Part III.

FUNDS FROM OPERATIONS ("FFO")

FFO is a non-GAAP measure widely used as a real estate industry standard that supplements net income and evaluates operating performance but is not indicative of funds available to meet the Trust's cash requirements. FFO can assist with comparisons of the operating performance of the Trust's real estate between periods and relative to other real estate entities. FFO is computed by the Trust in accordance with the current definition of the Real Property Association of Canada ("REALpac") and is defined as net income adjusted for fair value changes on real estate properties and gains/(losses) on the sale of real estate properties. The Trust considers FFO to be a useful measure for reviewing its comparative operating and financial performance. A reconciliation of net income to FFO is presented under Part III, "Funds from Operations and Adjusted Funds from Operations".

ADJUSTED FUNDS FROM OPERATIONS ("AFFO")

AFFO is a non-GAAP measure that was developed to be a recurring economic earnings measure for real estate entities. The Trust presents AFFO in accordance with the current definition of the REALpac. The Trust defines AFFO as FFO adjusted for straight-line rent and productive capacity maintenance expenditures ("PCME"). AFFO should not be interpreted as an indicator of cash generated from operating activities as it does not consider changes in working capital. A reconciliation of FFO to AFFO is presented under Part III, "Funds from Operations and Adjusted Funds from Operations".

ADJUSTED CASH FLOW FROM OPERATIONS ("ACFO")

ACFO is a non-GAAP measure intended as a supplemental measure of sustainable economic cash flow for real estate entities. The Trust presents ACFO in accordance with the current definition of the REALpac. The Trust defines ACFO as cash flow from operating activities as per the consolidated financial statements adjusted by: (i) adding back the non-recurring change in non-cash operating assets and liabilities; (ii) deducting normalized PCME; (iii) adding back actual additions to tenant incentives and leasing commissions; (iv) deducting amortization of deferred financing costs; and (v) an adjustment for the portion relating to equity-accounted investment in each of the above adjustments. A reconciliation of cash flow from operating activities from the IFRS financial statement presentation to ACFO is presented under Part III, "Adjusted Cash Flow From Operations".

PROPORTIONATE SHARE BASIS

The Trust's balance sheets, statements of income and statements of cash flows, all prepared in accordance with IFRS, have been adjusted (as described below) to derive the Trust's proportionately owned financial results ("Proportionate Basis"). Management believes that the Proportionate Basis non-GAAP measures described below, which supplement the IFRS measures, provide readers with a more comprehensive understanding of management's perspective on the Trust's operating results and performance.

Equity interest adjusts interests in joint arrangements that are accounted for using the equity method of accounting. The financial results of one property under IFRS is presented on a single line within the consolidated balance sheets and statements of (loss)/income and comprehensive (loss)/income and has been adjusted on a proportionately owned basis to each respective financial statement line presented within the balance sheets, statements of (loss)/income and comprehensive (loss)/income and statements of cash flows (see Part X). The presentation of *pro rata* assets, liabilities, revenue and expenses represents a non-GAAP measure and may not accurately depict the legal and economic implications of the Trust's interest in the joint venture.

NORMALIZED PRODUCTIVE CAPACITY MAINTENANCE EXPENDITURES

Normalized PCME are an estimate made by management of the amount of ongoing capital investment required to maintain the condition of the physical property and current rental revenues. Since actual capital expenditures can vary widely from one period to another, depending on a number of factors, management believes that normalized PCME are a more relevant input than actual PCME in assessing the Trust's distribution payout ratio and for determining an appropriate level of sustainable distributions over time. The factors affecting variations in actual PCME include, but are not limited to, lease expiry profile, tenant vacancies, age and location of the properties, general economic and market conditions, which impact the level of tenant bankruptcies and acquisitions and dispositions.

The Trust defines PCME as expenditures on leasing, replacement or major repair of component parts of properties that are required to preserve the existing earning capacity of the Trust's real estate portfolio. The Trust categorizes these expenditures as leasing commissions, tenant allowances and recoverable and non-recoverable capital expenditures.

NON-GAAP RATIOS

Non-GAAP ratios do not have any standardized meaning prescribed by IFRS and are not necessarily comparable to similar measures presented by other reporting issuers in similar or different industries. These measures should be considered as supplemental in nature and not as substitutes for related financial information prepared in accordance with IFRS. The Trust's management uses these measures to aid in assessing the Trust's underlying core performance and provides these additional measures so that investors may do the same. Management believes that the non-GAAP ratios described below provide readers with a more comprehensive understanding of management's perspective on the Trust's operating results and performance.

The following discussion describes the non-GAAP ratios the Trust uses in evaluating its operating results:

FFO/AFFO/ACFO PAYOUT RATIO

The Trust calculates its payout ratios by dividing the distributions per common unit by FFO/AFFO/ACFO per unit over the same period. Management uses these payout ratios to measure the Trust's ability to pay distributions.

INTEREST COVERAGE RATIO

Interest coverage ratio is a non-GAAP measure used by the Trust to assess the Trust's ability to pay interest on its debt from operating revenues and is calculated on a proportionate basis using net operating income, less general and administrative expenses divided by interest expense, net of amortization of deferred financing costs.

DEBT SERVICE COVERAGE RATIO

Debt service coverage ratio is a non-GAAP measure used by the Trust and the real estate industry to assess the ability to pay down its debts. The Trust calculates this measure on a proportionate basis by using net operating income, less general and administrative expenses divided by the cash interest and principal costs of servicing its debt.

DEBT TO ASSETS RATIO

Debt to assets ratio is a non-GAAP measure used by the Trust and the real estate industry to assess the risk profile of its capital allocations and the ability to incur additional debt. The Trust calculates this measure by taking assets adjusted by accumulated amortization divided by net debt. The Trust's debt to assets ratio is limited to 65% as detailed in its Declaration of Trust.

SUPPLEMENTARY FINANCIAL MEASURES

Supplementary financial measures represent a component of a financial statement line item (including ratios that are not non-GAAP ratios) that are presented, in a more granular way outside the financial statements, calculated in accordance with the accounting policies used to prepare the line item presented in the financial statements.

The following discussion describes the supplementary financial measures the Trust uses in evaluating its operating results:

BIFURCATION OF SEGMENTS

Management believes bifurcating the retail and office financial statement segments into community strip centres and enclosed regional centres (retail) along with single-/dual-tenant and multi-tenant buildings (office) provides important information about the risk profile and other characteristics of the above asset classes. This has been analyzed for financial statement line items such as revenue, net operating income and fair value adjustments on real estate properties.

CAPITAL MANAGEMENT MEASURES

The Trust's capital management is designed to maintain a level of capital that allows it to implement its business strategy while complying with investment and debt restrictions pursuant to the Declaration of Trust, as well as existing debt covenants, while continuing to build long-term unitholder value and maintaining sufficient capital contingencies.

The following discussion describes the Trust's capital management measures:

LIQUIDITY

Liquidity is calculated as the sum of cash, amounts available under its bank lines of credit and revolving credit facility with Morguard and is presented in this MD&A because management considers this capital management measure to be an important measure of the REIT's financial position as well as determining the annual level of distributions to unitholders.

ADDITIONAL INFORMATION

Additional information relating to the Trust, including the audited annual consolidated financial statements, Annual Information Form ("AIF"), Material Change Reports and all other continuous disclosure documents required by securities regulators, are filed on the System for Electronic Document Analysis and Retrieval ("SEDAR") and can be accessed electronically at www.sedar.com and www.morguard.com.

REVIEW AND APPROVAL BY THE BOARD OF TRUSTEES

The Board of Trustees ("the Trustees"), upon the recommendation of its Audit Committee, approved the contents of this MD&A on February 15, 2023.

PART II

BUSINESS OVERVIEW AND STRATEGY

The Trust's primary business goal is to accumulate a Canadian portfolio of high-quality real estate assets and then deliver the benefits of such real estate ownership to unitholders. The primary benefit is a reliable and, over time, increasing cash distribution. The Trust manages distributions to ensure sufficient cash is retained to meet fixed obligations while ensuring a stable cash flow to unitholders.

The Trust is an unincorporated "closed-end" trust, governed by the laws of the Province of Ontario, created and constituted pursuant to an amended and restated Declaration of Trust dated May 5, 2021 ("Declaration of Trust"). The Trust was formed on June 18, 1997, and began operations on October 14, 1997. The Trust units are publicly traded and listed on the Toronto Stock Exchange ("TSX") under the symbol MRT.UN.

Morguard Corporation ("Morguard") is the parent company of the Trust, owning 61.57% of the outstanding units as at December 31, 2022. Morguard is a real estate company that owns a diversified portfolio of multi-unit residential, retail, hotel, office and industrial properties in both Canada and the United States.

The Trust's asset management team is focused on continually improving the returns from the assets currently owned, and making quality acquisitions that are accretive in the long term. As part of its strategy to continually improve the quality of its property portfolio, the Trust undertakes the disposition of properties in cases where both the cash flows and values have been maximized, where the properties no longer fit the Trust's portfolio or where market trends indicate that superior investment return opportunities are available elsewhere.

The Trust's management team is incentivized to maintain occupancy levels and rents that outperform local markets. The Trust has established standards for maintaining the quality of its portfolio and operating its properties at cost levels that are competitive in their respective markets. These efforts are enhanced through a sustainability program that tracks utility usage and savings over time. These savings are returned to our tenants through reduced operating costs, increasing the Trust's reputation as a responsible landlord.

The Trust's management team is supported by contracted property management. The choice to contract for property management provides the Trust with a day-to-day operating platform that is both "best-in-class" and cost effective. Property management services are delivered through a management agreement with Morguard Investments Limited ("MIL"). MIL is a full-service real estate advisory company wholly owned by Morguard. MIL also provides advisory and management services to institutional and other investors not related to Morguard or the Trust. The Trust's agreement with MIL provides property management services at predetermined rates based on a percentage of revenue. This provides predictability to a key component of operating costs. In addition, MIL provides the Trust with leasing services across the full portfolio. With MIL locations across the country, the Trust benefits from local market knowledge and local broker relationships. An annual review of this agreement, combined with MIL's institutional client base, ensures that rates for services reflect current market conditions.

The Trust's long-term debt strategy involves the use of conventional property-specific secured mortgages or bonds, unsecured convertible debentures and secured floating-rate bank financing. The Trust currently targets a capital structure with an overall indebtedness ratio in the range of 50-55% of gross assets. Through its Declaration of Trust, the Trust is allowed to increase its overall indebtedness ratio to 65%.

In this MD&A, the discussion of the Trust's property performance for the purpose of *some* measures is focused on income producing properties ("IPP"), excluding properties held for development, area under development and properties held for sale. The Trust defines these excluded areas as follows:

Properties held for development: These properties, while income producing, operate with future opportunity in mind. As a result, management will enter into lease arrangements with shorter lease terms and options to exit the lease at the landlord's request. As a result, these properties do not deliver the same results (rental rates) as other IPP.

Area under development: When circumstances warrant, the Trust will reposition component parts of its properties. When this occurs, the associated area ("area under development") is not available for occupancy. As a result, this area is not income producing.

Properties held for sale: The Trust may undertake to actively dispose of certain assets. In these circumstances, management has determined that the performance of the ongoing operations is of the greatest importance to stakeholders.

PORTFOLIO OVERVIEW

The risk and reliability characteristics of real estate asset classes are different, and delivering on the primary business goal requires a mix of assets that balance risk and rewards. As at December 31, 2022, the Trust owned a diversified real estate portfolio of 46 retail, office and industrial properties consisting of approximately 8.2 million square feet of gross leasable area ("GLA") located in the provinces of British Columbia ("BC"), Alberta, Saskatchewan, Manitoba, Ontario and Quebec. Included in this portfolio is one retail property that the Trust has deemed as held for development, and one office property, consisting of 0.2 million square feet of GLA, located in the province of Alberta, which is accounted for using the equity method.

Retail: The retail portfolio includes two broad categories of income producing properties: enclosed full-scale, regional shopping centres that are dominant in their respective markets; and community strip centres that are primarily anchored by food retailers, discount department stores and banking institutions. Investing across these two broad categories of retail assets allows the Trust to spread its tenant base, reducing its exposure to a single category retailer.

Office: The office portfolio is focused on well-located, high-quality properties in major Canadian urban centres. The portfolio is balanced between single-tenant properties under long-term lease to government and large national tenants that work to secure the Trust's cash flow, and multi-tenant properties with well-distributed lease expiries that allow the Trust to benefit from increased rental rates on lease renewal.

Industrial: The Trust has an interest in four industrial properties located in Ontario.

PORTFOLIO COMPOSITION BY ASSET TYPE AND LOCATION

Location	Retail		Office		Industrial		Total		
	Number of Properties	GLA (000s)	Number of Properties	GLA (000s)	Number of Properties	GLA (000s)	Number of Properties	GLA (000s)	%
British Columbia	2	415	3	600	—	—	5	1,015	13%
Alberta	5	821	9	1,179	—	—	14	2,000	25%
Saskatchewan	1	499	—	—	—	—	1	499	6%
Manitoba	3	659	—	—	—	—	3	659	8%
Ontario	7	2,017	9	1,026	4	293	20	3,336	42%
Quebec	—	—	1	448	—	—	1	448	6%
	18	4,411	22	3,253	4	293	44	7,957	100%
IPP held for development	1	67	—	—	—	—	1	67	
Income producing properties	19	4,478	22	3,253	4	293	45	8,024	
Equity-accounted investment (Alberta)	—	—	1	152	—	—	1	152	
Grand Total	19	4,478	23	3,405	4	293	46	8,176	
% ¹		55%		41%		4%		100%	

1. Excluding IPP held for development, properties held for sale/sold, and equity-accounted investment.

ENCLOSED REGIONAL CENTRES OVERVIEW

At December 31, 2022, the Trust's enclosed regional centres portfolio totalled 3.2 million square feet of GLA, which comprises a 100% interest in six regional centres totalling 3.2 million square feet and a 50% interest in one additional centre totalling 0.1 million square feet. Included in the above 3.2 million square feet of GLA is 0.3 million square feet of area either held for, or under, development.

COMMUNITY STRIP CENTRES OVERVIEW

At December 31, 2022, the Trust's community strip centres portfolio totalled 1.3 million square feet of GLA, comprising a 100% interest in 11 such properties totalling 1.2 million square feet, as well as a 50% interest in one additional property totalling 0.1 million square feet. Included in the above 1.3 million square feet of GLA is 0.1 million square feet of area either held for, or under, development.

SINGLE-/DUAL-TENANT BUILDINGS OVERVIEW

At December 31, 2022, the Trust's single-/dual-tenant buildings portfolio totalled 2.4 million square feet of GLA, which comprises a 100% interest in nine properties totalling 1.5 million square feet and a 50% interest in four properties totalling 0.9 million square feet. Included in the above 2.4 million square feet of GLA is 0.2 million square feet of area relating to the Trust's equity-accounted investment, and area either held for, or under, development.

MULTI-TENANT BUILDINGS OVERVIEW

At December 31, 2022, the Trust's multi-tenant buildings portfolio totalled 1.0 million square feet of GLA, which comprises a 100% interest in six properties totalling 0.6 million square feet, a 50% interest in three properties totalling 0.3 million square feet and a 20% interest in one property totalling 0.1 million square feet.

INDUSTRIAL OVERVIEW

At December 31, 2022, the Trust's industrial portfolio includes 100% interest in four industrial properties comprising 0.3 million square feet. This portfolio includes some retail storefronts.

PART III

TRUST PERFORMANCE

SELECTED FINANCIAL INFORMATION

The table below sets forth selected financial data relating to the Trust's fiscal years ended December 31, 2022, 2021 and 2020. This financial data is derived from the Trust's consolidated statements which are prepared in accordance with IFRS.

For the year ended December 31,	2022	2021	2020	% Change 2022/2021	% Change 2021/2020
Revenue from real estate properties	\$242,629	\$241,440	\$253,764	0.5%	(4.9%)
Property operating expenses	(68,801)	(62,397)	(74,171)	10.3%	(15.9%)
Property taxes	(43,299)	(48,624)	(47,822)	(11.0%)	1.7%
Property management fees	(8,330)	(8,290)	(7,993)	0.5%	3.7%
Net operating income	122,199	122,129	123,778	0.1%	(1.3%)
Interest expense	(53,523)	(53,281)	(56,376)	0.5%	(5.5%)
General and administrative	(3,741)	(3,845)	(3,587)	(2.7%)	7.2%
Other items	967	1,934	(82)	(50.0%)	N/A
Fair value losses on real estate properties	(148,977)	(60,974)	(419,766)	144.3%	(85.5%)
Net loss from equity-accounted investment	(3,022)	(1,078)	(1,386)	180.3%	(22.2%)
Net (loss)/income	(\$86,097)	\$4,885	(\$357,419)	(1,862.5%)	(101.4%)
Net (loss)/income per unit – basic	(\$1.34)	\$0.08	(\$5.75)	(1,775.0%)	(101.4%)
Funds from operations per unit – basic	\$1.04	\$1.07	\$1.08	(2.8%)	(0.9%)
Adjusted funds from operations per unit – basic	\$0.67	\$0.80	\$0.83	(16.3%)	(3.6%)

THREE-YEAR CONSOLIDATED OPERATING HIGHLIGHTS

Revenue from real estate properties includes contracted rent from tenants along with recoveries of property expenses (including property taxes).

The following is an analysis of revenue from real estate properties by segment:

For the year ended December 31,	2022	2021	2020
Industrial	\$3,944	\$3,649	\$3,479
Office – Single-/dual-tenant buildings	83,455	79,199	80,392
Office – Multi-tenant buildings	27,080	27,610	29,787
Retail – Community strip centres	35,983	37,005	37,701
Retail – Enclosed regional centres	92,167	93,977	102,405
Total	\$242,629	\$241,440	\$253,764

The decrease in community strip centres revenue for the year ended December 31, 2022, is due to the sale of Wonderland Corners in London, Ontario on September 29, 2021.

The following is an analysis of revenue from real estate properties by revenue type:

For the year ended December 31,	2022	2021	2020
Rental revenue	\$153,685	\$151,038	\$155,433
CAM recoveries	48,501	42,853	50,369
Property tax and insurance recoveries	32,063	36,469	39,073
Other revenue and lease cancellation fees	5,165	7,946	5,609
Parking revenue	4,507	3,887	4,168
Amortized rents	(1,292)	(753)	(888)
	\$242,629	\$241,440	\$253,764

The decline in property tax and insurance recoveries is due to \$5.6 million (2021 – \$1.0 million) of prior year property tax refunds processed during 2022 which also resulted in a decline in property tax expense. Included in other revenue and lease cancellation fees in the 12-month period ending December 31, 2021, is \$2.3 million received from Lowe's at Pine Centre in order to facilitate the Save-on-Foods development.

The following is an analysis of property operating expenses by expense type:

For the year ended December 31,	2022	2021	2020
Repairs and maintenance	\$30,285	\$26,003	\$24,952
Utilities	17,144	14,832	14,730
Bad debt expense	118	1,184	14,857
Other operating expenses	21,254	20,378	19,632
	\$68,801	\$62,397	\$74,171

Property operating expenses include costs related to interior and exterior maintenance, insurance and utilities. Property operating expenses for the year ended December 31, 2022, increased 10.3% to \$68.8 million from \$62.4 million for the same period in 2021. This increase is primarily due to more normalized recoverable operating expenses in 2022 as compared to 2021 when sharp reductions occurred due to the pandemic, coupled with significant increases in the cost of utilities in Alberta in 2022.

Net operating income for the year ended December 31, 2022, increased 0.1% as compared to 2021.

Interest expense for the year ended December 31, 2022, increased 0.5% versus the same period in 2021. This increase is primarily due to higher interest rates on both variable and new fixed rate debt on a year-over-year basis, offset by a \$25.5 million decline in overall debt levels on a year-over-year basis.

In 2022, other items included \$1.1 million in non-recurring settlement proceeds relating to a land expropriation at one of the Trust's British Columbia properties. In 2021, other items included \$2.0 million in non-recurring settlement proceeds from Sears.

The Trust records its income producing properties at fair value in accordance with IFRS. These adjustments are a result of the Trust's regular quarterly IFRS fair value process. In accordance with this policy, the following fair value adjustments by segment have been recorded:

For the year ended December 31,	2022	2021	2020
Retail – enclosed regional centres	(\$90,118)	(\$37,190)	(\$308,432)
Retail – community strip centres	7,991	370	(16,439)
Office	(78,044)	(32,551)	(94,838)
Industrial	11,194	8,397	(57)
	(\$148,977)	(\$60,974)	(\$419,766)

Reported net loss for the year ended December 31, 2022, was \$86.1 million as compared to income of \$4.9 million in 2021. This change is due to the increase in fair value losses recorded in 2022, as described above.

NET OPERATING INCOME BY ASSET TYPE AND LOCATION

The following is a geographical breakdown of the net operating income for the year ended December 31, 2022.

Location	Retail		Office		Industrial		Total		
	Number of Properties	NOI (000s)	Number of Properties	NOI (000s)	Number of Properties	NOI (000s)	Number of Properties	NOI (000s)	%
British Columbia	2	\$8,780	3	\$14,175	—	\$—	5	\$22,955	19%
Alberta	5	9,597	9	22,574	—	—	14	32,171	27%
Saskatchewan	1	7,028	—	—	—	—	1	7,028	6%
Manitoba	3	12,028	—	—	—	—	3	12,028	10%
Ontario	7	23,371	9	15,140	4	2,308	20	40,819	33%
Quebec	—	—	1	5,992	—	—	1	5,992	5%
	18	60,804	22	57,881	4	2,308	44	120,993	100%
IPP held for development	1	1,211	—	—	—	(76)	1	1,135	
Income producing properties	19	62,015	22	57,881	4	2,232	45	122,128	
Properties held for sale/sold	—	71	—	—	—	—	—	71	
Total real estate properties	19	62,086	22	57,881	4	2,232	45	122,199	
Equity-accounted investment	—	—	1	2,988	—	—	1	2,988	
Grand Total	19	\$62,086	23	\$60,869	4	\$2,232	46	\$125,187	
% ¹		50%		48%		2%		100%	

1. Excluding IPP held for development, properties held for sale/sold, and equity-accounted investment.

NET OPERATING INCOME BY ASSET TYPE

For the year ended December 31,	2022	2021	%
Enclosed regional centres	\$39,416	\$38,067	3.5%
Community strip centres	22,670	23,272	(2.6%)
Subtotal – retail	62,086	61,339	1.2%
Single-/dual-tenant buildings	47,303	46,670	1.4%
Multi-tenant buildings	10,578	12,039	(12.1%)
Subtotal – office	57,881	58,709	(1.4%)
Industrial	2,232	2,081	7.3%
Net operating income	\$122,199	\$122,129	0.1%

The decrease in community strip centres net operating income for the year ended December 31, 2022, is due to the sale of Wonderland Corners in London, Ontario on September 29, 2021.

The decrease in multi-tenant office net operating income for the year ended December 31, 2022, is due to higher vacancy in this asset class.

RETAIL PROPERTIES – NET OPERATING INCOME

For the year ended December 31,	2022	2021	%
Revenue from real estate properties	\$128,150	\$130,982	(2.2%)
Property operating expenses	(36,425)	(34,317)	6.1%
Property taxes	(25,016)	(30,640)	(18.4%)
Property management fees	(4,623)	(4,686)	(1.3%)
Net operating income	\$62,086	\$61,339	1.2%

The Trust's retail properties' NOI for the year ended December 31, 2022, was \$62.1 million versus \$61.3 million for the same period ended 2021, a increase of \$0.7 million. The increase was mainly the result of higher percentage rent in 2022, net of vacancy costs and reduced bad debt expense. This change was offset by \$2.3 million of lease cancellation fees received in the first quarter of 2021 as a part of an agreement with Lowe's at Pine Centre to facilitate the Save-On-Foods development coupled with the sale of Wonderland Corners in September of 2021. Total lease cancellation fees have declined by \$2.5 million for the year ended December 31, 2022.

RETAIL PROPERTIES TOP TENANTS

The following is a breakdown of the Trust's 20 largest retail tenants by rental revenue as at December 31, 2022:

Tenant	Percentage of Total Retail Revenue	# of Locations	GLA (000s)	% of Total Retail GLA	Weighted Average Remaining Lease Term
1 Canadian chartered banks – Tier 1	5.3 %	16	108	2.4 %	1.8
2 Canadian Tire Corporation Ltd.	4.5 %	7	285	6.4 %	3.2
3 Loblaw Companies Ltd.	3.7 %	8	107	2.4 %	4.1
4 GoodLife Fitness	3.5 %	5	192	4.3 %	9.0
5 Sobeys Inc.	3.0 %	3	161	3.6 %	8.5
6 Dollarama	2.7 %	11	106	2.4 %	3.0
7 Cineplex Odeon	2.3 %	3	110	2.5 %	6.2
8 TJX	1.8 %	4	101	2.3 %	6.4
9 Walmart	1.4 %	2	241	5.4 %	3.5
10 L Brands	1.2 %	6	25	0.6 %	1.8
11 Ardene	1.1 %	7	82	1.8 %	3.9
12 YM Inc.	1.1 %	7	73	1.6 %	1.6
13 HBC	1.0 %	2	290	6.5 %	3.4
14 Indigo	0.9 %	2	40	0.9 %	6.1
15 Co-Op Grocery Store	0.8 %	1	45	1.0 %	7.8
16 A&W	0.8 %	9	8	0.2 %	5.2
17 The Children's Place	0.8 %	6	23	0.5 %	0.7
18 Intact Financial Corporation	0.7 %	1	34	0.8 %	0.2
19 Soft Moc	0.7 %	5	12	0.3 %	5.5
20 Ashley Furniture	0.7 %	1	31	0.7 %	4.8
	38.0 %	106	2,074	46.6 %	4.6

The following is a breakdown of retail gross revenue by industry segment (top ten only):

Industry Segment	Retail Gross Revenue
Health and personal wellness	15.8 %
Clothing, apparel and shoes	13.6 %
Grocery and spirits	10.7 %
Limited service eating	9.1 %
Financial services and insurance	6.2 %
Sporting goods	4.4 %
Jewellery, luggage and leather	3.9 %
Telecommunications	3.8 %
Electronics and appliances	3.5 %
Full service restaurants	3.1 %
Other	25.9 %
	100.0 %

OFFICE PROPERTIES – NET OPERATING INCOME

For the year ended December 31,	2022	2021	%
Revenue from real estate properties	\$110,535	\$106,809	3.5%
Property operating expenses	(31,414)	(27,248)	15.3%
Property taxes	(17,666)	(17,366)	1.7%
Property management fees	(3,574)	(3,486)	2.5%
Net operating income	\$57,881	\$58,709	(1.4%)

The Trust's office properties' NOI for the year ended December 31, 2022, was \$57.9 million versus \$58.7 million for the same period ended 2021. The unfavourable variance of \$0.8 million is mainly the result of increased vacancy costs at the Trust's Alberta and Ontario office assets.

The Trust has a strong government presence in its office tenancy which helps mitigate the risk of non-payment of rent for this asset class. Approximately 29% of the Trust's office contracted gross revenue is attributable to government tenants.

OFFICE PROPERTIES TOP TENANTS

The following is a breakdown of the Trust's 20 largest office tenants by rental revenue as at December 31, 2022:

Tenant	Percentage of Total Office Revenue	# of Locations	GLA (000s)	% of Total Office GLA	Weighted Average Remaining Lease Term
1 Federal and provincial governments	29.4 %	8	823	24.2 %	3.5
2 Obsidian Energy Ltd.	9.1 %	1	170	5.0 %	2.1
3 Bombardier Inc.	7.7 %	1	242	7.1 %	8.3
4 Athabasca Oil Corporation	6.3 %	1	149	4.4 %	2.1
5 Canadian chartered banks – Tier 1	5.3 %	2	103	3.0 %	2.7
6 Wood Canada Limited	5.2 %	1	108	3.2 %	3.0
7 Stantec Consulting	3.6 %	2	82	2.4 %	2.9
8 CH2M Hill Canada Limited	2.8 %	1	78	2.3 %	5.7
9 National Bank of Canada	2.2 %	1	43	1.3 %	6.0
10 Western Energy Services Corp.	2.2 %	1	43	1.3 %	2.1
11 Sephora	1.8 %	1	4	0.1 %	4.1
12 AJW Technique Inc.	1.5 %	1	75	2.2 %	7.5
13 Assent Compliance	0.9 %	1	43	1.3 %	8.0
14 Bonavista Energy Corporation	0.9 %	1	50	1.5 %	2.1
15 Ciena	0.8 %	1	27	0.8 %	0.5
16 Realstar Holdings Partnership	0.7 %	1	14	0.4 %	2.7
17 Harry Rosen	0.7 %	1	14	0.4 %	9.5
18 The Ottawa Hospital	0.6 %	1	28	0.8 %	2.2
19 AMDOCS Canadian Managed Services Inc.	0.6 %	1	15	0.4 %	1.9
20 Genetec Inc.	0.6 %	1	34	1.0 %	3.3
	82.9 %	29	2,145	63.1 %	4.0

INDUSTRIAL PROPERTIES – NET OPERATING INCOME

For the year ended December 31,	2022	2021	%
Revenue from real estate properties	\$3,944	\$3,649	8.1%
Property operating expenses	(962)	(832)	15.6%
Property taxes	(617)	(618)	(0.2%)
Property management fees	(133)	(118)	12.7%
Net operating income	\$2,232	\$2,081	7.3%

The Trust's industrial properties' NOI for the year ended December 31, 2022, was \$2.2 million versus \$2.1 million for the same period ended 2021. This favourable variance is mainly the result of increased basic rent.

NET OPERATING INCOME – SAME ASSETS

The components of net operating income – same assets are displayed in the table below. For comparability in this section, the NOI is focused on same assets which is a supplementary financial measure. Assets acquired, disposed of and developed/redeveloped/intensified over the comparable periods are removed, along with the impact of stepped rents, lease cancellation fees and area either held for, or under, development and other non-recurring adjustments, collectively; the adjustments for same assets. Lease cancellation fees relate to payments received from tenants where the Trust and the tenant agreed to terminate a lease prior to the contractual expiry date. Lease cancellation fees are unpredictable and period-over-period changes are not indicative of trends.

For the year ended December 31,	2022	2021	Variance	%
Enclosed regional centres (retail)	\$39,046	\$35,525	\$3,521	9.9%
Community strip centres (retail)	21,294	21,040	254	1.2%
Single-/dual-tenant buildings (office)	46,767	46,865	(98)	(0.2%)
Multi-tenant buildings (office)	10,653	11,442	(789)	(6.9%)
Industrial properties	2,170	2,101	69	3.3%
Net operating income – same assets	119,930	116,973	2,957	2.5%
Area under development	181	—	181	—%
Acquisitions	(134)	(66)	(68)	103.0%
Real estate properties held for development/held for sale/sold	1,206	1,778	(572)	(32.2%)
Lease cancellation fees	1,939	4,440	(2,501)	(56.3%)
Stepped rents	(923)	(996)	73	(7.3%)
Net operating income per the statement of income	\$122,199	\$122,129	\$70	0.1%

LEASING ACTIVITY

The Trust places a high value on tenant retention as the cost of retention is typically lower than the cost of securing new tenants. When retention is neither possible nor desirable, the Trust strives to secure high-quality replacement tenants.

The table below provides a summary of the leasing activity for the year ended December 31, 2022:

For the year ended December 31, 2022	Enclosed Regional Centres	Community Strip Centres	Single-/ Dual-Tenant Buildings	Multi- Tenant Buildings	Industrial Properties	Total Portfolio
Opening vacancy (SF)	216,366	20,070	120,447	307,129	14,339	678,351
Opening occupancy	92.6%	98.3%	94.5%	69.4%	95.1%	91.1%
EXPIRING LEASES:						
Square feet	524,678	270,005	229,120	136,933	22,099	1,182,835
Average contract rent per SF	\$21.03	\$14.15	\$22.44	\$20.44	\$10.21	\$19.39
EARLY TERMINATIONS:						
Square feet	20,189	4,358	24,611	36,173	25,229	110,560
Average contract rent per SF	\$21.44	\$22.87	\$20.05	\$17.04	\$11.50	\$17.48
RENEWALS:						
Square feet	(453,311)	(262,009)	(218,314)	(51,833)	(17,059)	(1,002,526)
Average contract rent per SF	\$17.50	\$14.24	\$21.22	\$14.64	\$12.02	\$17.22
Retention rate	86%	97%	95%	38%	77%	85%
NEW LEASING:						
Square feet	(121,521)	(5,324)	(45,179)	(88,271)	(3,814)	(264,109)
Average contract rent per SF	\$21.09	\$28.95	\$14.01	\$14.40	\$13.00	\$17.68
OTHER ADJUSTMENTS:						
Square feet	12,189	—	—	—	—	12,189
Ending vacancy (SF)	198,590	27,100	110,685	340,131	40,794	717,300
Ending occupancy	93.2%	97.7%	95.1%	66.2%	86.1%	90.6%

LEASE PROFILE

The table below provides a summary of the lease maturities for the next four years and thereafter, along with the associated contract rents at maturity. Current vacancy excludes area either held for, or under, development/sale.

	Retail		Office		Industrial		Total	
	SF	Weighted Average Contract Rent	SF	Weighted Average Contract Rent	SF	Weighted Average Contract Rent	SF	Weighted Average Contract Rent
Month to month	420,265	\$30.15	—	\$—	—	\$—	420,265	\$30.15
2023	475,199	33.96	384,753	16.51	62,100	7.88	922,052	23.61
2024	247,243	33.59	161,141	29.52	79,448	6.19	487,832	27.29
2025	406,123	29.65	793,328	31.82	20,404	7.64	1,219,855	30.61
2026	753,967	11.45	308,892	24.10	56,987	9.12	1,119,846	14.81
Thereafter	1,564,137	21.71	1,153,878	20.53	33,101	12.67	2,751,116	21.11
Current vacancy	225,690	—	450,816	—	40,794	—	717,300	—
Total	4,092,624	\$22.99	3,252,808	\$23.79	292,834	\$8.24	7,638,266	\$22.75

Weighted average remaining lease term (years)	4.00	3.97	2.37	3.93
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MONTH TO MONTH AND 2023 EXPIRIES BY PROVINCE

	Retail		Office		Industrial		
Province	SF	Weighted Average Contract Rent	SF	Weighted Average Contract Rent	SF	Weighted Average Contract Rent	Total SF
Alberta	116,225	\$26.60	87,627	\$10.63	—	\$—	203,852
British Columbia	145,712	30.86	463	37.89	—	—	146,175
Manitoba	95,877	31.26	—	—	—	—	95,877
Ontario	459,526	31.26	269,604	18.59	62,100	7.88	791,230
Quebec	—	—	27,059	14.45	—	—	27,059
Saskatchewan	78,124	28.99	—	—	—	—	78,124
	895,464	\$32.23	384,753	\$16.51	62,100	\$7.88	1,342,317

Not included in the above tables is the expiry at Petroleum Plaza, located in Alberta, which is accounted for using the equity method. This property has 152,146 square feet of GLA (at the Trust's share) and is fully leased to the provincial government, which expired January 1, 2021, and has been in overhold since that date. The contract rent on the expired lease was \$27.00. The Trust expects the tenant to renew at market rates. Due to the priority of attending to the COVID-19 pandemic and other priorities by the Alberta government, the Trust has been advised that the tenant will attend to the lease renewal when time allows. The building has remained occupied by the tenant since January 1, 2021.

Included in the office expiries in 2025 are two floors comprising 19,081 square feet of GLA at 77 Bloor Street located in Toronto, Ontario that are leased to TD Bank. TD has notified the Trust of their intention to terminate this space, as is their right under the terms of the lease. This will be processed in the first quarter of 2023 and is the last termination right that TD has under the lease. These two floors are currently being marketed for lease.

CHANGES IN GLA

The table below provides a summary of the changes in GLA for the year ended December 31, 2022.

In thousands of square feet	Retail	Office	Industrial	Total Portfolio
GLA – opening balance – January 1, 2022	4,567	3,252	293	8,112
Changes due to remeasurement	2	1	—	3
Pine Centre – Save-On-Foods area adjustment	(91)	—	—	(91)
GLA – closing balance – December 31, 2022	4,478	3,253	293	8,024
Area under/held for development/sale	(386)	—	—	(386)
GLA for purposes of occupancy	4,092	3,253	293	7,638
Occupied GLA	3,866	2,802	252	6,920
Occupied GLA (%)	94.5 %	86.1 %	86.1 %	90.6 %

OFFICE OCCUPANCY BY PROVINCE

The following table provides an analysis of occupancy for the office portfolio by province:

Province	December 31, 2022	December 31, 2021
Alberta	88.2%	86.7%
British Columbia	93.3%	93.4%
Ontario	76.6%	79.5%
Quebec	93.1%	93.4%
	86.1%	86.7%

CORPORATE ITEMS

INTEREST EXPENSE

Interest expense totalled \$53.5 million for the year ended December 31, 2022, compared to \$53.3 million for the same period in 2021. The components of interest expense are as follows:

INTEREST EXPENSE

For the year ended December 31,	2022	2021	%
Mortgages payable	\$40,996	\$40,482	1.3%
Amortization of deferred financing costs – mortgages	857	826	3.8%
Convertible debentures	8,348	8,177	2.1%
Accretion on convertible debentures, net	1,228	1,068	15.0%
Amortization of deferred financing costs – convertible debentures	699	1,127	(38.0%)
Lease liabilities	1,036	985	5.2%
Bank indebtedness	842	562	49.8%
Morguard loan payable and other	20	401	(95.0%)
Capitalized interest	(503)	(347)	45.0%
	\$53,523	\$53,281	0.5%

Interest expense has increased primarily due to higher interest rates on both variable and new fixed rate debt on a year-over-year basis, offset by a \$25.5 million decline in overall debt levels on a year-over-year basis.

FAIR VALUE GAINS/(LOSSES) ON REAL ESTATE PROPERTIES

For the year ended December 31, 2022, the Trust recorded fair value losses on real estate properties of \$149.0 million, versus \$61.0 million of fair value losses on real estate properties for 2021.

Fair value adjustments are determined on a quarterly basis based on the movement of various parameters, including changes in projected cash flows as a result of leasing, timing and changes in discount rates, and terminal capitalization rates.

Fair value gains/(losses) on real estate properties consist of the following:

For the year ended December 31,	2022	2021
Retail – enclosed regional centres	(\$90,118)	(\$37,190)
Retail – community strip centres	7,991	370
Office	(78,044)	(32,551)
Industrial	11,194	8,397
	(\$148,977)	(\$60,974)

APPRAISAL CAPITALIZATION AND DISCOUNT RATES

Morguard's subsidiary has a valuation team that consists of Appraisal Institute of Canada ("AIC") designated Accredited Appraiser Canadian Institute ("AACI") members who are qualified to offer valuation and consulting services and expertise for all types of real property, all of whom are knowledgeable and have recent experience in the fair value techniques for investment properties. AACI-designated members must adhere to AIC's Canadian Uniform Standards of Professional Appraisal Practice and undertake ongoing professional development. Morguard's appraisal division is responsible for determining the fair value of investment properties every quarter. The team reports to a senior executive, and the internal valuation team's valuation processes and results are reviewed by senior management at least once every quarter, in line with the Trust's quarterly reporting dates.

Generally, the Trust's real estate properties are appraised using a number of approaches that typically include a discounted cash flow analysis, a direct capitalization approach and a direct comparison approach. The primary method of valuation used by the Trust is discounted cash flow analysis. This approach involves determining the fair value of each income producing property based on, among other things, rental income from current leases and

assumptions about rental income from future leases reflecting market conditions at the applicable balance sheet dates, less future cash outflows pertaining to the respective leases. Fair values are primarily determined by discounting the expected future cash flows, generally over a term of 10 years and including a terminal value based on the application of a capitalization rate to estimated year 11 net operating income.

Using the direct capitalization income approach to corroborate the discounted cash flow method, the properties were valued using capitalization rates in the range of 4.3% to 8.3% applied to a stabilized net operating income (2021 – 4.3% to 7.8%), resulting in an overall weighted average capitalization rate of 7.10% (2021 – 6.70%).

The stabilized capitalization rates by business segments are set out in the following table:

STABILIZED CAPITALIZATION RATES

	December 31, 2022					December 31, 2021				
	Stabilized Occupancy		Capitalization Rates			Stabilized Occupancy		Capitalization Rates		
	Max.	Min.	Max.	Min.	Weighted Average	Max.	Min.	Max.	Min.	Weighted Average
Retail	97.0%	90.0%	7.8%	5.0%	7.4%	97.0%	90.0%	7.3%	5.3%	7.1%
Office	100.0%	90.0%	8.3%	4.3%	6.9%	100.0%	90.0%	7.8%	4.3%	6.3%
Industrial	100.0%	95.0%	5.5%	5.3%	5.6%	100.0%	95.0%	5.3%	5.0%	5.4%

The table below provides further details of the discount rates and terminal cap rates used in the discounted cash flow method by business segments:

DISCOUNT AND TERMINAL CAPITALIZATION RATES

	December 31, 2022			December 31, 2021		
	Maximum	Minimum	Weighted Average	Maximum	Minimum	Weighted Average
RETAIL						
Discount rate	8.8 %	5.8 %	7.5 %	8.3 %	6.0 %	7.3 %
Terminal cap rate	7.8 %	5.0 %	6.7 %	7.3 %	5.3 %	6.4 %
OFFICE						
Discount rate	9.0 %	5.3 %	6.5 %	8.5 %	5.3 %	6.3 %
Terminal cap rate	8.0 %	4.3 %	5.7 %	7.5 %	4.3 %	5.4 %
INDUSTRIAL						
Discount rate	6.5 %	6.0 %	6.2 %	6.3 %	5.8 %	6.0 %
Terminal cap rate	5.8 %	5.5 %	5.5 %	5.5 %	5.3 %	5.3 %

Excluded from the above analysis is a retail property located in British Columbia where the highest and best use is a redevelopment to mixed residential and commercial use. As at December 31, 2022, the value of the property is in the underlying land value with minimal holding income, and it has been valued using recent land sales with comparable redevelopment potential.

Fair values are most sensitive to changes in discount rates, capitalization rates and stabilized or forecast net operating income. Generally, an increase in net operating income will result in an increase in the fair value of the income producing properties, and an increase in capitalization rates will result in a decrease in the fair value of the properties. The capitalization rate magnifies the effect of a change in net operating income, with a lower capitalization rate resulting in a greater impact to the fair value of the property than a higher capitalization rate. If the weighted average stabilized capitalization rate were to increase or decrease by 25 basis points, the value of the income producing properties as at December 31, 2022, would decrease by \$72,126 or increase by \$77,413, respectively.

The sensitivity of the fair values of the Trust's income producing properties is set out in the table below:

SENSITIVITY ANALYSIS

For the year ended December 31, 2022

Change in capitalization rate	0.25%	(0.25%)
Retail	(\$35,970)	\$38,500
Office	(33,777)	36,313
Industrial	(2,379)	2,600
	(\$72,126)	\$77,413

NET INCOME FROM EQUITY-ACCOUNTED INVESTMENT

For the year ended December 31, 2022, the Trust incurred \$3.0 million in losses from its equity-accounted investment which remained relatively unchanged as compared to \$1.1 million in losses for the same year ended December 31, 2021. These losses are attributed to the fair value losses recorded in both years.

PRODUCTIVE CAPACITY MAINTENANCE EXPENDITURES

PCME are expenditures on leasing, replacement or major repair of component parts of properties that are required to preserve the existing earning capacity of the Trust's real estate portfolio. The Trust categorizes these expenditures as leasing commissions, tenant allowances and recoverable and non-recoverable capital expenditures.

Leasing Commissions and Tenant Allowances: The Trust requires ongoing capital spending on leasing commissions, tenant incentives and tenant improvements pertaining to new and renewed tenant leases. These costs depend on many factors, including, but not limited to, tenant maturity profile, vacancies, asset type, prevailing market conditions and unforeseen tenant bankruptcies.

Recoverable and Non-Recoverable Capital Expenditures: The Trust continually invests in major repair and replacement of component parts of the properties, such as roof, parking lot, elevators and HVAC. These costs depend on many factors including, but not limited to, age and location of the property. Most of these capital expenditure items are recovered from tenants, over time, as property operating costs.

The Trust uses normalized PCME to calculate AFFO. Normalized PCME are an estimate made by management of the amount of ongoing capital investment required to maintain the condition of the physical property and current rental revenues. Management considers a number of factors in estimating normalized PCME relative to the growth in age and size of the Trust's property portfolio. Such factors include, but are not limited to, review and analysis of three years of historical capital spending, comparison of each quarter's annualized actual spending activity to annual budgeted capital expenditures as approved by the Trustees and management's expectations and/or plans for the properties. Normalized PCME has been set at \$6,250 per quarter in 2022, or \$25,000 on an annualized basis.

Since actual capital expenditures can vary widely from one period to another, depending on a number of factors, management believes that normalized PCME are a more relevant input than actual PCME in assessing the Trust's distribution payout ratio and for determining an appropriate level of sustainable distributions over time. The factors affecting variations in actual PCME include, but are not limited to, lease expiry profile, tenant vacancies, age and location of the properties, general economic and market conditions, which impact the level of tenant bankruptcies and acquisitions and dispositions.

The following table provides a breakdown of actual PCME for the years ended December 31, 2022, 2021 and 2020.

ACTUAL PRODUCTIVE CAPACITY MAINTENANCE EXPENDITURES

For the year ended December 31,	2022	2021	2020
Leasing commissions	\$4,300	\$4,189	\$3,137
Tenant allowances	3,835	3,252	3,331
Total leasing costs	8,135	7,441	6,468
Capital expenditures recoverable from tenants	13,610	7,828	6,229
Capital expenditures non-recoverable from tenants	588	220	554
Total capital expenditures	14,198	8,048	6,783
Total PCME	22,333	15,489	13,251
Normalized PCME	25,000	18,500	15,625
Shortfall between total PCME and normalized PCME	\$2,667	\$3,011	\$2,374

Discretionary Capital Expenditures

In addition to PCME, the Trust invests in discretionary capital projects on the development of new space, redevelopment or retrofit of existing properties, and other capital expenditures to create additional long-term value for the Trust's real estate portfolio. These discretionary capital expenditures are not expected to occur on a consistent basis. These expenditures are included in the above table, along with the recoverable and non-recoverable capital expenditures.

CASH FLOWS

Cash flow generated from real estate operations represents the primary source of liquidity to service debt and to fund planned maintenance expenditures, tenant improvements and distributions to unitholders. Cash flow from operations is dependent upon occupancy levels, rental rates achieved, collection of rents, efficiencies in operations and the cost to lease, as well as other factors.

The following table details the changes in cash for the following periods:

For the year ended December 31,	2022	2021	%
Cash provided by operating activities	\$73,968	\$80,187	(7.8%)
Cash used in financing activities	(43,108)	(74,618)	(42.2%)
Cash used in investing activities	(32,418)	(2,946)	1,000.4%
Net change in cash	(1,558)	2,623	(159.4%)
Cash, beginning of period	11,270	8,647	30.3%
Cash, end of period	\$9,712	\$11,270	(13.8%)

Cash provided by operating activities for the year ended December 31, 2022, decreased to \$74.0 million in 2022 from \$80.2 million in 2021 mainly due to higher lease cancellation fees collected in 2021, coupled with collection of deferred rent arrears in 2021.

Cash used in financing activities decreased to \$43.1 million in 2022 from \$74.6 million in 2021 mainly due to higher borrowings on the Trust's lines of credit compared to the same period in 2021, offset by mortgage repayments made in 2022.

Cash used in investing activities for the year ended December 31, 2022, increased to \$32.4 million in 2022 from cash provided by investing activities of \$2.9 million in 2021 mainly due to increased development activity and capital expenditures in 2022 coupled with the sale of Wonderland Corners in 2021.

FUNDS FROM OPERATIONS AND ADJUSTED FUNDS FROM OPERATIONS

The Trust presents FFO and AFFO in accordance with the current definition of the REALpac.

FUNDS FROM OPERATIONS AND ADJUSTED FUNDS FROM OPERATIONS

In thousands of dollars, except per unit amounts	Year Ended December 31,		
	2022	2021	%
Net (loss)/income	(\$86,097)	\$4,885	(1,862.5%)
Adjustments:			
Fair value losses on real estate properties ¹	154,104	64,129	140.3%
Amortization of right-of-use assets	83	83	—%
Payment of lease liabilities, net	(167)	(153)	9.2%
Expropriation proceeds (other income)	(1,100)	—	—%
Funds from operations – basic	66,823	68,944	(3.1%)
Interest expense on convertible debentures	8,348	8,177	2.1%
Funds from operations – diluted	\$75,171	\$77,121	(2.5%)
Funds from operations – basic	\$66,823	\$68,944	(3.1%)
Adjustments:			
Amortized stepped rents ¹	898	1,044	(14.0%)
Normalized PCME	(25,000)	(18,500)	35.1%
Adjusted funds from operations – basic	42,721	51,488	(17.0%)
Interest expense on convertible debentures	8,348	8,177	2.1%
Adjusted funds from operations – diluted	\$51,069	\$59,665	(14.4%)

FUNDS FROM OPERATIONS PER UNIT

Basic	\$1.04	\$1.07	(2.8%)
Diluted ²	\$0.89	\$1.05	(15.2%)

ADJUSTED FUNDS FROM OPERATIONS PER UNIT

Basic	\$0.67	\$0.80	(16.3%)
Diluted ²	\$0.60	\$0.80	(25.0%)

WEIGHTED AVERAGE UNITS OUTSTANDING (IN THOUSANDS)

Basic	64,187	64,141	0.1%
Diluted ²	84,571	73,763	14.7%

1. Includes respective adjustments included in net income from equity-accounted investment.

2. Includes the dilutive impact of convertible debentures and presented on a cash settlement basis for consistency with industry practice for calculating FFO and AFFO.

ADJUSTED CASH FLOW FROM OPERATIONS

The Trust presents ACFO in accordance with the current definition of the REALpac.

ADJUSTED CASH FLOW FROM OPERATIONS

For the year ended December 31,	2022	2021	%
Cash provided by operating activities	\$73,968	\$80,187	(7.8%)
Adjustments:			
Adjustment to working capital changes for ACFO ¹	257	1,166	(78.0%)
Normalized PCME	(25,000)	(18,500)	35.1%
Actual additions to tenant incentives and leasing commissions	4,355	4,249	2.5%
Amortization of deferred financing costs	(1,556)	(1,953)	(20.3%)
Payment of lease liabilities, net	(167)	(153)	9.2%
Expropriation proceeds (other income)	(1,100)	—	—%
ACFO from equity-accounted investment	(301)	3,190	(109.4%)
Adjusted cash flow from operations – basic	50,456	68,186	(26.0%)
Interest expense on convertible debentures	8,348	8,177	2.1%
Adjusted cash flow from operations – diluted	\$58,804	\$76,363	(23.0%)
Adjusted cash flow from operations – basic	\$50,456	\$68,186	(26.0%)
Distributions declared	15,406	24,055	(36.0%)
Excess ACFO over distributions declared	\$35,050	\$44,131	(20.6%)

1. See Adjustment to Working Capital Changes for ACFO below.

The following table provides a breakdown of the working capital changes, not indicative of sustainable cash flows available for distribution, which have been excluded in the calculation of ACFO:

ADJUSTMENT TO WORKING CAPITAL CHANGES FOR ACFO

For the year ended December 31,	2022	2021	%
Development accruals	(\$2,838)	\$2,049	(238.5%)
Prepaid realty taxes and insurance	1,305	244	434.8%
Interest payable and receivable	478	(520)	(191.9%)
Insurance claims	1,312	(607)	(316.1%)
Adjustment to working capital changes for ACFO	257	1,166	(78.0%)
Net change in non-cash operating assets and liabilities as per the financial statements	4,364	12,802	(65.9%)
Net working capital changes included in ACFO	\$4,621	\$13,968	(66.9%)

In the calculation of ACFO, the Trust makes an adjustment for certain working capital items that are not considered indicative of sustainable economic cash flow available for distribution. Examples include working capital changes related to development, prepaid realty taxes and insurance, interest payable and receivable, payments and proceeds from insurance claims, rent received in advance, and transaction cost accruals relating to acquisitions and dispositions of investment properties.

ACFO continues to include the impact of fluctuations from normal operating working capital, such as changes to net rent receivable from tenants, trade accounts payable and accrued liabilities.

Management analyzes working capital quarterly through a detailed review of all the working capital balances at the transactional level contained within each general ledger account. Significant individual transactions are reviewed based on management's experience and knowledge of the business, to identify those having seasonal fluctuations if

related to sustainable operating cash flows or those transactions that are not related to sustaining operating cash flows.

DISTRIBUTIONS TO UNITHOLDERS

The Trust's primary business goal is to accumulate a Canadian portfolio of high-quality real estate assets and then deliver the benefits of such real estate ownership to unitholders.

The Trust expects to distribute to its unitholders in each year an amount not less than the Trust's taxable income for the year, as calculated in accordance with the *Income Tax Act* (Canada) ("the Act"). The Trust's monthly distribution to unitholders in 2022 was \$0.02 representing \$0.24 per unit on an annualized basis.

In determining the annual level of distributions to unitholders, the Trust looks at forward-looking cash flow information, including forecasts and budgets, and the future prospects of the Trust. The Trust does not consider periodic cash flow fluctuations resulting from items such as the timing of property operating costs, property tax instalments or semi-annual debenture interest payments in determining the level of distributions to unitholders in any particular quarter. Additionally, in establishing the level of cash distributions to the unitholders, the Trust considers the impact of, among other items, the future growth in IPP, the impact of future acquisitions and capital expenditures, and leasing costs. As a result, the Trust compares distributions to AFFO to ensure sufficient funds are retained for reinvestment.

The following is an analysis of 2022 monthly distributions:

Payment Date	Distribution Per Unit	Cash Distribution	Unit Distribution	Total Distribution
February 15, 2022	\$0.02	\$1,266	\$17	\$1,283
March 15, 2022	0.02	1,266	16	1,282
April 14, 2022	0.02	1,250	31	1,281
May 16, 2022	0.02	1,251	32	1,283
June 15, 2022	0.02	1,252	32	1,284
July 15, 2022	0.02	1,252	32	1,284
August 15, 2022	0.02	1,252	31	1,283
September 15, 2022	0.02	1,253	31	1,284
October 14, 2022	0.02	1,253	31	1,284
November 15, 2022	0.02	1,256	30	1,286
December 15, 2022	0.02	1,256	30	1,286
December 30, 2022	0.02	1,256	30	1,286
2022 total		\$15,063	\$343	\$15,406
2021 total for same period		\$17,434	\$6,621	\$24,055

PAYOUT RATIOS

For the year ended December 31,	2022	2021
FFO payout ratio	23.1%	35.0%
AFFO payout ratio	35.8%	46.9%
ACFO payout ratio	30.4%	35.4%
FFO payout ratio excluding special distribution	23.1%	24.3%
AFFO payout ratio excluding special distribution	35.8%	32.5%
ACFO payout ratio excluding special distribution	30.4%	24.5%

FOURTH QUARTER OVERVIEW

For the three months ended December 31,	2022	2021	% Change
Revenue from real estate properties	\$59,664	\$63,235	(5.6%)
Property operating expenses	(17,193)	(17,946)	(4.2%)
Property taxes	(6,905)	(11,563)	(40.3%)
Property management fees	(2,027)	(2,037)	(0.5%)
Net operating income	33,539	31,689	5.8%
Interest expense	(14,097)	(13,313)	5.9%
General and administrative	(818)	(865)	(5.4%)
Other items	1,029	14	7,250.0%
Fair value losses on real estate properties	(113,004)	(18,306)	517.3%
Net loss from equity-accounted investment	(2,025)	(15)	13,400.0%
Net loss	(\$95,376)	(\$796)	N/A
Net loss per unit – basic	(\$1.48)	(\$0.01)	N/A
Net loss per unit – diluted ¹	(\$1.48)	(\$0.01)	N/A
Funds from operations per unit – basic	\$0.30	\$0.28	7.1%
Funds from operations per unit – diluted	\$0.25	\$0.27	(7.4%)
Adjusted funds from operations per unit – basic	\$0.20	\$0.22	(9.1%)
Adjusted funds from operations per unit – diluted	\$0.18	\$0.21	(14.3%)

1. The calculation of net income/(loss) per unit – diluted excludes the impact of the convertible debentures for the three months ended December 31, 2022, and 2021, as their inclusion would be anti-dilutive.

Revenue from real estate properties includes contracted rent from tenants along with recoveries of property expenses. Revenue for the three months ended December 31, 2022, decreased 5.6% to \$59.7 million from \$63.2 million for the same period in 2021. The decline in revenue is due to lower recovery revenue stemming from prior year property tax refunds received in 2022, which also produced a reduction in property tax expense.

The following is an analysis of revenue from real estate properties by revenue type:

For the three months ended December 31,	2022	2021	Variance
Rental revenue	\$39,531	\$38,804	\$727
CAM recoveries	13,125	13,023	102
Property tax and insurance recoveries	4,570	9,254	(4,684)
Other revenue and lease cancellation fees	1,355	1,503	(148)
Parking revenue	1,232	1,047	185
Amortized rents	(149)	(396)	247
	\$59,664	\$63,235	(\$3,571)

Property operating expenses for the three months ended December 31, 2022, decreased 4.2% to \$17.2 million from \$17.9 million for the same period in 2021. This decrease is primarily due to reduced bad debt expense compared to 2021.

Net operating income for the three months ended December 31, 2022, increased \$1.9 million as compared to 2021. This increase was the result of increases in percentage rent net of vacancy costs, and decreases in bad debt expense compared to 2021.

Interest expense for the three months ended December 31, 2022, increased 5.9% to \$14.1 million from \$13.3 million for the same period in 2021. This increase is primarily due to higher interest rates on both variable and new fixed rate debt on a year-over-year basis, offset by a \$25.5 million decline in overall debt levels on a year-over-year basis.

Fair value losses for the three months ended December 31, 2022, were \$113.0 million, versus fair value losses of \$18.3 million for the three months ended December 31, 2021. The following fair value adjustments by segment have been recorded during the quarter:

For the three months ended December 31,	2022	2021
Retail – enclosed regional centres	(\$49,635)	(\$11,524)
Retail – community strip centres	(3,465)	(2,700)
Office	(60,961)	(3,683)
Industrial	1,057	(399)
	(\$113,004)	(\$18,306)

The Trust's net loss and comprehensive loss for the three months ended December 31, 2022, was \$95.4 million versus net loss of \$0.8 million for the three months ended December 31, 2021. The change of \$94.6 million is largely the result of fair value changes.

The Trust's basic FFO for the three months ended December 31, 2022, was \$19.0 million (\$0.30 per unit) versus \$18.0 million (\$0.28 per unit) for the same three months ended December 31, 2021. This represents an increase of \$1.0 million (\$0.02 per unit).

The Trust has the following occupancy statistics for the quarter:

	December 31, 2022	September 30, 2022	% Change
OCCUPANCY			
Retail	94.5%	94.3%	0.2%
Office	86.1%	87.2%	(1.3%)
Industrial	86.1%	94.7%	(9.1%)
	90.6%	91.3%	(0.8%)

NET OPERATING INCOME BY ASSET TYPE

For the three months ended December 31,	2022	2021	%
Enclosed regional centres	\$12,411	\$11,075	12.1%
Community strip centres	5,719	5,674	0.8%
Subtotal – retail	18,130	16,749	8.2%
Single-/dual-tenant buildings	12,528	11,191	11.9%
Multi-tenant buildings	2,437	3,170	(23.1%)
Subtotal – office	14,965	14,361	4.2%
Industrial	444	579	(23.3%)
Net operating income	\$33,539	\$31,689	5.8%

NET OPERATING INCOME – SAME ASSETS

For the three months ended December 31,	2022	2021	Variance	%
Enclosed regional centres (retail)	\$12,229	\$11,164	\$1,065	9.5%
Community strip centres (retail)	5,393	5,290	103	1.9%
Single-/dual-tenant buildings (office)	12,230	11,379	851	7.5%
Multi-tenant buildings (office)	2,638	2,978	(340)	(11.4%)
Industrial properties	442	548	(106)	(19.3%)
Net operating income – same assets	32,932	31,359	1,573	5.0%
Area under development	70	—	70	—%
Acquisitions	(27)	(27)	—	—%
Real estate properties held for development/held for sale/sold	307	300	7	2.3%
Lease cancellation fees	281	587	(306)	(52.1%)
Stepped rents	(24)	(530)	506	(95.5%)
Net operating income per the statement of income	\$33,539	\$31,689	\$1,850	5.8%

LEASING ACTIVITY

The table below provides a summary of the leasing activity for the three months ended December 31, 2022:

For the three months ended December 31, 2022	Enclosed Regional Centres	Community Strip Centres	Single-/Dual-Tenant Buildings	Multi-Tenant Buildings	Industrial Properties	Total Portfolio
Opening vacancy (SF)	210,961	23,975	109,755	307,060	15,565	667,316
Opening occupancy	92.8%	97.9%	95.1%	69.5%	94.7%	91.3%
EXPIRING LEASES:						
Square feet	138,115	61,748	2,694	58,183	4,750	265,490
Average contract rent per SF	\$27.29	\$15.74	\$46.01	\$27.12	\$11.00	\$24.55
EARLY TERMINATIONS:						
Square feet	6,470	3,125	930	3,542	25,229	39,296
Average contract rent per SF	\$10.57	\$24.00	\$38.00	\$30.75	\$11.50	\$14.70
RENEWALS:						
Square feet	(123,309)	(60,905)	(2,694)	(12,426)	(4,750)	(204,084)
Average contract rent per SF	\$24.14	\$16.10	\$37.83	\$16.39	\$12.25	\$21.17
Retention rate	89%	99%	100%	21%	100%	77%
NEW LEASING:						
Square feet	(35,405)	(843)	—	(16,228)	—	(52,476)
Average contract rent per SF	\$31.21	\$38.00	\$—	\$15.20	\$—	\$26.37
OTHER ADJUSTMENTS:						
Square feet	1,758	—	—	—	—	1,758
Ending vacancy (SF)	198,590	27,100	110,685	340,131	40,794	717,300
Ending occupancy	93.2%	97.7%	95.1%	66.2%	86.1%	90.6%

PART IV

BALANCE SHEET AND REAL ESTATE OVERVIEW

The carrying value of the Trust's real estate properties decreased to \$2.3 billion at December 31, 2022 (December 31, 2021 – \$2.5 billion). Income producing properties were affected by additions from the Trust's capital investment programs (including PCME and completed development), which were offset by property dispositions and fair value changes.

The following table presents the Trust's summarized balance sheets for the years ended December 31, 2022, 2021, and 2020.

As at	December 31, 2022	December 31, 2021	December 31, 2020
ASSETS			
Real estate properties	\$2,337,805	\$2,451,301	\$2,499,955
Other assets	11,734	18,737	20,738
Working capital	16,936	12,634	28,393
Cash	9,712	11,270	8,647
Total assets	2,376,187	2,493,942	2,557,733
LIABILITIES AND UNITHOLDERS' EQUITY			
Mortgages payable	1,051,502	1,125,657	1,122,720
Convertible debentures	149,835	147,908	172,805
Bank indebtedness and Morguard loan payable	55,622	7,526	47,417
Total Debt	1,256,959	1,281,091	1,342,942
Working capital and other liabilities	68,400	60,863	57,133
Unitholders' equity	1,050,828	1,151,988	1,157,658
Total liabilities and unitholders' equity	\$2,376,187	\$2,493,942	\$2,557,733

PROPERTIES UNDER DEVELOPMENT

The Trust's development program consists of projects identified by management to create additional long-term value for the Trust's real estate portfolio and align with the long-term strategic objectives. These may include development projects to expand leasable area, redevelopment of an existing area and retrofit opportunities. The following is a list of development projects:

DEVELOPMENT PROJECTS

	Portfolio	Estimated GLA	Est. Project Cost	Spend to Date	Estimated Completion Date	Comments
RETAIL						
	Pine Centre Mall	Enclosed regional centres	15,193	\$2,272	\$1,669	Q1 2023 Anchor tenant remerchandising of former Sears space phase 5
	Pine Centre Mall	Enclosed regional centres	38,850	19,000	12,461	Q1 2023 Anchor tenant remerchandising of former Lowe's space for Save-On-Foods
	Heritage Towne Centre	Strip centres	34,000	2,888	361	Q1 2023 Anchor tenant remerchandising of former Home Outfitters space for Team Town
	St. Laurent Centre	Enclosed regional centres	76,000	TBD	—	TBD Anchor tenant remerchandising of portion of former Sears space
	Cambridge Centre	Enclosed regional centres	69,000	TBD	—	TBD Anchor tenant remerchandising of former Sears space
Development projects		233,043	\$24,160	\$14,491		

The Trust reached an agreement with Save-On-Foods to convert the empty former Lowe's space at Pine Centre into a 38,850 square foot grocery store. The Trust will be providing a turnkey building which will cost approximately \$19.0 million and is expected to be completed in early 2023.

The Trust has submitted a development application to redevelop Burquitlam Plaza in Coquitlam, BC. The proposal calls for six residential towers and as many as 2,175 units, along with approximately 85,000 square feet of commercial space.

The Trust reached an agreement with Team Town to convert the empty former Home Outfitters' space at Heritage Towne Centre in Calgary, Alberta into a 34,000 square foot retail store. The project will cost approximately \$2.9 million and is expected to be completed in early 2023.

DEVELOPMENT PROJECTS – COMPLETED IN 2022 AND 2021

Portfolio		GLA		Income Producing	Completion Date	Total Project Cost	Occupancy % ²	Comments
		Re-developed	Adjustment ¹					
RETAIL								
The Centre	Enclosed regional centres	—	—	—	Q1 2021	\$19,774	N/A	Full-scale mall renovation
Pine Centre Mall	Enclosed regional centres	5,787	(21)	5,766	Q1 2022	1,557	100.0%	Anchor tenant remerchandising of former Sears space phase 2
Pine Centre Mall	Enclosed regional centres	4,665	—	4,665	Q2 2022	1,597	100.0%	Anchor tenant remerchandising of former Sears space phase 3
Pine Centre Mall	Enclosed regional centres	1,760	(2)	1,758	Q4 2022	438	100.0%	Anchor tenant remerchandising of former Sears space phase 4
		12,212	(23)	12,189		\$23,366		

1. GLA adjustment due to reconfiguration caused by change in use.

2. Represents occupied GLA for development projects as a percentage of total GLA for development projects.

PART V

LIQUIDITY AND CAPITAL RESOURCES

DEBT AND LEVERAGE METRICS

For the year ended December 31,	2022	2021	%
Interest coverage ratio ¹	2.32	2.36	(1.7%)
Debt service coverage ratio ¹	1.36	1.37	(0.7%)
Debt to assets ratio ¹	53.6%	52.0%	3.1%
Weighted average rate on fixed rate mortgages	3.6%	3.6%	—%
Weighted average rate on all mortgages	4.2%	3.6%	16.7%
Average term to maturity on mortgages (years)	3.2	3.7	(13.5%)
Unencumbered assets to unsecured debt	217.1%	197.9%	9.7%
Unencumbered assets	\$345,130	\$314,628	9.7%
Unsecured debt	\$159,000	\$159,000	—%
Line of credit availability	\$111,988	\$173,541	(35.5%)

1. See calculations below and on following page.

COVERAGE RATIOS ¹

For the year ended December 31,	2022	2021	%
Net operating income	\$125,187	\$125,130	—%
General and administrative expenses	(3,761)	(3,858)	(2.5%)
Other income	1,050	2,017	(47.9%)
Net operating income adjusted for items noted above (A)	122,476	123,289	(0.7%)
Interest expense	54,386	54,192	0.4%
Less amortization of deferred financing costs – mortgages	(857)	(826)	3.8%
Less amortization of deferred financing costs – convertible debentures	(699)	(1,127)	(38.0%)
Interest expense net of deferred financing costs (B)	\$52,830	\$52,239	1.1%
Interest coverage ratio (A)/(B)	2.32	2.36	(1.7%)
Principal instalment repayments	\$36,908	\$37,764	(2.3%)
Interest expense net of deferred financing costs	52,830	52,239	1.1%
Debt service (C)	\$89,738	\$90,003	(0.3%)
Debt service coverage ratio (A)/(C)	1.36	1.37	(0.7%)

1. Calculated on a proportionate share basis.

DEBT TO ASSETS RATIO

For the year ended December 31,	2022	2021	%
Total assets as per financial statements	\$2,376,187	\$2,493,942	(4.7%)
Plus accumulated amortization of furniture, fixtures and equipment	1,256	1,256	—%
Plus accumulated amortization of right of use asset	331	248	33.5%
Gross book value of total assets (A)	2,377,774	2,495,446	(4.7%)
Mortgages payable	1,051,502	1,125,657	(6.6%)
Convertible debentures	149,835	147,908	1.3%
Lease liabilities	16,551	16,718	(1.0%)
Bank indebtedness	55,622	7,526	639.1%
Total net debt (B)	1,273,510	1,297,809	(1.9%)
Debt to assets ratio (B)/(A)	53.6%	52.0%	3.1%

DEBT STRATEGY

The Trust's long-term debt strategy involves the use of three forms of debt: conventional property-specific secured mortgages or bonds, unsecured convertible debentures and secured floating-rate bank financing. The Trust's objective is to ensure that capital resources are readily available to meet obligations as they become due, to complete its approved capital expenditure program and to take advantage of attractive acquisitions as they arise.

The Trust is limited by its Declaration of Trust to an overall indebtedness ratio of 65% of the gross book value of the Trust's total assets determined in accordance with IFRS. The debt limitations are in relation to the assets of the Trust in aggregate. There are no individual property debt limitations or constraints imposed by the Declaration of Trust.

The Trust's current operating strategy involves maintaining debt levels in the range of 50-55% of the gross book value of total assets. Accordingly, the Trust does not generally repay maturing debt from cash flow, but rather with proceeds from refinancing such debt or financing unencumbered properties, and raising new equity or recycling equity through property dispositions to finance investment activities.

The Trust has a revolving loan agreement with Morguard that provides for borrowings or advances of up to \$75.0 million, which is interest-bearing at the lender's borrowing rate and due on demand subject to available funds. This loan agreement is meant to provide short-term financing and investing options.

DEBT STRUCTURE

As at December 31,	2022	%	2021	%
Conventional secured mortgages payable	\$874,540	68.4 %	\$1,063,246	81.5 %
Unsecured convertible debentures	153,162	12.0 %	151,934	11.6 %
Lease liabilities	16,551	1.3 %	16,718	1.3 %
Gross fixed rate debt	1,044,253	81.7 %	1,231,898	94.4 %
Conventional secured mortgages payable	179,161	14.0 %	65,098	5.0 %
Secured floating rate bank financing	55,622	4.3 %	7,526	0.6 %
Gross variable rate debt	234,783	18.3 %	72,624	5.6 %
Gross debt	1,279,036	100.0 %	1,304,522	100.0 %
Less deferred financing costs:				
Mortgages	(2,199)		(2,687)	
Convertible debentures	(3,327)		(4,026)	
Net debt	\$1,273,510		\$1,297,809	

MORTGAGES PAYABLE

The following table details the refinancing activities completed during the year ended December 31, 2022:

Maturity Date	Asset Type	Location	New Interest Rate	Maturing Interest Rate	Term (Years)	Expiring Mortgage	Mortgage Proceeds	Notes
September 1, 2022	Retail	Ottawa, ON	4.86%	2.73%	5.0	\$12,674	\$17,800	
October 4, 2022	Office	Edmonton, AB	—%	3.90%	—	9,018	—	(a)
October 31, 2022	Office	Calgary, AB	6.75%	3.93%	2.0	149,885	114,885	(b)
Weighted averages and total			6.50%	3.84%	2.4	\$171,577	\$132,685	

The following table details the refinancing activities completed during the quarter ended March 31, 2023, as of February 15, 2023.

Maturity Date	Asset Type	Location	New Interest Rate	Maturing Interest Rate	Term (Years)	Expiring Mortgage	Mortgage Proceeds	Notes
January 23, 2023	Retail	Red Deer, AB	5.20%	3.99%	3.0	\$39,186	\$31,686	(c)
February 1, 2023	Office	Edmonton, AB	5.63%	—%	3.0	—	10,000	(d)
March 1, 2023	Office	Edmonton, AB	TBD	3.86%	1.0	21,690	21,690	(e)
Weighted averages and total			5.27%	3.94%	2.3	\$60,876	\$63,376	

(a) This mortgage was repaid.

(b) This mortgage was renewed using variable rates of banker's acceptances plus 215 basis points, and requires a further principal repayment of \$8.0 million on October 31, 2024.

(c) A further \$2.4 million is due on January 23, 2024 as a part of this mortgage renewal.

(d) A new mortgage was placed on this property which was unencumbered as at December 31, 2022.

(e) This mortgage held in an equity-accounted investment has been renewed at a spread of 225 bps over the one-year Government of Canada bond yield subject to a floor of 6.4%.

DEBT MATURITY PROFILE

Management attempts to stagger the maturities of the Trust's fixed-rate debt with the general objective of achieving even annual maturities over a long-term horizon. The intention of this strategy is to reduce the Trust's exposure to interest rate fluctuations in any one period.

The Trust maintains mortgages with banks (45.1%), insurance companies (28.1%) and pension funds (26.8%) to reduce its exposure to any one lending group.

The following tables outline the debt payments as at December 31, 2022, together with the weighted average contractual rate on debt maturing in the years indicated. Also highlighted is the Trust's up-financing opportunity in relation to the fair value of encumbered properties relative to their respective maturing debt.

AGGREGATE MATURITIES

Year	Mortgage Maturity Payments	Scheduled Principal Repayments	Total Mortgages Payable	Debentures Payable	Bank Indebtedness	Lease Liabilities	Total Debt
2023	\$273,293	\$39,480	\$312,773	\$—	\$55,622	\$167	\$368,562
2024	279,109	22,194	301,303	—	—	88	301,391
2025	115,653	15,418	131,071	—	—	94	131,165
2026	54,756	10,601	65,357	159,000	—	100	224,457
2027	42,485	8,849	51,334	—	—	107	51,441
Thereafter	158,130	33,733	191,863	—	—	15,995	207,858
	\$923,426	\$130,275	\$1,053,701	\$159,000	\$55,622	\$16,551	\$1,284,874

INTEREST RATES

Year	Mortgages Payable	Debentures Payable	Bank Indebtedness	Lease Liabilities	Total Debt
2023	4.47 %	— %	6.87 %	7.25 %	4.87 %
2024	5.04 %	— %	— %	— %	5.04 %
2025	3.21 %	— %	— %	— %	3.21 %
2026	3.00 %	5.25 %	— %	— %	4.61 %
2027	4.10 %	— %	— %	— %	4.10 %
Thereafter	3.50 %	— %	— %	6.22 %	3.69 %
	4.17 %	5.25 %	6.87 %	6.22 %	4.45 %

FAIR VALUE OF ENCUMBERED PROPERTIES RELATIVE TO MATURING DEBT

Year	Mortgage Maturity Payments	Scheduled Principal Repayments	Total	Fair Value of Encumbered Assets	Leverage
2023	\$273,293	\$4,069	\$277,362	\$427,520	64.9%
2024	279,109	29,540	308,649	463,730	66.6%
2025	115,653	13,431	129,084	314,900	41.0%
2026	54,756	9,177	63,933	188,500	33.9%
2027	42,485	7,835	50,320	127,800	39.4%
Thereafter	158,130	66,223	224,353	376,750	59.5%
	\$923,426	\$130,275	\$1,053,701	\$1,899,200	55.5%

The scheduled principal repayments above represent the payments assigned to each particular year which are tied to the maturities for that year. Given current real estate values, the Trust has an opportunity to increase financing as certain debt matures and still maintain the targeted loan-to-value ratio in the range of 50-55%.

CREDIT FACILITIES

As at December 31, 2022, the Trust has secured floating rate bank financing availability totalling \$108.0 million, which renews annually and is secured by fixed charges on specific properties owned by the Trust. The bank credit agreements include certain restrictive covenants and undertakings by the Trust. As at December 31, 2022, the Trust was in compliance with all covenants and undertakings.

The Trust's liquidity is defined and presented as follows:

LIQUIDITY

As at December 31,	2022	2021
Availability of bank lines of credit	\$108,000	\$110,000
Availability of Morguard loan payable	75,000	75,000
Availability	183,000	185,000
Other deductions and adjustments	(15,390)	(3,933)
Bank indebtedness outstanding	(55,622)	(7,526)
Subtotal	111,988	173,541
Cash	9,712	11,270
Liquidity	\$121,700	\$184,811

COVENANTS

The Trust has various financial covenants in relation to various outstanding debt instruments and facilities including debt to asset and debt service coverage ratios. As at December 31, 2022, and 2021, the Trust was in compliance with those covenants.

CONVERTIBLE DEBENTURES

On December 7, 2021, the Trust issued \$159.0 million principal amount of 5.25% convertible unsecured subordinated debentures ("Convertible Debentures"), maturing on December 31, 2026 ("the Maturity Date"). Interest is payable semi-annually, not in advance, on June 30 and December 31 of each year.

The Convertible Debentures, with the exception of the value assigned to the holders' conversion option, have been recorded as debt on the consolidated balance sheets.

Conversion Rights: Each Convertible Debenture is convertible into freely tradable units of the Trust, at the option of the holder, exercisable at any time prior to the close of business on the last business day preceding the Maturity Date at a conversion price of \$7.80 per unit, being a rate of approximately 128.2051 units per thousand principal amount of Convertible Debentures, subject to adjustment.

Redemption Rights: Each Convertible Debenture is redeemable any time from January 1, 2025, to the close of business on December 31, 2025, in whole or in part, on at least 30 days' prior notice at a redemption price equal to par plus accrued and unpaid interest, at the Trust's sole option, provided that the weighted average trading price of the units on the TSX for the 20 consecutive trading days ending five trading days prior to the date on which the notice of redemption is given is not less than 125% of the Conversion Price.

From January 1, 2026, to the close of business on December 31, 2026, the Convertible Debentures are redeemable, in whole or in part, at par plus accrued and unpaid interest, at the Trust's sole option.

Repayment Options Payment on Redemption or Maturity: The Trust may satisfy the obligation to repay the principal amount of the Convertible Debentures, in whole or in part, by delivering units of the Trust. In the event that the Trust elects to satisfy its obligation to repay principal with units of the Trust, the number of units issued is obtained by dividing the principal amount of the Convertible Debentures by 95% of the weighted average trading price of the units on the TSX for the 20 consecutive trading days ending five trading days prior to the date fixed for redemption or the Maturity Date, as applicable.

Interest Payment Election: The Trust may elect, subject to applicable regulatory approval, to issue and deliver units of the Trust to the Debenture Trustee in order to raise funds to pay interest on the Convertible Debentures, in which event the holders of the Convertible Debentures will be entitled to receive a cash payment equal to the interest payable from the proceeds of the sale of such units.

CONTRACTUAL MATURITIES

The contractual maturities and repayment obligations of the Trust's financial liabilities for upcoming periods as at December 31, 2022, are as follows:

	2023	2024	2025	2026	2027	Thereafter	Total
Mortgages payable	\$312,773	\$301,303	\$131,071	\$65,357	\$51,334	\$191,863	\$1,053,701
Mortgage interest	13,223	12,899	14,118	9,899	8,077	23,930	82,146
Convertible debentures	—	—	—	159,000	—	—	159,000
Convertible debentures interest	8,348	8,348	8,348	8,348	—	—	33,392
Bank indebtedness	55,622	—	—	—	—	—	55,622
Accounts payable and accrued liabilities	51,849	—	—	—	—	—	51,849
Lease liabilities	1,195	1,105	1,105	1,105	1,105	41,069	46,684
	\$443,010	\$323,655	\$154,642	\$243,709	\$60,516	\$256,862	\$1,482,394

PART VI

RISKS, UNCERTAINTIES AND OTHER ITEMS

RISKS AND UNCERTAINTIES

An investment in securities of the Trust involves significant risks. Investors should consider carefully the risks described below, the other information described elsewhere in this MD&A (as updated by any subsequent interim MD&A) and those risks set out in the Trust's Annual Information Form ("AIF") for the year ended December 31, 2022, dated February 2023, before making a decision to buy securities of the Trust. If any of the following or other risks occur, the Trust's business, prospects, financial condition, financial performance and cash flows could be materially adversely affected. In that case, the trading price of securities of the Trust could decline, and investors could lose all or part of their investment in such securities. There is no assurance that risk management steps taken will avoid future loss due to the occurrence of the risks described below or other unforeseen risks.

The Trust is supported by contracted property management, leasing services, capital expenditure administration, information system services activities and risk management administration. The choice to contract for property management provides the Trust with a day-to-day operating platform that is both "best-in-class" and cost effective. Property management and other services are delivered through a management agreement with MIL. MIL also provides advisory and management services to institutional and other investors not related to Morguard or to the Trust.

The following are business risks the Trust expects to face in the normal course of its operations and management's strategy to reduce the potential impact.

COVID-19 and Other Pandemic or Epidemic Diseases

The ongoing COVID-19 pandemic at various times has led to prolonged voluntary and mandatory building closures, business closures, government restrictions on travel, movement and gatherings, quarantines, curfews, self-isolation and physical distancing. The impact of these measures has led to a general slowdown of economic activity and has disrupted workforce and business operations in North America and other parts of the world. Such occurrences could have a material adverse effect on the demand for real estate, the ability of tenants to pay rent and the debt and equity capital markets. The duration and impact of the ongoing COVID-19 pandemic is unknown at this time, as is the efficacy of the government and central bank interventions. The permanence of recovery following such occurrences cannot be accurately predicted, nor can the impact on the Trust's business and operations, real estate valuations, securities, cash flows, results of operations and the Trust's ability to obtain additional financing or refinancing and ability to make distributions to unitholders.

Specifically, such enhanced risks associated with COVID-19 may include, but are not limited to:

- a. a material reduction in rental revenue and related collections due to associated financial hardship, unemployment and non-essential business orders governing the complete or partial closure of certain businesses;
- b. a material increase in vacancy potentially caused by the resulting economic crisis, changes in consumer demand for businesses' products and services, changes in businesses' real estate requirements, and the inability of businesses to operate in the normal course or at all;
- c. uncertainty of real estate valuations resulting from the impact of potential decline in revenue and/or lack of market activity and demand for real estate;
- d. the negative impact on Canadian and global debt and equity capital markets, including both pricing and availability;
- e. the ability to access capital markets at a reasonable cost;
- f. the trading price of the Trust's securities;
- g. the impact of additional legislation, regulation, fiscal and monetary policy responses and other government interventions;
- h. uncertainty delivering services due to illness, Trust or government-imposed isolation programs, restrictions on the movement of personnel, closures and supply chain disruptions;

- i. uncertainty associated with costs, delays and availability of resources required to complete major maintenance and expansion projects on time and budget, and lease-up space following completion of development projects;
- j. adverse impacts on the creditworthiness of tenants and other counterparties; and
- k. Increased risk of cyber attacks due to remote working environments and increased reliance on information technology infrastructure.

The foregoing is not an exhaustive list of all risk factors.

Other outbreaks of pandemics and epidemics may have similar impacts on the Trust's business, operations, financial condition and ability to make distributions to unitholders.

Operating Risk

Real estate has a high fixed cost associated with ownership, and income lost due to vacancies cannot easily be minimized through cost reduction.

Tenant retention and leasing vacant units are critical to maintaining occupancy levels. Through well-located and professionally managed properties, management seeks to increase tenant loyalty and become the landlord of choice. The Trust reduces operating risk through diversification of its portfolio by tenants, lease maturities, product and location.

Shifting consumer preferences toward e-commerce may result in a decrease in the demand for physical space by retail tenants. The failure of the Trust to adapt to changes in the retail landscape, including finding new tenants to replace any lost income stream from existing tenants that reduce the amount of physical space they lease from the Trust could adversely affect the Trust's financial performance.

Certain significant expenditures, including property taxes, maintenance costs, mortgage payments, insurance costs and related charges, must be made throughout the period of ownership of real property regardless of whether a property is producing any income. If the Trust is unable to meet mortgage payments on any property, losses could be sustained as a result of the mortgagee's exercise of its rights of foreclosure or of sale.

The Trust is also subject to utility and property tax risk relating to increased costs that the Trust may experience as a result of higher resource prices, as well as its exposure to significant increases in property taxes. There is a risk that property taxes may be raised as a result of revaluations of municipal properties and their adherent tax rates. In some instances, enhancements to properties may result in a significant increase in property assessments following a revaluation. Additionally, utility expenses, mainly consisting of natural gas, water and electricity service charges, have been subject to considerable price fluctuations over the past several years. Commercial leases, which generally are "net" leases, allow a landlord to recover expenditures, from its tenants.

The Trust currently relies on third-party vendors, developers, co-owners and strategic partners to provide the Trust with various services or to complete projects. The lack of an effective process for developing joint venture arrangements or for contract tendering, drafting, review, approval and monitoring may pose a risk for the Trust. The Trust may not be able to negotiate contract terms, service levels and rates that are optimal for the Trust. In addition, co-owners or joint venture partners may fail to fund their share of capital, may not comply with the terms of any governing agreements or may incur reputational damage which could negatively impact the Trust. Inefficient, ineffective or incomplete vendor management/partnership strategies, policies and procedures could impact the Trust's reputation, operations and/or financial performance.

In connection with the prudent management of its properties, the Trust makes significant property capital investments (for example, to upgrade and maintain building structure, parking garages, roofing, and electrical and mechanical systems). The Trust commissioned building condition reports in connection with the acquisition of each of its properties and has committed to a multi-year property capital investment plan based on the findings of such reports. The Trust continually monitors its properties to ensure appropriate and timely capital repairs and replacements are carried out in accordance with its property capital investment programs. The Trust requires sufficient capital to carry out its planned property capital investment and repair and refurbishment programs to upgrade its properties or it could be exposed to operating business risks arising from structural failure, electrical or mechanical breakdowns, fire or water damage, etc., which may result in significant loss of earnings to the Trust.

Property Development, Redevelopment and Renovation Risks

The Trust engages in development and intensification activities with respect to certain properties. It is subject to certain risks, including: (a) the availability and pricing of financing on satisfactory terms or availability at all; (b) the availability and timely receipt of zoning, occupancy, land use and other regulatory and governmental approvals; (c) the ability to achieve an acceptable level of occupancy upon completion; (d) the potential that the Trust may fail to recover expenses already incurred if it abandons redevelopment opportunities after commencing to explore them; (e) the potential that the Trust may expend funds on and devote management time to projects which are not completed; (f) construction or redevelopment costs of a project may exceed original estimates, possibly making the project less profitable than originally estimated, or unprofitable; (g) the time required to complete the construction or redevelopment of a project or to lease-up the completed project may be greater than originally anticipated, thereby adversely affecting cash flows and liquidity; (h) the cost and timely completion of construction (including risks beyond the Trust's control, such as weather, labour conditions or material shortages); (i) contractor and subcontractor disputes, strikes, labour disputes or supply disruptions; and (j) occupancy rates and rents of a completed project may not be sufficient to make the project profitable.

The above risks could result in substantial unanticipated delays or expenses and, under certain circumstances, could prevent the initiation of development activities or the completion of development activities once undertaken. In addition, development projects entail risks that investments may not perform in accordance with expectations and can carry an increased risk of litigation (and its accompanying risks) with contractors, subcontractors, suppliers, partners and others. Any failure by the Trust to effectively manage all development and intensification initiatives may negatively impact the reputation and financial performance of the Trust.

Current Economic Environment

Concerns about the uncertainty over whether the economy will be adversely affected by inflation and the systemic impact of unemployment, volatile energy costs, geopolitical issues and the availability and cost of credit could contribute to increased market volatility and weakened business and consumer confidence. This difficult operating environment could adversely affect the Trust's ability to generate revenues, thereby reducing its operating income and earnings. It could also have a material adverse effect on the ability of the Trust's operators to maintain occupancy rates in the properties, which could harm the Trust's financial condition. If these economic conditions transpire, the Trust's tenants may be unable to meet their rental payments and other obligations owing to the Trust, which could have a material adverse effect on the Trust.

These conditions already exist in the Alberta office market (specifically Calgary), which has had vacancies in the range of 25-40% in recent years. The Trust earns approximately 39% of its office net operating income from Alberta, including its largest tenant overall.

Inflation could impact the Trust's future results, specifically on costs and expenses that are not recoverable from tenants.

Climate Change

As an owner of real estate, the Trust is subject to various federal, provincial and municipal laws relating to environmental matters. Such laws provide that the Trust could be liable for the costs of removal of certain hazardous substances and remediation of certain hazardous locations. The failure to remove or remediate such substances or locations, if any, could adversely affect the Trust's ability to sell such real estate or to borrow using such real estate as collateral and could potentially also result in claims against the Trust. The Trust is not aware of any material non-compliance with environmental laws at any of its properties. The Trust is also not aware of any pending or threatened investigations or actions by environmental regulatory authorities in connection with any of its properties or any pending or threatened claims relating to environmental conditions at its properties.

The Trust will make the necessary capital and operating expenditures to ensure compliance with environmental laws and regulations. Although there can be no assurances, the Trust does not believe that costs relating to environmental matters will have a material adverse effect on the Trust's business, financial condition or results of operations. However, environmental laws and regulations may change and the Trust may become subject to more stringent environmental laws and regulations in the future. Compliance with more stringent environmental laws and regulations could have an adverse effect on the Trust's business, financial condition or results of operations.

Natural disasters and severe weather such as floods, blizzards and rising temperatures may result in damage to the Trust's properties. The extent of the Trust's casualty losses and loss in operating income in connection with such events is a function of the severity of the event and the total amount of exposure in the affected area.

The Trust has approximately one-quarter of its properties in Alberta with a high degree of concentration in Calgary, which is linked to the oil and gas industry. Concerns about climate change have played a role in the downturn of this industry. Continued focus on climate change by lobby and political groups will have lasting impacts on this sector. The Trust is exposed to risks associated with inclement winter weather, including increased need for maintenance and repair and/or energy costs at its properties. Any of these events might have a material adverse effect on the Trust's business, cash flows, financial condition and results of operations and ability to make distributions to unitholders.

The Morguard group has a sustainability program which helps the group structure efforts and act on environmental, social and governance risks and opportunities that are most important to its stakeholders. These major areas of focus are:

- decreasing energy and water use; reducing waste and emissions;
- creating excellence in energy and environmental management that result in green building certifications;
- collecting consistent data that tracks and validates its performance towards its objectives;
- reporting transparency;
- engaging investors, employees and tenants to support its initiatives; and
- driving new sustainability ideas and policies that align with this focus area.

Interest Rate and Financing Risk

The Trust is exposed to financial risks that arise from its indebtedness, including fluctuations in interest rates. Interest rate risk is managed by financing debt at fixed rates with maturities scheduled over a number of years. At December 31, 2022, 81.7% of the Trust's debt was at fixed rates.

As outlined in "Part V – Liquidity and Capital Resources," the Trust has an ongoing requirement to access debt markets to refinance maturing debt as it comes due. There is a risk that lenders will not refinance such maturing debt on terms and conditions acceptable to the Trust or any terms at all.

The Declaration of Trust permits the Trust to incur indebtedness, provided that after giving effect to incurring or assuming any indebtedness the amount of all indebtedness of the Trust is not more than 65% of the gross book value of the Trust's total assets.

The following table provides the Trust's debt ratios compared to the borrowing limits established in the Declaration of Trust:

As at December 31,	Borrowing Limits	2022	2021
Fixed-rate debt to gross book value of total assets	N/A	43.7 %	49.1 %
Floating-rate debt to gross book value of total assets	15.0 %	9.9 %	2.9 %
Total indebtedness to gross book value of total assets	65.0 %	53.6 %	52.0 %

Credit Risk

The Trust's primary business is the ownership and operation of retail, office and industrial properties. The income stream generated by tenants paying rent can be affected by general and local economic conditions and by a change in the credit and financial stability of tenants. Examples of local conditions that could adversely affect income include oversupply of space or reduced demand for rental space, the attractiveness of the Trust's properties compared to other space, and fluctuation in real estate taxes, insurance and other operating costs. The Trust may be adversely affected if tenants become unable to meet their financial obligations under their leases, including as a result of the COVID-19 pandemic and related financial conditions that impact their creditworthiness.

Retail shopping centres traditionally rely on anchor tenants (department stores, junior department stores or grocery stores) as a source of significant revenue and in terms of generating traffic for the centre. Accordingly, the risk is present that an anchor tenant will move out or experience failure, which could have a negative impact on the subject property.

Lease Rollover Risk

Lease rollover risk arises from the possibility that the Trust may experience difficulty renewing leases as they expire or in re-leasing space vacated by tenants upon lease expiry. Management attempts to stagger the lease expiry profile so that the Trust is not faced with disproportionate amounts of space expiring in any one year. Management further mitigates this risk by maintaining a diversified portfolio mix by both asset type and province.

Volatile Market Price for the Trust's Securities

The market price for the Trust's securities may be volatile and subject to wide fluctuations in response to numerous factors, many of which are beyond the Trust's control, including the following: (i) actual or anticipated fluctuations in the Trust's financial performance and future prospects; (ii) recommendations by securities research analysts; (iii) changes in the economic performance or market valuations of other issuers that investors deem comparable to the Trust; (iv) an addition to or departure of the Trust's executive officers; (v) sales or perceived sales of additional shares; (vi) significant acquisitions of business combinations, strategic partnerships, joint ventures or capital commitments by or involving the Trust or its competitors; (vii) news reports relating to trends, concerns, technological or competitive developments, regulatory changes and other related issues in the Trust's industry or target markets; (viii) liquidity of the Trust's securities; (ix) prevailing interest rates; (x) the market price of other Trust securities; (xi) a decrease in the amount of distributions declared and paid by the Trust; and (xii) general economic conditions.

Financial markets have, in recent years, experienced significant price and volume fluctuations that have particularly affected the market prices of securities of issuers and that have, in many cases, been unrelated to the operating performance, underlying asset values or prospects of such issuers. Accordingly, the market price of the Trust's securities may decline even if the Trust's financial performance, underlying asset values or prospects have not changed. Additionally, these factors, as well as other related factors, may cause decreases in asset values that are deemed to be other than temporary, which may result in losses. As well, certain institutional investors may base their investment decisions on consideration of the Trust's environmental, governance and social practices and performance according to such institutions' respective investment guidelines and criteria, and failure to meet such criteria may result in a limited investment or no investment in the Trust's securities by those institutions. There can be no assurance that continuing fluctuations in price and volume will not occur. If such increased levels of volatility and market turmoil exist for a protracted period of time, the Trust's operations could be adversely affected and the trading price of its securities may be adversely affected.

Environmental Risk

As an owner and manager of real property, the Trust is subject to various laws relating to environmental matters. These laws impose liability for the cost of removal and remediation of certain hazardous materials released or deposited on properties owned or managed by the Trust or on adjacent properties. The failure to remove or remediate such substances or locations, if any, could adversely affect the Trust's ability to sell such real estate or to borrow using such real estate as collateral and could potentially also result in claims against the Trust. As a result, Phase 1 environmental site assessments are completed prior to the acquisition of any property. Once the property is acquired, environmental assessment programs ensure continued compliance with all laws and regulations governing environmental and related matters. The Trust's management is responsible for ensuring compliance with environmental legislation and is required to report quarterly to the Trust's Board of Trustees. The Trust has certain properties that contain hazardous substances, and management has concluded that the necessary remediation costs will not have a material impact on its operations. The Trust has obtained environmental insurance on certain assets to further manage risk.

Unitholder Liability

The Declaration of Trust provides that no unitholder or annuitant under a plan of which a unitholder acts as trustee or carrier will be held to have any personal liability as such, and that no recourse may be had to the private property of any unitholder or annuitant for satisfaction of any obligation or claim arising out of or in connection with any contract or obligation of the Trust. Only assets of the Trust are intended to be liable and subject to levy or execution.

The following provinces have legislation relating to unitholder liability protection: British Columbia, Alberta, Saskatchewan, Manitoba, Ontario and Quebec. Certain of these statutes have not yet been judicially considered, and it is possible that reliance on such statutes by a unitholder could be successfully challenged on jurisdictional or other grounds. The Trustees will cause the operations of the Trust to be conducted, with the advice of counsel, in a manner and in such jurisdictions so as to avoid, as far as practicable, any material risk of liability to the unitholders for claims against the Trust. The Trustees will also cause the Trust to carry insurance, to the extent to which they determine to

be possible and reasonable, for the benefit of unitholders and annuitants in such amounts as they consider adequate to cover non-contractual or non-excluded liability.

Risk of Loss Not Covered by Insurance

The Trust generally maintains insurance policies related to its business, including casualty, general liability and other policies covering the Trust's business operations, employees and assets; however, the Trust would be required to bear all losses that are not adequately covered by insurance, as well as any insurance deductibles. In the event of a substantial property loss, the insurance coverage may not be sufficient to pay the full current market value or current replacement cost of the property. In the event of an uninsured loss, the Trust could lose some or all of its capital investment, cash flow and anticipated profits related to one or more properties. Although the Trust believes that its insurance programs are adequate, assurance cannot be provided that the Trust will not incur losses in excess of insurance coverage or that insurance can be obtained in the future at acceptable levels and reasonable cost.

Risk of Natural Disaster

While the Trust has insurance to cover a substantial portion of damages to properties caused by storms and other natural disasters, the insurance includes deductible amounts, and certain items may not be covered by insurance. The Trust's operations and properties may be significantly affected by future natural disasters which may expose the Trust to loss of rent and incur additional storm and other natural disaster cleanup costs.

Risk Related to Insurance Renewals

Certain events could make it more difficult and expensive to obtain property and casualty insurance, including coverage for terrorism. When the Trust's current insurance policies expire, the Trust may encounter difficulty in obtaining or renewing property or casualty insurance on its properties at the same levels of coverage and under similar terms, including limits and deductibles customarily carried for similar properties. Such insurance may be more limited and, for catastrophic risks (for example, earthquake, hurricane, flood and terrorism), may not be generally available to fully cover potential losses. Even if the Trust were able to renew its policies at levels and with limitations consistent with its current policies, the Trust cannot be sure that it will be able to obtain such insurance at premium rates that are commercially reasonable. If the Trust were unable to obtain adequate insurance on its properties for certain risks, it could cause the Trust to be in default under specific covenants on certain of its indebtedness or other contractual commitments it has that require the Trust to maintain adequate insurance on its properties to protect against the risk of loss. If this were to occur or if the Trust were unable to obtain adequate insurance and its properties experienced damages that would otherwise have been covered by insurance, it could adversely affect the Trust's financial condition and the operations of its properties.

Reporting Investment Property at Fair Value

The Trust holds investment property to earn rental income or for capital appreciation, or both. All investment properties are measured using the fair value model under IFRS, whereby changes in fair value are recognized for each reporting period in the consolidated statements of (loss)/income and comprehensive (loss)/income. Management values each investment property based on the most probable price that a property should be sold for in a competitive and open market as of the specified date under all conditions requisite to a fair sale, such as the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Each investment property has been valued on a highest-and-best-use basis.

There is a risk that general declines in real estate markets or sales of assets by the Trust under financial or other hardship would have an impact on the fair values reported. Market assumptions applied for valuation purposes do not necessarily reflect the Trust's specific history or experience, and the conditions for realizing the fair values through a sale may change or may not be realized. Consequently, there is a risk that the actual fair values may differ, and the differences may be material. In addition, there is an inherent risk related to the reliance on and use of a single appraiser because this approach may not adequately capture the range of fair values that market participants would assign to the investment properties.

Certain ratios and covenants could be negatively affected by downturns in the real estate market and could have a significant impact on the Trust's operating revenues and cash flows, as well as the fair values of the investment properties.

Technology and Information Security Risk

The Trust uses information technology for general business operations, the effective achievement of strategic business objectives, to improve tenants' experience and to streamline operations. Consequently, the Trust faces information technology risk from its continuous adoption and use of information technology. The risk consists of information technology-related events such as cybersecurity incidents that could potentially have an adverse impact on the Trust's financial condition, IT systems, operations and tenants. Although we make efforts to maintain the security and integrity of our IT networks and related systems, and we have implemented various measures to manage the risk of a security breach or disruption, there can be no assurance that our security efforts will be effective or that attempted security breaches or disruptions will not be successful or damaging.

The efficient operation of the Trust's business is dependent on computer hardware and software systems. Information systems are vulnerable to cybersecurity incidents. A cybersecurity incident is considered to be any material adverse event that threatens the confidentiality, integrity or availability of the Trust's information resources. A cybersecurity incident is an intentional attack or an unintentional event including, but not limited to, malicious software, attempts to gain unauthorized access to data or information systems, and other electronic security breaches that could lead to disruptions in critical systems, unauthorized release of confidential or otherwise protected information and corruption of data. The Trust'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 users, the disclosure of confidential information including personally identifiable information, potential liability to third parties, loss of revenue, additional regulatory scrutiny and fines, as well as litigation and other costs and expenses. The Trust takes data privacy and protection seriously and has implemented processes, procedures and controls to help mitigate these risks. Access to personal data is controlled through physical security and IT security mechanisms. Additionally, the Trust monitors and assesses risks surrounding collection, usage, storage, protection and retention/destruction practices of personal data. These measures, as well as its increased awareness of a risk of a cyber incident, do not guarantee that the Trust's financial results will not be negatively impacted by such an incident.

The Trust depends on relevant and reliable information for decision-making and financial reporting. As the volume of data being generated and reported by the Trust increases and evolves, the Trust will continue to undertake investments in IT systems to store, process and leverage such data. The failure to successfully migrate to new IT systems, or disruptions which may arise as a result of the transition to new IT systems, could result in a lack of relevant and reliable information to enable management to effectively achieve its strategic plan or manage the operations of the Trust, which could negatively affect the reputation, operations and financial performance of the Trust. In addition, any significant loss of data or failure to maintain reliable data could negatively affect the reputation, operations and financial performance of the Trust.

Liquidity and Capital Availability Risk

Liquidity risk is the risk that the Trust cannot meet a demand for cash or fund its obligations as they come due. Although a portion of the cash flows generated by the properties is devoted to servicing such outstanding debt, there can be no assurance that the Trust will continue to generate sufficient cash flows from operations to meet interest payments and principal repayment obligations upon an applicable maturity date. If the Trust is unable to meet interest payments and principal repayment obligations, it could be required to renegotiate such payments or issue additional equity or debt or obtain other financing. The failure of the Trust to make or renegotiate interest or principal payments or issue additional equity or debt or obtain other financing could materially adversely affect the Trust's financial condition and results of operations and decrease or eliminate the amount of cash available for distribution to unitholders.

The real estate industry is highly capital intensive. The Trust requires access to capital to fund operating expenses, to maintain its properties, to fund its growth strategy and certain other capital expenditures from time to time, and to refinance indebtedness. Although the Trust expects to have access to the existing revolving credit facilities, there can be no assurance that it will otherwise have access to sufficient capital or access to capital on favourable terms. Further, in certain circumstances, the Trust may not be able to borrow funds due to limitations set forth in the Declaration of Trust. Failure by the Trust to access required capital could have a material adverse effect on its financial condition or results of operations and its ability to make distributions to unitholders.

Liquidity and capital availability risks are mitigated by maintaining appropriate levels of liquidity, by diversifying the Trust's sources of funding, by maintaining a well-diversified debt maturity profile and by actively monitoring market conditions.

Unitholder Taxation

The Trust is taxed as a "mutual fund trust" for income tax purposes. Pursuant to the Act, a Trust is not subject to income taxes to the extent that the income for tax purposes in a given year does not exceed the amount distributed to unitholders and deducted by the Trust for tax purposes. The Trustees intend to distribute or designate all taxable income directly earned by the Trust to unitholders of the Trust and to deduct such distributions and designations for income tax purposes.

There can be no assurance that Canadian federal income tax laws and the administrative policies and assessing practices of the Canada Revenue Agency (the "CRA") respecting mutual fund trusts will not be changed in a manner that adversely affects unitholders.

The Act may impose additional withholding or other taxes on distributions made by the Trust to unitholders who are non-residents. These taxes and any reduction thereof under a tax treaty between Canada and another country may change from time to time. Unitholders who are non-residents should consult their own tax advisers.

The Act contains rules (the "SIFT Rules") that apply to a "specified investment flow-through" ("SIFT") trust or partnership. Under the SIFT rules, certain distributions will not be deductible in computing the SIFT trust's taxable income, and the SIFT trust will be subject to tax on such distributions at a rate that is substantially equivalent to the general tax rate applicable to Canadian corporations. Distributions paid by a SIFT trust as returns of capital will not be subject to the tax.

The SIFT tax does not apply to a trust that satisfies certain conditions relating to the nature of its income and investments ("the REIT exception"). Although, as of the date hereof, management believes that the Trust will be able to meet the requirements of the REIT exception throughout 2023 and beyond, there can be no assurance that the Trust will be able to qualify for the REIT exception such that the Trust and the unitholders will not be subject to the SIFT Rules in 2023 or future years. If the SIFT Rules apply to the Trust, they may adversely affect the marketability of the units, the amount of cash available for distributions and the after-tax return to investors. The Trust has reviewed its status under the legislation and has determined that it is not subject to this tax as it met the REIT exception at December 31, 2022, and 2021, and throughout the years. Accordingly, no net additional current income tax expense or future income tax assets or liabilities have been recorded in the December 31, 2022, and 2021, consolidated financial statements.

RELATED PARTY TRANSACTIONS

Related party transactions are summarized as follows:

(a) Agreement with Morguard Investments Limited

Under the property management agreement, the Trust pays MIL fees for property management services, capital expenditure administration, information system support activities and risk management administration. Property management fees average approximately 3.3% of gross revenue from the income producing properties owned by the Trust. The management agreement is renewed annually to ensure fees paid reflect fair value for the services provided. Under a leasing services arrangement, the Trust may, at its option, use MIL for leasing services. Leasing fees range from 2% to 6% of the total minimum rent of new leases. Fees for the renewal of a lease are half of the fees for a new lease. Leasing services include lease documentation.

The Trust has employed the services of MIL for both the acquisition and disposition of properties on a case-by-case basis. Fees are generally based on the sale price of the properties and are capitalized in the case of an asset acquisition. MIL is a tenant at three of the Trust's properties. The Trust has employed the services of MIL for the appraisal of its real estate properties as required for IFRS reporting purposes. Fees are generally based on the size and complexity of each property and are expensed as part of the Trust's professional and compliance fees.

During the year, the Trust incurred/(earned) the following:

For the year ended December 31,	2022	2021
Property management fees ¹	\$8,382	\$8,364
Acquisition fees	—	4
Appraisal/valuation fees	336	350
Information services	220	220
Leasing fees	3,147	3,337
Project administration fees	877	532
Project management fees	5	25
Risk management fees	312	194
Internal audit fees	98	93
Off-site administrative charges	1,902	1,766
Rental revenue	(197)	(195)
	\$15,082	\$14,690

1. Includes property management fees on equity-accounted investment.

The following amounts relating to MIL are included in the balance sheets:

As at December 31,	2022	2021
Amounts payable to MIL, net	\$1,293	\$698

(b) Revolving Loan with Morguard

The Trust has a revolving loan agreement with Morguard that provides for borrowings or advances of up to \$75,000. The promissory notes are interest bearing at the lender's borrowing rate and are due on demand subject to available funds.

Morguard Loan Payable

During the year ended December 31, 2022, a gross amount of \$5,000 was advanced from Morguard, and a gross amount of \$5,000 was repaid to Morguard. As at December 31, 2022, and 2021, there was no loan payable to Morguard. For the year ended December 31, 2022, the Trust incurred interest expense in the amount of \$20 (2021 – \$401) at an average interest rate of 4.07% (2021 – 2.49%).

Morguard Loan Receivable

During the year ended December 31, 2022, there were no advances or repayments. As at December 31, 2022, and 2021, there was no loan receivable from Morguard. For the year ended December 31, 2022, the Trust did not earn interest income on loans receivable from Morguard (2021 – \$23), at an average interest rate of n/a (2021 – 2.35%). The interest income earned from Morguard is included with other income on the statements of (loss)/income and comprehensive (loss)/income.

(c) Sublease with Morguard (Excluding MIL)

The Trust subleases office space from Morguard. For the year ended December 31, 2022, the Trust incurred rent expense in the amount of \$206 (2021 – \$217).

(d) Amounts Receivable from and Accounts Payable to Morguard (Excluding MIL)

Other than the revolving loan, the following additional amounts relating to Morguard are included in the balance sheets:

As at December 31,	2022	2021
Amounts receivable	\$125	\$67
Accounts payable and accrued liabilities	\$—	\$133

(e) Rental Revenue from Morguard (Excluding MIL)

Morguard is a tenant in one of the Trust's properties. For the year ended December 31, 2022, the Trust earned rental revenue in the amount of \$114 (2021 – \$114).

FINANCIAL INSTRUMENTS

The following describes the Trust's financial instruments. The Trust's financial assets and financial liabilities comprise cash, amounts receivable, loan receivable, accounts payable and accrued liabilities, bank indebtedness, mortgages payable, Morguard loan payable, and convertible debentures (excluding any conversion option).

Financial assets must be classified and measured based on three categories: Amortized cost, fair value through other comprehensive income ("FVTOCI") and fair value through profit or loss ("FVTPL"). Financial liabilities are classified and measured based on two categories: amortized cost and FVTPL. Fair values of financial assets and financial liabilities are presented as follows:

The fair values of cash, amounts receivable, accounts payable and accrued liabilities, bank indebtedness and Morguard loan payable approximate their carrying values due to the short-term maturities of these instruments.

(a) Mortgages Payable

Mortgages payable are carried at amortized cost using the effective interest rate method of amortization. The estimated fair values of long-term borrowings are based on market information, where available, or by discounting future payments of interest and principal at estimated interest rates expected to be available to the Trust as at December 31, 2022.

The fair value of the mortgages payable has been determined by discounting the cash flows of these financial obligations using December 31, 2022, market rates for debts of similar terms (Level 2). Based on these assumptions, the fair value as at December 31, 2022, of the mortgages payable has been estimated at \$1,007,073 (2021 – \$1,148,909) compared with the carrying value before deferred financing costs of \$1,053,701 (2021 – \$1,128,344). The fair value of the mortgages payable varies from the carrying value due to fluctuations in interest rates since their issue.

(b) Convertible Debentures

The fair value of the Convertible Debentures is based on their market trading price (TSX: MRT.DB.A) (Level 1). The fair value as at December 31, 2022, of the Convertible Debentures has been estimated at \$147,870 (2021 – \$158,841) compared with the carrying value before deferred financing costs of \$153,162 (2021 – \$151,934).

PART VII

CRITICAL ACCOUNTING POLICIES AND ESTIMATES

The Trust's critical accounting policies are those that management believes are the most important in portraying the Trust's financial condition and results and that require the most subjective judgment and estimates on the part of management.

REAL ESTATE PROPERTIES

Real estate properties include retail, office and industrial properties held to earn rental income (income producing properties) and properties or land that are being constructed or developed for future use as income producing properties. Real estate properties are recorded at fair value, determined based on available market evidence, at the balance sheet date. The Trust determined the fair value of each real estate property based upon, among other things, rental income from current leases and assumptions about rental income from future leases reflecting market conditions at the applicable balance sheet date, less future cash outflow pertaining to the respective leases. The real estate properties are appraised using a number of approaches that typically include a discounted cash flow analysis, direct capitalization method and direct comparison approach. The discounted cash flow analysis is primarily based on discounting the expected future cash flows, generally over a term of 10 years and including a terminal value based on the application of a capitalization rate to estimated year 11 net operating income.

In applying the accounting policies to the real estate properties, judgment is required in determining whether certain costs are additions to the carrying amount of the property, in distinguishing between tenant incentives and tenant improvements, and, for properties under development, identifying the point at which practical completion of the property occurs and identifying the directly attributable borrowing costs to be included in the carrying value of the development property. Judgment is also applied in determining the extent and frequency of independent appraisals.

To assist with the evolution of fair value, the Trust has its properties appraised by Morguard's appraisal division. Morguard's appraisal division is staffed with accredited members of the Appraisal Institute of Canada ("AIC"), who collectively in 2022 valued approximately \$11 billion of real estate properties in Canada and the United States for institutional and corporate clients.

REVENUE RECOGNITION

The computation of cost reimbursements from tenants for realty taxes, insurance and common area maintenance charges is complex and involves a number of judgments, including the interpretation of terms and other tenant lease provisions. Tenant leases are not consistent in dealing with such cost reimbursements, and variations in computations can exist. Adjustments are made throughout the year to these cost recovery revenues based upon the Trust's best estimate of the final amounts to be billed and collected.

The Trust applies judgment about the nature, amount, timing, and uncertainty of revenue and cash flows arising from a contract with a customer. The Trust recognizes revenue to depict the transfer of promised goods or services to customers in an amount that reflects consideration to which the entity expects to be entitled in exchange for those goods or services.

PART VIII

CONTROLS AND PROCEDURES CONCERNING FINANCIAL INFORMATION

The financial certification process project team has documented and assessed the design and effectiveness of the internal controls in order to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with IFRS. This undertaking has enabled the Chief Executive Officer and Chief Financial Officer to attest that the design and effectiveness of the internal controls with regard to financial information are effective using the Committee of Sponsoring Organizations of the Treadway Commission Internal Control – Integrated Framework (2013). In order to ensure that the consolidated financial statements and MD&A present fairly, in all material aspects, the financial position of the Trust and the results of its operations, management is responsible for establishing and maintaining disclosure controls and procedures, as well as internal control over financial reporting.

The Trust's management has evaluated the effectiveness of the Trust's disclosure controls and procedures and, based on such evaluation, has concluded that their design and operation are adequate and effective for the year ended December 31, 2022. The Trust's management has also evaluated the effectiveness of the internal controls over financial reporting and has concluded that the design and operation are effective for the year ended December 31, 2022.

An information disclosure policy constitutes the framework for the information disclosure process with regard to the annual and interim filings, as well as to the other reports filed or submitted under securities legislation. This policy aims, in particular, at identifying material information and validating the related reporting. Morguard's Disclosure Committee is responsible for ensuring compliance with this policy for both Morguard and the Trust. Morguard's and the Trust's senior management act as the Disclosure Committee, ensuring compliance with this policy and reviewing main documents to be filed with regulatory authorities to ensure that all significant information regarding operations is communicated in a timely manner.

Notwithstanding the foregoing, due to its inherent limitations, a control system can provide only reasonable assurance that the objectives of the control system are met and may not prevent or detect misstatements. Management's estimates or assumptions about future events may be incorrect, resulting in varying results. In addition, management has attempted to minimize the likelihood of fraud. However, any control system can be circumvented through collusion and illegal acts.

PART IX

OUTLOOK

ECONOMY

Canadian commercial property sector performance patterns are expected to stabilize by the end of 2023. Economic growth should support modest improvement in industrial and office space demand fundamentals. Industrial supply is expected to remain constrained and office vacancy to stabilize. Retail spending may increase in the second half, along with retailer revenues. Retail leasing activity is expected to firm, particularly in shopping centres with necessities-based tenants. Investment market conditions should also stabilize in the latter half of 2023. Investor confidence is expected to rise with the stabilization of the national economic and financial markets. Subsequently, investment activity may gradually increase as investors come off the sidelines to look for acquisition opportunities. A more stable interest rate environment would also support increased investment activity. By the end of 2023, commercial property sector performance is expected to stabilize, having softened during the late stages of 2022.

INTEREST DEDUCTION LIMITS

On February 5, 2022, the Department of Finance Canada released draft legislation to implement, among other things, some of the tax measures included in the 2021 Federal Budget (the "Proposals"). Included in the Proposals are rules that will limit the amount of interest that certain taxpayers may be able to deduct for tax purposes (the "Interest Rules"), which are expected to be effective for the 2024 fiscal year. The Interest Rules are proposed to address base erosion and profit shifting issues arising from taxpayers deducting interest, principally in the context of multi-national enterprises and cross-border investments. Management is reviewing the Interest Rules to assess the impact on the Trust, in particular the impact of having foreign affiliates within the Morguard group of companies.

CAPITAL

The Trust is expected to have elevated levels of operating capital (PCME) in 2023 and 2024, likely in the range of \$25 million to \$35 million each year. This is due to deferred capital from the last two to three years under COVID-19 and an elevated amount of expected leasing inducements, particularly in the office class related to higher-than-normal lease expiries.

INTEREST EXPENSE

Notwithstanding a \$25.5 million decline in debt in 2022, interest expense rose by approximately \$0.8 million in the fourth quarter of 2022. Interest expense is expected to remain elevated in 2023 due to the higher level of short-term variable rates and the high degree of upcoming mortgage renewals.

PART X

FINANCIAL STATEMENTS AT THE TRUST'S OWNERSHIP SHARE

Part X provides the reader with analysis of the Trust's financial statements and additional detail of the Trusts' equity-accounted investment to arrive at a presentation of the Trust's ownership share.

BALANCE SHEETS – AT THE TRUST'S OWNERSHIP SHARE

As at December 31, 2022	Per Financial Statements	Equity-Accounted Investment	At the Trust's Ownership Share
ASSETS			
Non-current assets			
Real estate properties	\$2,337,805	\$36,500	\$2,374,305
Right-of-use asset	76	—	76
Equity-accounted investment	11,658	(11,658)	—
	2,349,539	24,842	2,374,381
Current assets			
Amounts receivable	15,736	200	15,936
Prepaid expenses and other	1,200	24	1,224
Cash	9,712	774	10,486
	26,648	998	27,646
Total assets	\$2,376,187	\$25,840	\$2,402,027
LIABILITIES AND UNITHOLDERS' EQUITY			
Non-current liabilities			
Mortgages payable	\$739,503	\$—	\$739,503
Convertible debentures	149,835	—	149,835
Lease liabilities	16,384	—	16,384
Accounts payable and accrued liabilities	5,392	4	5,396
	911,114	4	911,118
Current liabilities			
Mortgages payable	311,999	21,986	333,985
Lease liabilities	167	—	167
Accounts payable and accrued liabilities	46,457	3,850	50,307
Bank indebtedness	55,622	—	55,622
	414,245	25,836	440,081
Total liabilities	1,325,359	25,840	1,351,199
Unitholders' equity	1,050,828	—	1,050,828
	\$2,376,187	\$25,840	\$2,402,027

STATEMENTS OF INCOME AND COMPREHENSIVE INCOME – AT THE TRUST'S OWNERSHIP SHARE

For the year ended December 31, 2022	Per Financial Statements	Equity-Accounted Investment	At the Trust's Ownership Share
Revenue from real estate properties	\$242,629	\$5,346	\$247,975
Property operating costs			
Property operating expenses	(68,801)	(1,640)	(70,441)
Property taxes	(43,299)	(531)	(43,830)
Property management fees	(8,330)	(187)	(8,517)
Net operating income	122,199	2,988	125,187
Interest expense	(53,523)	(863)	(54,386)
General and administrative	(3,741)	(20)	(3,761)
Amortization expense	(83)	—	(83)
Other income	1,050	—	1,050
Fair value losses on real estate properties	(148,977)	(5,127)	(154,104)
Net loss from equity-accounted investment	(3,022)	3,022	—
Net loss and comprehensive loss	(\$86,097)	\$—	(\$86,097)

For the year ended December 31, 2021	Per Financial Statements	Equity-Accounted Investment	At the Trust's Ownership Share
Revenue from real estate properties	\$241,440	\$5,169	\$246,609
Property operating costs			
Property operating expenses	(62,397)	(1,461)	(63,858)
Property taxes	(48,624)	(524)	(49,148)
Property management fees	(8,290)	(183)	(8,473)
Net operating income	122,129	3,001	125,130
Interest expense	(53,281)	(911)	(54,192)
General and administrative	(3,845)	(13)	(3,858)
Amortization expense	(83)	—	(83)
Other income	2,017	—	2,017
Fair value losses on real estate properties	(60,974)	(3,155)	(64,129)
Net loss from equity-accounted investment	(1,078)	1,078	—
Net income and comprehensive income	\$4,885	\$—	\$4,885

STATEMENTS OF CASH FLOWS – AT THE TRUST'S OWNERSHIP SHARE

For the year ended December 31, 2022	Per Financial Statements	Equity-Accounted Investment	At the Trust's Ownership Share
OPERATING ACTIVITIES			
Net loss	(\$86,097)	\$—	(\$86,097)
Add items not affecting cash	156,158	2,103	158,261
Distributions from equity-accounted investment, net	3,898	(3,898)	—
Additions to tenant incentives and leasing commissions	(4,355)	(3)	(4,358)
Net change in non-cash operating assets and liabilities	4,364	1,482	5,846
Cash provided by/(used in) operating activities	73,968	(316)	73,652
FINANCING ACTIVITIES			
Proceeds from new mortgages	132,685	—	132,685
Financing costs on new mortgages	(369)	—	(369)
Repayment of mortgages			
Repayments on maturity	(171,577)	—	(171,577)
Principal instalment repayments	(35,751)	(1,157)	(36,908)
Payment of lease liabilities, net	(167)	—	(167)
Repayment of bank indebtedness, net	48,096	—	48,096
Distributions to unitholders	(16,025)	—	(16,025)
Cash used in financing activities	(43,108)	(1,157)	(44,265)
INVESTING ACTIVITIES			
Capital expenditures on real estate properties	(17,853)	(122)	(17,975)
Expenditures on properties under development	(14,565)	—	(14,565)
Cash used in investing activities	(32,418)	(122)	(32,540)
Net change in cash	(1,558)	(1,595)	(3,153)
Cash, beginning of period	11,270	2,369	13,639
Cash, end of period	\$9,712	\$774	\$10,486

STATEMENTS OF CASH FLOWS – AT THE TRUST'S OWNERSHIP SHARE (CONTINUED)

For the year ended December 31, 2021	Per Financial Statements	Equity-Accounted Investment	At the Trust's Ownership Share
OPERATING ACTIVITIES			
Net income	\$4,885	\$—	\$4,885
Add items not affecting cash	65,909	2,075	67,984
Distributions from equity-accounted investment, net	840	(840)	—
Additions to tenant incentives and leasing commissions	(4,249)	—	(4,249)
Net change in non-cash operating assets and liabilities	12,802	1,964	14,766
Cash provided by operating activities	80,187	3,199	83,386
FINANCING ACTIVITIES			
Proceeds from new mortgages	208,959	—	208,959
Financing costs on new mortgages	(896)	—	(896)
Repayment of mortgages			
Repayments on maturity	(169,298)	—	(169,298)
Principal instalment repayments	(36,654)	(1,110)	(37,764)
Payment of lease liabilities, net	(153)	—	(153)
Repayment of 2016 Convertible Debentures	(175,000)	—	(175,000)
Net proceeds from 2021 Convertible Debentures	154,787	—	154,787
Repayment of bank indebtedness, net	(21,891)	—	(21,891)
Morguard loan payable, net	(18,000)	—	(18,000)
Distributions to unitholders	(16,472)	—	(16,472)
Cash used in financing activities	(74,618)	(1,110)	(75,728)
INVESTING ACTIVITIES			
Capital expenditures on real estate properties	(11,087)	(153)	(11,240)
Expenditures on properties under development	(5,964)	—	(5,964)
Acquisition of real estate properties	(395)	—	(395)
Proceeds from sale of real estate properties, net	14,500	—	14,500
Cash used in investing activities	(2,946)	(153)	(3,099)
Net change in cash	2,623	1,936	4,559
Cash, beginning of period	8,647	433	9,080
Cash, end of period	\$11,270	\$2,369	\$13,639

PART XI

SUMMARY OF QUARTERLY RESULTS

The selected quarterly information highlights certain key metrics for the Trust over the most recently completed eight quarters. These measures from time to time may reflect fluctuations caused by the underlying impact of seasonal or non-recurring items, including acquisitions, divestitures, developments, leasing and maintenance expenditures, along with any associated financing requirements.

SUMMARY OF SELECTED QUARTERLY INFORMATION

In thousands of dollars, except per unit amounts	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Revenue from real estate properties	\$59,664	\$61,127	\$60,512	\$61,326	\$63,235	\$58,760	\$58,475	\$60,970
Net operating income	33,539	30,433	29,683	28,544	31,689	30,407	28,975	31,058
Fair value (losses)/gains on real estate properties	(113,004)	(73,263)	12,325	24,965	(18,306)	(7,382)	(20,837)	(14,449)
Net (loss)/income	(95,376)	(58,279)	27,649	39,909	(796)	6,676	(5,845)	4,850
Funds from operations ¹	19,002	16,633	16,227	14,961	18,001	16,567	15,043	19,333
Adjusted funds from operations ^{1,4}	12,745	10,385	10,486	9,105	13,912	12,162	10,664	14,750
Net (loss)/income – basic	(\$1.48)	(\$0.91)	\$0.43	\$0.62	(\$0.01)	\$0.10	(\$0.09)	\$0.08
Net (loss)/income – diluted	(\$1.48)	(\$0.91)	\$0.31	\$0.44	(\$0.01)	\$0.10	(\$0.09)	\$0.08
Funds from operations – basic ¹	\$0.30	\$0.26	\$0.25	\$0.23	\$0.28	\$0.26	\$0.23	\$0.30
Funds from operations – diluted ¹	\$0.25	\$0.22	\$0.22	\$0.20	\$0.26	\$0.26	\$0.23	\$0.29
Adjusted funds from operations – basic ^{1,4}	\$0.20	\$0.16	\$0.16	\$0.14	\$0.22	\$0.19	\$0.17	\$0.23
Adjusted funds from operations – diluted ^{1,4}	\$0.18	\$0.15	\$0.15	\$0.13	\$0.21	\$0.19	\$0.17	\$0.23
Distributions per unit	\$0.06	\$0.06	\$0.06	\$0.06	\$0.18	\$0.06	\$0.06	\$0.08
Payout ratio – Adjusted funds from operations ¹	30.0%	37.5%	37.5%	42.9%	81.8%	31.6%	35.3%	34.8%
Payout ratio – Adjusted funds from operations (excluding special distribution) ¹	30.0%	37.5%	37.5%	42.9%	29.5%	31.6%	35.3%	34.8%
Weighted average number of units as at quarter-end (in thousands)								
Basic	64,213	64,194	64,176	64,163	64,153	64,145	64,137	64,128
Balance sheets								
Total assets	\$2,376,187	\$2,480,348	\$2,547,892	\$2,530,317	\$2,493,942	\$2,510,762	\$2,528,633	\$2,550,122
Total gross debt	\$1,279,036	\$1,282,961	\$1,291,396	\$1,297,974	\$1,304,522	\$1,313,334	\$1,334,515	\$1,345,793
Total equity	\$1,050,828	\$1,149,940	\$1,211,977	\$1,188,084	\$1,151,988	\$1,150,646	\$1,147,767	\$1,157,418
Gross leasable area as at quarter-end (in thousands of square feet) ²								
Retail	4,478	4,478	4,475	4,567	4,567	4,598	4,645	4,645
Office	3,253	3,253	3,252	3,252	3,252	3,250	3,237	3,240
Industrial	293	293	293	293	293	293	293	292
Total	8,024	8,024	8,020	8,112	8,112	8,141	8,175	8,177
Occupancy as at quarter-end (%) ³								
Retail	94.5%	94.3%	94.0%	94.0%	94.2%	93.6%	93.8%	92.3%
Office	86.1%	87.2%	86.6%	87.2%	86.7%	86.5%	87.7%	88.2%
Industrial	86.1%	94.7%	94.7%	95.1%	95.1%	93.6%	89.9%	93.3%
Total	90.6%	91.3%	90.9%	91.2%	91.0%	90.6%	91.1%	90.6%

1. The following represents a non-GAAP financial measure/ratio that does not have any standardized meaning prescribed by IFRS and is not necessarily comparable to similar measures presented by other reporting issuers in similar or different industries. This measure should be considered as supplemental in nature and not as substitutes for related financial information prepared in accordance with IFRS. Additional information on this non-GAAP financial measure/ratio can be found under the MD&A section Part I, "Specified Financial Measures".

2. Excludes equity-accounted investment.

3. Excludes properties held for sale, area either held for, or under, development and equity-accounted investment.

4. The Trust uses normalized productive capacity maintenance expenditures to calculate adjusted funds from operations.

PART XII

PROPERTY LISTING

RETAIL PROPERTIES

Property	City	Province	Ownership Interest (%)	Gross Area (SF)	Ownership Area (SF)
Burquitlam Plaza	Coquitlam	BC	100	68,500	68,500
Pine Centre Mall	Prince George	BC	100	358,500	358,500
Shelbourne Plaza	Victoria	BC	100	57,000	57,000
Airdrie Co-op Centre	Airdrie	AB	100	70,000	70,000
2649 Main Street South	Airdrie	AB	100	44,000	44,000
Heritage Towne Centre	Calgary	AB	100	131,000	131,000
Prairie Mall	Grande Prairie	AB	50	263,000	131,500
Parkland Mall	Red Deer	AB	100	444,500	444,500
The Centre	Saskatoon	SK	100	499,000	499,000
Shoppers Mall	Brandon	MB	100	361,000	361,000
Charleswood Centre	Winnipeg	MB	100	123,000	123,000
Southdale Centre	Winnipeg	MB	100	175,500	175,500
Aurora Centre	Aurora	ON	100	304,000	304,000
Cambridge Centre	Cambridge	ON	100	620,000	620,000
Market Square	Kanata	ON	100	68,000	68,000
Kingsbury Centre	Mississauga	ON	100	70,000	70,000
Hampton Park Plaza	Ottawa	ON	100	102,000	102,000
St. Laurent	Ottawa	ON	100	797,000	797,000
Woodbridge Square	Vaughan	ON	50	112,000	56,000
Total Retail (19)				4,668,000	4,480,500

OFFICE PROPERTIES

Property	City	Province	Ownership Interest (%)	Gross Area (SF)	Ownership Area (SF)
111 Dunsmuir	Vancouver	BC	100	222,000	222,000
Chancery Place	Vancouver	BC	100	142,500	142,500
Seymour Place	Victoria	BC	100	235,500	235,500
505 3rd Street SW	Calgary	AB	50	142,000	71,000
7315 8th Street NE	Calgary	AB	100	19,500	19,500
Centre 810	Calgary	AB	100	77,500	77,500
Citadel West	Calgary	AB	100	78,500	78,500
Deerport Centre	Calgary	AB	100	49,000	49,000
Duncan Building	Calgary	AB	100	81,000	81,000
National Bank Building	Calgary	AB	100	43,500	43,500
207 and 215 9th Avenue SW	Calgary	AB	100	637,500	637,500
Petroleum Plaza	Edmonton	AB	50	304,000	152,000
Rice Howard Place	Edmonton	AB	20	610,000	122,000
301 Laurier Avenue	Ottawa	ON	50	26,000	13,000
525 Coventry	Ottawa	ON	100	42,500	42,500
Green Valley Office Park	Ottawa	ON	100	123,000	123,000
Heritage Place	Ottawa	ON	50	217,000	108,500
St. Laurent Business Centre	Ottawa	ON	100	89,500	89,500
Standard Life	Ottawa	ON	50	378,000	189,000
Time Square	Ottawa	ON	100	112,000	112,000
200 Yorkland	Toronto	ON	100	150,500	150,500
77 Bloor Street West	Toronto	ON	50	396,000	198,000
Place Innovation	Saint-Laurent	QC	50	896,000	448,000
Total Office (23)				5,073,000	3,405,500

INDUSTRIAL PROPERTIES

Property	City	Province	Ownership Interest (%)	Gross Area (SF)	Ownership Area (SF)
1875 Leslie	Toronto	ON	100	52,000	52,000
2041-2151 McCowan	Toronto	ON	100	197,500	197,500
279 Yorkland	Toronto	ON	100	18,000	18,000
285 Yorkland	Toronto	ON	100	25,000	25,000
Total Industrial (4)				292,500	292,500

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MANAGEMENT'S REPORT TO UNITHOLDERS

The consolidated financial statements of Morguard Real Estate Investment Trust (the "Trust") have been prepared by management in accordance with International Financial Reporting Standards ("IFRS"). Management is responsible for the information in these consolidated financial statements and other sections of this annual report.

Management maintains a system of internal controls to provide reasonable assurance that the Trust's assets are safeguarded and to facilitate the preparation of relevant, reliable and timely financial information. Where necessary, management uses its judgment to make estimates required to ensure fair and consistent presentation of this information. Management recognizes its responsibility for conducting the Trust's affairs in compliance with applicable laws and proper standards of conduct.

As at December 31, 2022, the Chief Executive Officer and Chief Financial Officer evaluated, or caused the evaluation of under their direct supervision, the disclosure controls and procedures and the internal controls over financial reporting (as defined in Multilateral Instrument 52-109, "Certification of Disclosure in Issuers' Annual and Interim Filings") and, based on that assessment, determined that the disclosure controls and procedures were designed and operating effectively and the internal controls over financial reporting were designed and operating effectively.

The Audit Committee of the Board of Trustees (the "Trustees") of the Trust, consisting solely of independent directors, has reviewed the consolidated financial statements, the report to unitholders of the external auditors, Ernst & Young LLP, and the management's discussion and analysis with management and recommended its approval to the Trustees. The Trustees have approved the consolidated financial statements.

Ernst & Young LLP, as independent auditors, have conducted the audits in accordance with Canadian generally accepted auditing standards and have had full access to the Audit Committee, with and without management being present.

(Signed) "K. Rai Sahi"

(Signed) "Andrew Tamlin"

**K. Rai Sahi,
Chief Executive Officer**

**Andrew Tamlin,
Chief Financial Officer**

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF MORGUARD REAL ESTATE INVESTMENT TRUST

OPINION

We have audited the consolidated financial statements of Morguard Real Estate Investment Trust (the "Trust"), which comprise the consolidated balance sheets as at December 31, 2022 and 2021, and the consolidated statements of (loss)/income and comprehensive (loss)/income, consolidated statements of unitholders' equity and consolidated statements of cash flows for the years then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Trust as at December 31, 2022 and 2021, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with International Financial Reporting Standards (IFRS).

BASIS FOR OPINION

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

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in the audit of the consolidated financial statements of the current period. These matters were addressed in the context of the audit of the consolidated financial statements as a whole, and in forming the auditor's opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key Audit Matter

The Trust's real estate properties portfolio comprises income-producing properties, properties under development and held for development with a fair value of \$2.3 billion, which represents 98% of total assets for the year ended December 31, 2022.

Fair value of real estate properties is based on external and internal valuations, carried out by third party and certified staff appraisers respectively, using recognized valuation techniques. The valuation methodology for these real estate properties is primarily based on an income approach, utilizing the direct capitalization method and the discounted cash flow method. Recent real estate transactions with characteristics and locations similar to the Trust's assets are also considered when developing the valuations.

Note 2 of the consolidated financial statements describes the accounting policy for real estate properties, including the valuation method and valuation inputs.

Note 3 of the consolidated financial statements discloses the sensitivity of the fair value of income producing properties to a change in capitalization rates.

The valuation of the Trust's real estate properties portfolio is a key audit matter given the inherently subjective nature of significant assumptions including discount rates, capitalization rates, terminal capitalization rates, and stabilized cash flows or stabilized net operating income, as applicable, which are based on vacancy and leasing assumptions. These assumptions are influenced by property-specific characteristics including location, type and quality of the properties and tenancy agreements.

How our audit addressed the key audit matter

With the assistance of our real estate valuation specialists, we evaluated the appropriateness of the underlying valuation methodology, and performed the following audit procedures, among others:

- We assessed the competence and objectivity of management's valuation team, and any third-party appraisers engaged, by reviewing the qualifications and expertise of the individuals involved in the preparation and review of the valuations.
- We selected a sample of properties where either the fair value change from prior year or significant assumptions fell outside our expectations, based on our understanding of the geographical real estate market for the specific asset type. For this sample of real estate properties, we evaluated the significant assumptions, including discount rates, capitalization rates, terminal capitalization rates, and stabilized cash flows or stabilized net operating income, as applicable, which are based on vacancy and leasing assumptions, by comparison to the expected real estate market benchmark range for similar assets and tenancies, in similar locations. We also considered whether there were any additional asset-specific characteristics that may impact the significant assumptions utilized and that these were appropriately considered in the overall assessment of fair value.
- We evaluated the Trust's critical accounting policies and related disclosures in the consolidated financial statements to assess appropriateness and conformity with IFRS.

OTHER INFORMATION

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

- Management's Discussion and Analysis
- The information, other than the consolidated financial statements and our auditor's report thereon, in the Annual Report

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

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

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

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

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

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

AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

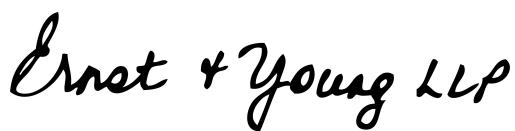
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of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

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

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

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

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

The logo for Ernst & Young LLP is written in a black, cursive script font.

Chartered Professional Accountants
Licensed Public Accountants

Toronto, Canada
February 15, 2023

BALANCE SHEETS

In thousands of Canadian dollars

As at December 31,	Note	2022	2021
ASSETS			
Non-current assets			
Real estate properties	3	\$2,337,805	\$2,451,301
Right-of-use asset	4	76	159
Equity-accounted investment	5	11,658	18,578
		2,349,539	2,470,038
Current assets			
Amounts receivable	6	15,736	12,269
Prepaid expenses and other		1,200	365
Cash		9,712	11,270
		26,648	23,904
Total assets		\$2,376,187	\$2,493,942
LIABILITIES AND UNITHOLDERS' EQUITY			
Non-current liabilities			
Mortgages payable	8	\$739,503	\$920,089
Convertible debentures	9	149,835	147,908
Lease liabilities	10	16,384	16,550
Accounts payable and accrued liabilities		5,392	5,258
		911,114	1,089,805
Current liabilities			
Mortgages payable	8	311,999	205,568
Lease liabilities	10	167	168
Accounts payable and accrued liabilities		46,457	38,887
Bank indebtedness	11	55,622	7,526
		414,245	252,149
Total liabilities		1,325,359	1,341,954
Unitholders' equity		1,050,828	1,151,988
		\$2,376,187	\$2,493,942
Commitments and contingencies	19		

See accompanying notes to the consolidated financial statements.

On behalf of the Trustees:

(Signed) "K. Rai Sahi"

K. Rai Sahi,
Chairman of the Board of Trustees

(Signed) "Bart S. Munn"

Bart S. Munn,
Lead Trustee

STATEMENTS OF (LOSS)/INCOME AND COMPREHENSIVE (LOSS)/INCOME

In thousands of Canadian dollars, except per unit amounts

For the year ended December 31,	Note	2022	2021
Revenue from real estate properties	12	\$242,629	\$241,440
Property operating costs			
Property operating expenses	13(a)	(68,801)	(62,397)
Property taxes		(43,299)	(48,624)
Property management fees		(8,330)	(8,290)
Net operating income		122,199	122,129
Interest expense	14	(53,523)	(53,281)
General and administrative	13(b)	(3,741)	(3,845)
Amortization expense		(83)	(83)
Other income		1,050	2,017
Fair value losses on real estate properties	3	(148,977)	(60,974)
Net loss from equity-accounted investment	5	(3,022)	(1,078)
Net (loss)/income and comprehensive (loss)/income		(\$86,097)	\$4,885
NET (LOSS)/INCOME PER UNIT	16(d)		
Basic		(\$1.34)	\$0.08
Diluted		(\$1.34)	\$0.08

See accompanying notes to the consolidated financial statements.

STATEMENTS OF UNITHOLDERS' EQUITY

In thousands of Canadian dollars, except number of units

	Note	Number of Units	Issue of Units	Retained Earnings	Equity Component of Convertible Debentures	Contributed Surplus	Total Unitholders' Equity
Unitholders' equity, January 1, 2021		64,125,215	\$628,910	\$522,290	\$4,594	\$1,864	\$1,157,658
2016 Debentures redeemed	9	—	—	—	(4,594)	4,594	—
2021 Debentures issued	9	—	—	—	6,879	—	6,879
Net income		—	—	4,885	—	—	4,885
Distributions to unitholders	16(a)	—	—	(17,434)	—	—	(17,434)
Distribution in units	16(e)	1,183,784	6,416	(6,416)	—	—	—
Consolidation of units	16(e)	(1,183,784)	—	—	—	—	—
Issue of units – DRIP ¹	16(c)	35,882	205	(205)	—	—	—
Unitholders' equity, December 31, 2021		64,161,097	635,531	503,120	6,879	6,458	1,151,988
Net loss		—	—	(86,097)	—	—	(86,097)
Distributions to unitholders	16(a)	—	—	(15,063)	—	—	(15,063)
Issue of units – DRIP¹	16(c)	65,757	343	(343)	—	—	—
Unitholders' equity, December 31, 2022		64,226,854	\$635,874	\$401,617	\$6,879	\$6,458	\$1,050,828

1. Distribution Reinvestment Plan ("DRIP").

See accompanying notes to the consolidated financial statements.

STATEMENTS OF CASH FLOWS

In thousands of Canadian dollars

For the year ended December 31,	Note	2022	2021
OPERATING ACTIVITIES			
Net (loss)/income		(\$86,097)	\$4,885
Add items not affecting cash	17(a)	156,158	65,909
Distributions from equity-accounted investment, net	5	3,898	840
Additions to tenant incentives and leasing commissions		(4,355)	(4,249)
Net change in non-cash operating assets and liabilities	17(b)	4,364	12,802
Cash provided by operating activities		73,968	80,187
FINANCING ACTIVITIES			
Proceeds from new mortgages		132,685	208,959
Financing costs on new mortgages		(369)	(896)
Repayment of mortgages			
Repayments on maturity		(171,577)	(169,298)
Principal instalment repayments		(35,751)	(36,654)
Payment of lease liabilities, net		(167)	(153)
Redemption of 2016 Debentures		—	(175,000)
Net proceeds from 2021 Debentures	9	—	154,787
Proceeds from/(repayment of) bank indebtedness, net	11	48,096	(21,891)
Morguard loan payable, net	15(b)	—	(18,000)
Distributions to unitholders		(16,025)	(16,472)
Cash used in financing activities		(43,108)	(74,618)
INVESTING ACTIVITIES			
Capital expenditures on real estate properties		(17,853)	(11,087)
Expenditures on properties under development		(14,565)	(5,964)
Acquisition of real estate properties		—	(395)
Proceeds from sale of real estate properties, net	3	—	14,500
Cash used in investing activities		(32,418)	(2,946)
Net change in cash		(1,558)	2,623
Cash, beginning of period		11,270	8,647
Cash, end of period		\$9,712	\$11,270

See accompanying notes to the consolidated financial statements.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2022, and 2021

In thousands of Canadian dollars, except units, per unit amounts and where otherwise noted

NOTE 1

NATURE AND FORMATION OF THE TRUST

The Trust is a "closed-end" real estate investment trust governed pursuant to an amended and restated declaration of trust dated May 5, 2021 (the "Declaration of Trust"), under, and governed by, the laws of the Province of Ontario. The Trust commenced active operations on October 14, 1997. The Trust units trade on the Toronto Stock Exchange ("TSX") under the symbol "MRT.UN". The Trust owns a diverse portfolio of retail, office and industrial properties located in six Canadian provinces. The Trust's head office is located at 55 City Centre Drive, Suite 1000, Mississauga, Ontario, L5B 1M3.

The Trust has a property management agreement with Morguard Investments Limited ("MIL"), a subsidiary of Morguard Corporation ("Morguard"). Morguard is the parent company of the Trust, owning 61.6% of the outstanding units as at December 31, 2022. Morguard is a real estate company that owns a diversified portfolio of multi-suite residential, retail, hotel, office and industrial properties. Morguard also provides advisory and management services to institutional and other investors.

NOTE 2

STATEMENT OF COMPLIANCE AND SIGNIFICANT ACCOUNTING POLICIES

These consolidated financial statements have been prepared in accordance with IFRS, as issued by the International Accounting Standards Board.

The consolidated financial statements were approved and authorized for issue by the Trustees on February 15, 2023.

Basis of Presentation

The Trust's consolidated financial statements are prepared on a going concern basis and have been presented in Canadian dollars rounded to the nearest thousand unless otherwise indicated. The consolidated financial statements are prepared on a historical cost basis, except for real estate properties and certain financial instruments that are measured at fair value. The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements unless otherwise indicated.

Basis of Consolidation

The consolidated financial statements include the financial statements of the Trust, as well as the entities that are controlled by the Trust (the "subsidiaries"). The Trust controls an entity when the Trust is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date of acquisition or the date on which the Trust obtains control and are deconsolidated from the date that control ceases. Intercompany transactions, balances, unrealized losses and unrealized gains on transactions between the Trust and its subsidiaries are eliminated.

Real Estate Properties

Income Producing Properties

Income producing properties include retail, office and industrial properties held to earn rental income and for capital appreciation.

Income producing property that is acquired as an asset purchase and not as a business combination is recorded initially at cost, including transaction costs. Transaction costs include transfer taxes, professional fees for legal and other services and initial leasing commissions, of which transfer taxes and professional fees represent the majority of the costs.

Subsequent to initial recognition, income producing properties are recorded at fair value. The changes in fair value for each reporting period will be recorded in the statements of (loss)/income and comprehensive (loss)/income. In order to avoid double counting, the carrying value of income producing properties includes straight-line rent receivable, tenant improvements, tenant incentives, capital expenditures and direct leasing costs since these amounts are incorporated in the appraised values of the real estate properties. Fair value is based on external and internal valuations using recognized valuation techniques, including the direct capitalization of income and discounted cash flow methods. Recent real estate transactions with characteristics and location similar to the Trust's assets are also considered.

Tenant improvements include costs incurred to meet the Trust's lease obligations and are classified as either tenant improvements owned by the landlord or tenant incentives. When the obligation is determined to be an improvement that benefits the landlord and is owned by the landlord, the improvement is accounted for as a capital expenditure and included in the carrying amount of income producing properties on the balance sheets.

Tenant incentives are inducements given to prospective tenants to move into the Trust's properties or to existing tenants to extend the lease term. Tenant incentive receivables are included in the carrying value of real estate properties and are deducted from rental revenue on a straight-line basis over the term of the tenant's lease.

Properties Under Development

The cost of properties under development includes all expenditures incurred in connection with the acquisition, including all direct development costs, realty taxes and other costs of the building to prepare it for its productive use, the applicable portion of general and administrative expenses and borrowing costs directly attributable to the development. Borrowing costs associated with direct expenditures on properties under development or redevelopment are capitalized. Borrowing costs are also capitalized on the purchase cost of a site or property acquired specifically for redevelopment in the short term if the activities necessary to prepare the asset for development or redevelopment are in progress. The amount of borrowing costs capitalized is determined by reference to interest incurred on debt specific to the development project. Borrowing costs are capitalized from the commencement of the development until the date of practical completion. The capitalization of borrowing costs is suspended if there are prolonged periods when development activity is interrupted. The Trust considers practical completion to have occurred when the property is capable of operating in the manner intended by management. Generally, this consideration occurs upon completion of construction and receipt of all necessary occupancy and other material permits. Where the Trust has pre-leased space as at, or prior to, the start of the development and the lease requires the Trust to construct tenant improvements that enhance the value of the property, practical completion is considered to occur on completion of such improvements.

Properties under development are measured at fair value, with changes in fair value being recognized in the statements of (loss)/income and comprehensive (loss)/income.

Interests in Joint Arrangements

The Trust reviews its interests in joint arrangements and accounts for those joint arrangements in which the Trust is entitled only to the net assets of the arrangement as joint ventures using the equity method of accounting, and for those joint arrangements in which the Trust is entitled to its share of the assets and liabilities as joint operations and recognizes its rights to and obligations of the assets, liabilities, revenue and expenses of the joint operation.

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, balances with banks and short-term deposits with remaining maturities at the time of acquisition of three months or less. There are no cash equivalents on hand as at December 31, 2022, or 2021. Bank borrowings are considered to be financing activities.

Lease Liabilities

In accordance with IFRS 16, Leases ("IFRS 16"), at the commencement date of a lease, the Trust will recognize a liability to make lease payments and an asset representing the right to use the underlying asset during the lease term. Certain right-of-use assets related to land leases meet the definition of investment property under IAS 40, Investment Property; therefore, the fair value model is applied to those assets. Interest expense on the lease liability and the amortization expense or fair value gain/(loss) on the right-of-use asset, depending on the balance sheet classification of the asset, is recognized separately. The Trust applies the recognition exemptions for leases of low-value assets and short-term leases.

Right-of-use assets not meeting the definition of an investment property are measured at cost less any accumulated amortization and impairment losses, and adjusted for any remeasurement of lease liabilities. Unless the Trust is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognized right-of-use asset is amortized on a straight-line basis over the shorter of its estimated useful life and the lease term. Right-of-use assets are subject to impairment.

The Trust measures lease liabilities at the present value of lease payments to be made over the lease term. In calculating the present value of lease payments, the Trust uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

Provisions

A provision is a liability of uncertain timing or amount. Provisions are recognized when the Trust has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated. Provisions are measured at the present value for the expenditures expected to be required to settle the obligation using a discount rate that reflects current market assessment of the time value of money and the risks specific to the obligation. Provisions are remeasured at each balance sheet date using the current discount rate. The increase in the provision due to passage of time is recognized as interest expense.

Revenue Recognition

Revenue from income producing properties includes rents from tenants under leases, percentage participation rents, property tax and operating cost recoveries, lease cancellation fees, leasing concessions, parking income and incidental income paid by the tenants under the terms of their existing leases.

Rental revenue, including percentage participation rents, lease cancellation fees and leasing concessions, and property tax and insurance recoveries, are considered lease components within the scope of IFRS 16. Percentage participation rents are accrued based on sales estimates submitted by tenants if the tenant anticipates attaining the minimum sales level stipulated in the tenant lease. Revenue recognition under a lease commences when a tenant has a right to use the leased asset, and revenue is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Trust expects to be entitled in exchange for those goods or services. The Trust has not transferred substantially all of the risks and benefits of ownership of its income producing properties and, therefore, accounts for leases with its tenants as operating leases. Revenue is recognized as performance obligations are satisfied over the term of the lease.

Revenue from real estate properties recorded in the statements of (loss)/income and comprehensive (loss)/income during free rent periods represents future cash receipts and is reflected in the balance sheets in the carrying value of real estate properties and recognized in the statements of (loss)/income and comprehensive (loss)/income on a straight-line basis over the initial term of the lease. The Trust accounts for stepped rents on a straight-line basis, which are reflected in the balance sheets in the carrying value of real estate properties, and recognized in the statements of (loss)/income and comprehensive (loss)/income over the initial term of the lease.

Common area maintenance ("CAM") recoveries and other ancillary income are considered non-lease components and within the scope of IFRS 15, "Revenue from Contracts with Customers". The performance obligation for CAM recoveries and other ancillary services is satisfied over time. The Trust receives variable consideration for CAM recoveries to the extent costs have been incurred, and revenue is recognized on this basis, as this is the best estimate of amounts earned over the period these services are performed. Revenue is constrained by actual costs incurred and any restrictions in the lease contracts.

Per Unit Calculation

Basic net (loss)/income per unit is calculated by dividing net income by the weighted average number of units outstanding for the year. The dilutive effect of the convertible debentures is determined by considering both the holder's option to convert these debentures into units and the issuer's option to redeem these debentures by issuing units. The diluted net (loss)/income per unit calculation considers both of these options and discloses the more dilutive of the two options.

Reportable Operating Segments

Reportable operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Trust has determined that its chief operating decision-maker is the Chairman and Chief Executive Officer.

Financial Instruments

Recognition and Measurement of Financial Instruments

Financial assets must be classified and measured on the basis of both the business model in which the assets are managed and the contractual cash flow characteristics of the asset. Financial assets subsequent to initial recognition are classified and measured based on three categories: amortized cost, fair value through other comprehensive income ("FVTOCI") and fair value through profit or loss ("FVTPL"). Financial liabilities are classified and measured based on two categories: amortized cost and FVTPL. Initially, all financial assets and financial liabilities are recorded in the consolidated balance sheets at fair value. After initial recognition, the effective interest related to financial assets and liabilities measured at amortized cost and the gain or loss arising from the change in the fair value of financial assets or liabilities classified as FVTPL are included in net income for the year in which they arise. At each consolidated balance sheet date, financial assets measured at amortized cost or at FVTOCI, except for investment in equity instruments, require an impairment analysis using the expected credit loss ("ECL") model to determine the ECL using judgment determined on a probability weighting basis.

Expected Credit Loss

The Trust utilizes the simplified approach to measure expected credit losses under IFRS 9, "Financial Instruments" ("IFRS 9"), which requires the Trust to recognize a lifetime ECL allowance on all receivables at each reporting date.

Under the simplified approach, consideration is given to factors such as credit risk characteristics and the days past due as well as current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Trust has identified the COVID-19 pandemic and government's response actions to be relevant factors in these assessments. As at December 31, 2022, the Trust's ECL includes estimates of the uncertainty of the recoverability of tenant receivables, short-term rent deferrals, rent reductions provided to tenants related to past due rents, and all other receivable balances. When a receivable balance is considered uncollectible, it is written off against the allowance for doubtful accounts. Subsequent recoveries of amounts previously written off are reversed in the statements of (loss)/income and comprehensive (loss)/income.

The Trust accounts for rental abatements related to past due rents in connection with tenants experiencing financial hardship as a result of COVID-19, under the derecognition rules of IFRS 9. Financial assets, such as trade receivables, are derecognized when all or a portion of outstanding amounts will be forgiven or abated and no further collection activities will be pursued. The forgiveness or abatement of the tenant receivable is recognized against the allowance for doubtful accounts in the period that the Trust forgoes the contractual right to all or a portion of the outstanding receivable.

The following summarizes the Trust's classification and measurement of financial assets and liabilities:

Classification and Measurement

FINANCIAL ASSETS

Amounts receivable	Amortized cost
Loan receivable	Amortized cost
Cash	Amortized cost

FINANCIAL LIABILITIES

Mortgages payable	Amortized cost
Convertible debentures (excluding equity component)	Amortized cost
Loan payable	Amortized cost
Accounts payable and accrued liabilities	Amortized cost
Bank indebtedness	Amortized cost

Transaction Costs

Transaction costs are incremental costs directly related to the acquisition of a financial asset or the issuance of a financial liability. Direct and indirect financing costs that are attributable to the issue of financial liabilities are presented as a reduction from the carrying amount of the related debt and are amortized using the effective interest rate method over the terms of the related debt. These costs include interest, amortization of discounts or premiums relating to borrowings, fees and commissions paid to lenders, agents, brokers and advisers, and transfer taxes and duties that are incurred in connection with the arrangement of borrowings.

Fair Value

The fair value of a financial instrument is the consideration that could be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either: (i) in the principal market for the asset or liability; or (ii) in the absence of a principal market, in the most advantageous market for the asset or liability.

Fair value measurements recognized in the balance sheets are categorized using a fair value hierarchy that reflects the significance of inputs used in determining the fair values:

- Level 1: Quoted prices in active markets for identical assets or liabilities.
- Level 2: Quoted prices in active markets for similar assets or liabilities or valuation techniques where significant inputs are based on observable market data.
- Level 3: Valuation techniques for which any significant input is not based on observable market data.

Each type of fair value is categorized based on the lowest-level input that is significant to the fair value measurement in its entirety.

Critical Judgments in Applying Accounting Policies

The following are the critical judgments that have been made in applying the Trust's accounting policies and that have the most significant effect on the amounts in the consolidated financial statements:

Real Estate Properties

The Trust's accounting policies relating to real estate properties are described above. In applying these policies, judgment has been applied in determining whether certain costs are additions to the carrying amount of the property, in distinguishing between tenant incentives and tenant improvements and, for properties under development, identifying the point at which practical completion of the property occurs and identifying the directly attributable borrowing costs to be included in the carrying value of the development property. Judgment is also applied in determining the extent and frequency of independent appraisals. The key assumptions are further described in Note 3.

Leases

The Trust makes judgments in determining whether certain leases, in particular those leases with long contractual terms where the lessee is the sole tenant in a property and long-term ground leases where the Trust is the lessee, are operating or finance leases. The Trust has determined that all of its tenant leases and long-term ground leases are operating leases.

Critical Accounting Estimates and Assumptions

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as at the date of the consolidated financial statements and reported amounts of revenue and expenses during the reporting periods.

Significant assumptions are used in the assessment of fair value which ultimately impacts the underlying valuation of the Trust's real estate properties and equity-accounted investment. These include estimates of future operating cash flows, the time period over which they will occur, appropriate discount and capitalization rates and stabilized net operating income (which is primarily influenced by revenue growth, vacancy rates, inflation rates and operating costs).

In determining estimates of fair market value for its real estate assets, the assumptions underlying estimated values are limited by the availability of comparable data and the uncertainty of predictions concerning future events. Should the underlying assumptions change, actual results could differ from the estimated amounts.

Future Accounting Policy Changes

Amendments to IAS 1, Classification of Liabilities as Current or Non-Current ("IAS 1")

The amendments aim to promote consistency in applying the requirements by helping companies determine whether, in the statement of financial position, debt and other liabilities with an uncertain settlement date should be classified as current (due or potentially due to be settled within one year) or non-current.

The amendments to IAS 1 are effective for reporting periods beginning on or after January 1, 2024 and are not expected to have a material impact on the Trust's consolidated financial statements.

Amendments to IAS 1, Non-Current Liabilities with Covenants

The amendments aim to improve the information companies provide about long-term debt with covenants. The amendments to IAS 1 specify that covenants to be complied with after the reporting date do not affect the classification of debt as current or non-current at the reporting date. Instead, the amendments require a company to disclose information about these covenants in the notes to the financial statements.

The amendments to IAS 1 are effective for reporting periods beginning on or after January 1, 2024 and are not expected to have a material impact on the Trust's consolidated financial statements.

Amendments to IAS 1 and IFRS Practice Statement 2, Disclosure of Accounting Policies

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their "significant" accounting policies with a requirement to disclose their "material" accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments to IAS 1 and IFRS Practice Statement 2 are effective for reporting periods beginning on or after January 1, 2023 and are not expected to have a material impact on the Trust's consolidated financial statements.

Amendments to IAS 8, Definition of Accounting Estimates ("IAS 8")

The amendments aim to clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, they clarify how entities use measurement techniques and inputs to develop accounting estimates.

The amendments to IAS 8 are effective for reporting periods beginning on or after January 1, 2023 and are not expected to have a material impact on the Trust's consolidated financial statements.

NOTE 3

REAL ESTATE PROPERTIES

Real estate properties consist of the following:

As at December 31,	2022	2021
Income producing properties	\$2,260,657	\$2,395,750
Properties under development	25,948	15,401
Held for development	51,200	40,150
	\$2,337,805	\$2,451,301

Reconciliations of the carrying amounts for real estate properties at the beginning and end of the current financial period are set out below:

	Income Producing Properties	Properties Under Development	Held for Development	Total Real Estate Properties
Balance as at December 31, 2020	\$2,433,856	\$29,299	\$36,800	\$2,499,955
Additions:				
Acquisitions	395	—	—	395
Capital expenditures/capitalized costs	7,895	5,964	—	13,859
Tenant improvements, tenant incentives and commissions	7,441	—	—	7,441
Right-of-use asset (Note 10)	5,878	—	—	5,878
Transfers	19,862	(19,862)	—	—
Disposition	(14,500)	—	—	(14,500)
Fair value (losses)/gains	(64,324)	—	3,350	(60,974)
Other changes	(753)	—	—	(753)
Balance as at December 31, 2021	2,395,750	15,401	40,150	2,451,301
Additions:				
Capital expenditures/capitalized costs	14,076	14,565	—	28,641
Tenant improvements, tenant incentives and commissions	8,132	—	—	8,132
Transfers	4,018	(4,018)	—	—
Fair value (losses)/gains	(160,027)	—	11,050	(148,977)
Other changes	(1,292)	—	—	(1,292)
Balance as at December 31, 2022	\$2,260,657	\$25,948	\$51,200	\$2,337,805

APPRAISAL CAPITALIZATION AND DISCOUNT RATES

Morguard's subsidiary has a valuation team that consists of Appraisal Institute of Canada ("AIC") designated Accredited Appraiser Canadian Institute ("AACI") members who are qualified to offer valuation and consulting services and expertise for all types of real property, all of whom are knowledgeable and have recent experience in the fair value techniques for investment properties. AACI-designated members must adhere to AIC's Canadian Uniform Standards of Professional Appraisal Practice and undertake ongoing professional development. Morguard's appraisal division is responsible for determining the fair value of investment properties every quarter. The team reports to a senior executive, and the internal valuation team's valuation processes and results are reviewed by senior management at least once every quarter, in line with the Trust's quarterly reporting dates.

Generally, the Trust's real estate properties are appraised using a number of approaches that typically include a discounted cash flow analysis, a direct capitalization approach and a direct comparison approach. The primary method of valuation used by the Trust is discounted cash flow analysis. This approach involves determining the fair value of each income producing property based on, among other things, rental income from current leases and assumptions about rental income from future leases reflecting market conditions at the applicable balance sheet dates, less future cash outflows pertaining to the respective leases. Fair values are primarily determined by discounting the expected future cash flows, generally over a term of 10 years and including a terminal value based on the application of a capitalization rate to estimated year 11 net operating income.

Using the direct capitalization income approach to corroborate the discounted cash flow method, the properties were valued using capitalization rates in the range of 4.3% to 8.3% applied to a stabilized net operating income (2021 – 4.3% to 7.8%), resulting in an overall weighted average capitalization rate of 7.10% (2021 – 6.70%).

The stabilized capitalization rates by business segments are set out in the following table:

	December 31, 2022					December 31, 2021				
	Stabilized Occupancy		Capitalization Rates			Stabilized Occupancy		Capitalization Rates		
	Max.	Min.	Max.	Min.	Weighted Average	Max.	Min.	Max.	Min.	Weighted Average
Retail	97.0%	90.0%	7.8%	5.0%	7.4%	97.0%	90.0%	7.3%	5.3%	7.1%
Office	100.0%	90.0%	8.3%	4.3%	6.9%	100.0%	90.0%	7.8%	4.3%	6.3%
Industrial	100.0%	95.0%	5.5%	5.3%	5.6%	100.0%	95.0%	5.3%	5.0%	5.4%

The table below provides further details of the discount rates and terminal cap rates used in the discounted cash flow method by business segments:

	December 31, 2022			December 31, 2021		
	Maximum	Minimum	Weighted Average	Maximum	Minimum	Weighted Average
RETAIL						
Discount rate	8.8 %	5.8 %	7.5 %	8.3 %	6.0 %	7.3 %
Terminal cap rate	7.8 %	5.0 %	6.7 %	7.3 %	5.3 %	6.4 %
OFFICE						
Discount rate	9.0 %	5.3 %	6.5 %	8.5 %	5.3 %	6.3 %
Terminal cap rate	8.0 %	4.3 %	5.7 %	7.5 %	4.3 %	5.4 %
INDUSTRIAL						
Discount rate	6.5 %	6.0 %	6.2 %	6.3 %	5.8 %	6.0 %
Terminal cap rate	5.8 %	5.5 %	5.5 %	5.5 %	5.3 %	5.3 %

Excluded from the above analysis is a retail property located in British Columbia where the highest and best use is a redevelopment to mixed residential and commercial use. As at December 31, 2022, the value of the property is in the underlying land value with minimal holding income, and it has been valued using recent land sales with comparable redevelopment potential.

Fair values are most sensitive to changes in discount rates, capitalization rates and stabilized or forecast net operating income. Generally, an increase in net operating income will result in an increase in the fair value of the income producing properties, and an increase in capitalization rates will result in a decrease in the fair value of the properties. The capitalization rate magnifies the effect of a change in net operating income, with a lower capitalization rate resulting in a greater impact to the fair value of the property than a higher capitalization rate. If the weighted average stabilized capitalization rate were to increase or decrease by 25 basis points, the value of the income producing properties as at December 31, 2022, would decrease by \$72,126 or increase by \$77,413, respectively.

The sensitivity of the fair values of the Trust's income producing properties is set out in the table below:

For the year ended December 31, 2022

Change in capitalization rate	0.25%	(0.25%)
Retail	(\$35,970)	\$38,500
Office	(33,777)	36,313
Industrial	(2,379)	2,600
	(\$72,126)	\$77,413

Acquisition

On June 30, 2021, the Trust acquired a 20% interest in a component of an existing multi-tenant office property owned by the Trust, located at 10050 Jasper Avenue, Edmonton, Alberta, for a purchase price of \$380 plus transaction costs of \$15.

Disposition

On September 29, 2021, the Trust sold a retail strip centre, located at 735 Wonderland Road North, London, Ontario, for \$14,500 net of costs.

NOTE 4

RIGHT-OF-USE ASSET

The following table presents the change in the balance of the Trust's right-of-use (head office lease) asset:

As at December 31,	2022	2021
Balance, beginning of period	\$159	\$242
Amortization expense	(83)	(83)
Balance, end of period	\$76	\$159

NOTE 5

EQUITY-ACCOUNTED INVESTMENT

On December 22, 2011, the Trust and a major Canadian pension fund each acquired a 50% interest in a limited partnership that owns and operates a 304,000 square foot Class A office complex located in downtown Edmonton, Alberta, in which the Trust has a total original net investment of \$28,008. The Trust has joint control over the limited partnership and accounts for its investment using the equity method.

As at December 31,	2022	2021
Balance, beginning of period	\$18,578	\$20,496
Equity loss	(3,022)	(1,078)
Distributions to partners, net	(3,898)	(840)
Balance, end of period	\$11,658	\$18,578

The following details the Trust's share of the limited partnership's aggregated assets, liabilities and results of operations accounted for under the equity method:

As at December 31,	2022	2021
Real estate property	\$36,500	\$41,500
Current assets	998	2,540
Total assets	37,498	44,040
Non-current liabilities	(4)	(4)
Current liabilities	(25,836)	(25,458)
Net equity	\$11,658	\$18,578

For the year ended December 31,	2022	2021
Revenue from real estate property	\$5,346	\$5,169
Property operating expenses	(2,358)	(2,168)
Net operating income	2,988	3,001
Interest and other	(883)	(924)
Fair value losses on real estate property	(5,127)	(3,155)
Net loss	(\$3,022)	(\$1,078)

The real estate property included above in the Trust's equity-accounted investment is appraised using a number of approaches that typically include a discounted cash flow analysis, a direct capitalization approach and a direct comparison approach. As at December 31, 2022, the property was valued using a discount rate of 8.3% (2021 – 7.3%), a terminal cap rate of 7.5% (2021 – 6.8%) and a stabilized cap rate of 7.3% (2021 – 6.5%). The stabilized annual net operating income as at December 31, 2022, was \$2,954 (2021 – \$2,920).

NOTE 6

AMOUNTS RECEIVABLE

Amounts receivable consist of the following:

As at December 31,	2022	2021
Tenant receivables	\$5,428	\$9,204
Unbilled other tenant receivables	3,445	2,760
Receivables from related parties	495	384
Other	8,975	5,042
Allowance for expected credit loss	(2,607)	(5,121)
	\$15,736	\$12,269

Allowance for ECL

The Trust records the ECL to comply with IFRS 9's simplified approach for amounts receivable where its ECL allowance is measured at initial recognition and throughout the life of the receivable at an amount equal to lifetime ECL.

The Trust's ECL includes estimates of the uncertainty of the recoverability of rents related to tenants, of the uncertainty of the recoverability on short-term rent deferrals, of rent reductions provided to tenants related to rents already recognized as a receivable when the tenant made a request for financial assistance and of the uncertainty of the recoverability of all other receivables.

NOTE 7

CO-OWNERSHIP INTERESTS

The Trust is a co-owner in several properties, listed below, which are subject to joint control based on the Trust's decision-making authority with regard to the relevant activities of the properties. These co-ownerships have been classified as joint operations and, accordingly, the Trust recognizes its rights to and obligations for the assets, liabilities, revenue and expenses of these co-ownerships in the respective lines in the consolidated financial statements.

Jointly Controlled Operations	Location	Property Type	Trust's Ownership Share	
			2022	2021
505 Third Street	Calgary, AB	Office	50%	50%
Rice Howard Place	Edmonton, AB	Office	20%	20%
Prairie Mall	Grande Prairie, AB	Retail	50%	50%
Heritage Place	Ottawa, ON	Office	50%	50%
Standard Life Centre	Ottawa, ON	Office	50%	50%
77 Bloor	Toronto, ON	Office	50%	50%
Woodbridge Square	Woodbridge, ON	Retail	50%	50%
Place Innovation	Saint-Laurent, QC	Office	50%	50%

The following amounts, included in these consolidated financial statements, represent the Trust's proportionate share of the assets and liabilities of its co-ownerships as at December 31, 2022, and 2021, and the results of operations for the years ended December 31, 2022, and 2021:

As at December 31,	2022	2021
Assets	\$422,749	\$469,775
Liabilities	\$211,805	\$227,838

For the year ended December 31,	2022	2021
Revenue	\$47,909	\$46,488
Expenses	(31,560)	(29,918)
Income before fair value adjustments	16,349	16,570
Fair value losses on real estate properties	(45,013)	(7,586)
Net (loss)/income	(\$28,664)	\$8,984

NOTE 8

MORTGAGES PAYABLE

Mortgages payable consist of the following:

As at December 31,	2022	2021
Mortgages payable before deferred financing costs	\$1,053,701	\$1,128,344
Deferred financing costs	(2,199)	(2,687)
Mortgages payable	\$1,051,502	\$1,125,657
Mortgages payable – non-current	\$739,503	\$920,089
Mortgages payable – current	311,999	205,568
Mortgages payable	\$1,051,502	\$1,125,657
Range of interest rates	2.7% to 6.9%	2.6% to 4.6%
Weighted average fixed interest rate	3.6%	3.6%
Weighted average interest rate on all mortgages	4.2%	3.6%
Weighted average term to maturity (years)	3.2	3.7

The mortgages payable above includes floating-rate mortgages. As at December 31, 2022, these mortgages totalled \$179,161 (2021 – \$65,098).

The aggregate principal repayments and balances maturing on the mortgages payable as at December 31, 2022, together with the weighted average contractual rate on debt maturing in the year indicated, are as follows:

	Principal Instalment Repayments	Balances Maturing	Total	Weighted Average Contractual Rate on Balance Maturing
2023	\$39,480	\$273,293	\$312,773	4.5 %
2024	22,194	279,109	301,303	5.0 %
2025	15,418	115,653	131,071	3.2 %
2026	10,601	54,756	65,357	3.0 %
2027	8,849	42,485	51,334	4.1 %
Thereafter	33,733	158,130	191,863	3.5 %
	\$130,275	\$923,426	\$1,053,701	4.2 %

Substantially all of the Trust's rental properties and related rental revenue have been pledged as collateral for the mortgages payable.

The Trust has various financial covenants in relation to various outstanding debt instruments and facilities, including debt to asset and debt service coverage ratios. As at December 31, 2022, and 2021, the Trust was in compliance with those covenants.

NOTE 9

CONVERTIBLE DEBENTURES

2021 Debentures

On December 7, 2021, the Trust issued \$159,000 principal amount of 5.25% convertible unsecured subordinated debentures ("2021 Debentures") maturing on December 31, 2026 (the "2021 Debenture Maturity Date"). As at December 31, 2022, Morguard held a total of \$60,000 principal amount of the 2021 Debentures (2021 – \$60,000).

Interest is payable semi-annually, not in advance, on June 30 and December 31 of each year.

The 2021 Debentures, with the exception of the value assigned to the holders' conversion option, have been recorded as debt on the balance sheets. The following table summarizes the allocation of the principal amount and related issue costs of the 2021 Debentures at the date of original issue. The portion of issue costs attributable to the liability of \$4,026 was capitalized and will be amortized over the term to maturity, while the remaining amount of \$187 was charged to equity.

	Liability	Equity	Principal Amount Issued
Transaction date – December 7, 2021	\$151,934	\$7,066	\$159,000
Issue costs	(4,026)	(187)	(4,213)
	\$147,908	\$6,879	\$154,787

Each 2021 Debenture is convertible into freely tradable units of the Trust at the option of the holder, exercisable at any time prior to the close of business on the last business day preceding the 2021 Debenture Maturity Date at a conversion price of \$7.80 per unit, being a rate of approximately 128.2 units per thousand principal amount of 2021 Debentures, subject to adjustment.

The 2021 Debentures payable consist of the following:

As at December 31,	2022	2021
Convertible debentures – liability	\$151,934	\$151,934
Convertible debentures – accretion	1,228	—
Convertible debentures before issue costs	153,162	151,934
Issue costs	(3,327)	(4,026)
Convertible debentures	\$149,835	\$147,908

Remaining interest and principal payments on the 2021 Debentures are as follows:

	Interest	Principal	Total
2023	\$8,348	\$—	\$8,348
2024	8,348	—	8,348
2025	8,348	—	8,348
2026	8,348	159,000	167,348
	\$33,392	\$159,000	\$192,392

Redemption Rights

Each 2021 Debenture is redeemable any time from January 1, 2025, to the close of business on December 31, 2025, in whole or in part, on at least 30 days' prior notice at a redemption price equal to par plus accrued and unpaid interest at the Trust's sole option, provided that the weighted average trading price of the units on the TSX for the 20 consecutive trading days ending five trading days prior to the date on which the notice of redemption is given is not less than 125% of the conversion price.

From January 1, 2026, to the close of business on December 31, 2026, the 2021 Debentures are redeemable, in whole or in part, at par plus accrued and unpaid interest at the Trust's sole option.

Payment Upon Redemption or Maturity

As part of the above redemption options, or at maturity, the Trust may satisfy its obligation to repay the principal amounts of the 2021 Debentures, in whole or in part, by delivering units of the Trust. In the event that the Trust elects to satisfy its obligation to repay principal with units of the Trust, the number of units issued is obtained by dividing the principal amount of the 2021 Debentures by 95% of the weighted average trading price of the units on the TSX for the 20 consecutive trading days ending five trading days prior to the date fixed for redemption or the 2021 Debenture Maturity Date, as applicable.

Interest Payment Election

The Trust may elect, subject to applicable regulatory approval, to issue and deliver units of the Trust to the Debenture Trustee in order to raise funds to pay interest on the 2021 Debentures, in which event the holders of the 2021 Debentures will be entitled to receive a cash payment equal to the interest payable from the proceeds of the sale of such units.

NOTE 10**LEASE LIABILITIES**

The following table presents the change in the balance of the Trust's lease liabilities:

As at December 31,	2022	2021
Balance, beginning of period	\$16,718	\$10,993
Additions	—	5,878
Lease payments	(1,203)	(1,138)
Interest	1,036	985
Balance, end of period	\$16,551	\$16,718
Current	\$167	\$168
Non-current	16,384	16,550
	\$16,551	\$16,718
Weighted average borrowing rate	6.2 %	6.2 %

Under the Trust's ground lease, with a term until 2065, land rent is required to be reset every 10 years. During the year ended December 31, 2021, the fair market value of the land was reset, which resulted in a \$5,878 adjustment to the lease liability and corresponding right-of-use asset, as reflected above.

NOTE 11**BANK INDEBTEDNESS**

The Trust has operating lines of credit totalling \$108,000 (2021 – \$110,000), which renew annually and are secured by fixed charges on specific properties owned by the Trust. One of these lines is subject to cash flow tests based on the operating results of the secured properties along with prevailing bond yields. As at December 31, 2022, there is a maximum of \$93,700 available (2021 – \$107,400).

As at December 31, 2022, the Trust had borrowed \$55,622 (2021 – \$7,526) on its credit facilities and issued letters of credit in the amount of \$1,090 (2021 – \$1,333) related to these facilities. The net availability remaining on the Trust's credit facilities is \$36,988 (2021 – \$98,541).

The bank credit agreements include certain restrictive covenants and undertakings by the Trust. As at December 31, 2022, and 2021, the Trust was in compliance with all covenants and undertakings. As the bank indebtedness is current and at prevailing market rates, the carrying value of the debt as at December 31, 2022, approximates fair value.

NOTE 12

REVENUE FROM REAL ESTATE PROPERTIES

Revenue from real estate properties consists of the following:

For the year ended December 31, 2022	Retail	Office	Industrial	Total
Rental revenue	\$89,580	\$61,903	\$2,202	\$153,685
CAM recoveries	19,704	27,822	975	48,501
Property tax and insurance recoveries	15,797	15,666	600	32,063
Other revenue and lease cancellation fees	3,157	1,821	187	5,165
Parking revenue	5	4,502	—	4,507
Amortized rents	(93)	(1,179)	(20)	(1,292)
	\$128,150	\$110,535	\$3,944	\$242,629

For the year ended December 31, 2021	Retail	Office	Industrial	Total
Rental revenue	\$86,949	\$61,958	\$2,131	\$151,038
CAM recoveries	17,613	24,402	838	42,853
Property tax and insurance recoveries	20,669	15,213	587	36,469
Other revenue and lease cancellation fees	5,623	2,257	66	7,946
Parking revenue	2	3,885	—	3,887
Amortized rents	126	(906)	27	(753)
	\$130,982	\$106,809	\$3,649	\$241,440

CAM recoveries and other revenue and lease cancellation fees noted in the above table are considered to be a component of revenue from contracts with customers.

NOTE 13

EXPENSES

(a) Property Operating Expenses

Property operating expenses consist of the following:

For the year ended December 31,	2022	2021
Repairs and maintenance	\$30,285	\$26,003
Utilities	17,144	14,832
Bad debt expense	118	1,184
Other operating expenses	21,254	20,378
	\$68,801	\$62,397

(b) General and Administrative

General and administrative expenses consist of the following:

For the year ended December 31,	2022	2021
Trustees' fees and expenses	\$210	\$236
Professional and compliance fees	1,484	1,219
Payroll and other administrative expenses	2,047	2,390
	\$3,741	\$3,845

NOTE 14**INTEREST EXPENSE**

The components of interest expense are as follows:

For the year ended December 31,	2022	2021
Mortgages payable	\$40,996	\$40,482
Amortization of deferred financing costs – mortgages	857	826
Convertible debentures	8,348	8,177
Accretion on convertible debentures, net	1,228	1,068
Amortization of deferred financing costs – convertible debentures	699	1,127
Lease liabilities	1,036	985
Bank indebtedness	842	562
Morguard loan payable and other	20	401
Capitalized interest	(503)	(347)
	\$53,523	\$53,281

NOTE 15**RELATED PARTY TRANSACTIONS**

Related party transactions are summarized as follows:

(a) Agreement with Morguard Investments Limited

Under the property management agreement, the Trust pays MIL fees for property management services, capital expenditure administration, information system support activities and risk management administration. Property management fees average approximately 3.3% of gross revenue from the income producing properties owned by the Trust. The management agreement is renewed annually to ensure fees paid reflect fair value for the services provided. Under the leasing services arrangement, the Trust may, at its option, use MIL for leasing services. Leasing fees range from 2% to 6% of the total minimum rent of new leases. Fees for the renewal of a lease are half of the fees for a new lease. Leasing services include lease documentation.

The Trust has employed the services of MIL for both the acquisition and disposition of properties on a case-by-case basis. Fees are generally based on the sale price of the properties and are capitalized in the case of an asset acquisition. MIL is a tenant at three of the Trust's properties. The Trust has employed the services of MIL for the appraisal of its real estate properties as required for IFRS reporting purposes. Fees are generally based on the size and complexity of each property and are expensed as part of the Trust's professional and compliance fees.

During the year, the Trust incurred/(earned) the following:

For the year ended December 31,	2022	2021
Property management fees ¹	\$8,382	\$8,364
Acquisition fees	—	4
Appraisal/valuation fees	336	350
Information services	220	220
Leasing fees	3,147	3,337
Project administration fees	877	532
Project management fees	5	25
Risk management fees	312	194
Internal audit fees	98	93
Off-site administrative charges	1,902	1,766
Rental revenue	(197)	(195)
	\$15,082	\$14,690

1. Includes property management fees on equity-accounted investment.

The following amounts relating to MIL are included in the balance sheets:

As at December 31,	2022	2021
Amounts payable to MIL, net	\$1,293	\$698

(b) Revolving Loan with Morguard

The Trust has a revolving loan agreement with Morguard that provides for borrowings or advances of up to \$75,000 (2021 – \$75,000), which is interest bearing at the lender's borrowing rate and due on demand subject to available funds.

Morguard Loan Payable

During the year ended December 31, 2022, a gross amount of \$5,000 was advanced from Morguard, and a gross amount of \$5,000 was repaid to Morguard. As at December 31, 2022, and 2021, there was no loan payable to Morguard. For the year ended December 31, 2022, the Trust incurred interest expense in the amount of \$20 (2021 – \$401) at an average interest rate of 4.07% (2021 – 2.49%).

Morguard Loan Receivable

During the year ended December 31, 2022, there were no advances or repayments. As at December 31, 2022, and 2021, there was no loan receivable from Morguard. For the year ended December 31, 2022, the Trust did not earn interest income on loans receivable from Morguard (2021 – \$23), at an average interest rate of n/a (2021 – 2.35%). The interest income earned from Morguard is included with other income on the statements of (loss)/income and comprehensive (loss)/income.

(c) Sublease with Morguard (Excluding MIL)

The Trust subleases office space from Morguard. For the year ended December 31, 2022, the Trust incurred rent expense in the amount of \$206 (2021 – \$217).

(d) Amounts Receivable from and Accounts Payable to Morguard (Excluding MIL)

Other than the revolving loan, the following additional amounts relating to Morguard are included in the balance sheets:

As at December 31,	2022	2021
Amounts receivable	\$125	\$67
Accounts payable and accrued liabilities	\$—	\$133

(e) Rental Revenue from Morguard (Excluding MIL)

Morguard is a tenant in one of the Trust's properties. For the year ended December 31, 2022, the Trust earned rental revenue in the amount of \$114 (2021 – \$114).

NOTE 16**UNITHOLDERS' EQUITY****(a) Units Outstanding**

The Trust is authorized to issue an unlimited number of units. These units have no par value. The following table summarizes the changes in units from January 1, 2021 to December 31, 2022:

As at December 31,	2022	2021
Balance, beginning of period	64,161,097	64,125,215
Distribution Reinvestment Plan	65,757	35,882
Special distribution in units	—	1,183,784
Consolidation of units	—	(1,183,784)
Balance, end of period	64,226,854	64,161,097

Total distributions recorded during the year ended December 31, 2022, amounted to \$15,406 or \$0.24 per unit (2021 – \$24,055 or \$0.38 per unit). On January 16, 2023, the Trust declared a distribution in the amount of \$0.02 per unit for the month of January 2023, payable on February 15, 2023.

(b) Normal Course Issuer Bid

On February 3, 2022, the Trust announced that the TSX had accepted notice filed by the Trust of its intention to make a normal course issuer bid. The notice provided that during the 12-month period commencing February 7, 2022, and ending February 6, 2023, the Trust may purchase for cancellation on the TSX up to 3,208,054 units in total, being approximately 5% of the outstanding units. Additionally, the Trust may purchase for cancellation up to \$9,800 principal amount of the 2021 Debentures due on the 2021 Debenture Maturity Date, 10% of the public float of outstanding 2021 Debentures. The price that the Trust would pay for any such units or debentures would be the market price at the time of acquisition.

During the year ended December 31, 2022, and 2021, the Trust did not purchase any units or debentures for cancellation.

(c) Distribution Reinvestment Plan

Under the Trust's DRIP, unitholders can elect to reinvest cash distributions into additional units at a weighted average trading price of the units on the TSX for the 20 trading days immediately preceding the applicable date of distribution. During the year ended December 31, 2022, the Trust issued 65,757 units under the DRIP (2021 – 35,882 units).

(d) Net (Loss)/Income Per Unit

The following table sets forth the computation of basic and diluted net (loss)/income per unit:

For the year ended December 31,	2022	2021
Net (loss)/income – basic	(\$86,097)	\$4,885
Net (loss)/income – diluted	(\$86,097)	\$4,885
Weighted average number of units outstanding – basic	64,187	64,141
Weighted average number of units outstanding – diluted	64,187	64,141
Net (loss)/income per unit – basic	(\$1.34)	\$0.08
Net (loss)/income per unit – diluted	(\$1.34)	\$0.08

To calculate net (loss)/income – diluted, interest, accretion and the amortization of financing costs on convertible debentures outstanding that were expensed during the year are added back to net (loss)/income – basic. The weighted average number of units outstanding – diluted is calculated as if all convertible debentures outstanding as at December 31, 2022, and 2021, had been converted into units of the Trust at the beginning of the year. The calculation of net income per unit – diluted excludes the impact of the convertible debentures for the years ended December 31, 2022, and 2021 as their inclusion would be anti-dilutive.

(e) Special Distribution and Consolidation

The Trust expects to distribute to its unitholders in each year an amount not less than the Trust's taxable income for the year, as calculated in accordance with the *Income Tax Act* (Canada). As a result of the increase in 2021 taxable income generated primarily from the sale of Wonderland Corners, the Trustees declared a special distribution of \$0.115 per unit. The distribution was payable in units (\$0.10 per unit) and cash (\$0.015 per unit) to all unitholders of record as at December 31, 2021. On the 64,161,097 units outstanding as at December 31, 2021, the Trust distributed 1,183,784 units valued at \$6,416, and accrued \$962 at December 31, 2021, payable in cash on January 14, 2022.

Immediately following the issuance of the special distribution units, the units were consolidated such that each unitholder held the same number of units after the consolidation as each unitholder held prior to the issuance of the special distribution units.

NOTE 17**STATEMENTS OF CASH FLOWS****(a) Items Not Affecting Cash**

For the year ended December 31,	2022	2021
Fair value losses on real estate properties	\$148,977	\$60,974
Net loss from equity-accounted investment	3,022	1,078
Amortized stepped rent	900	1,046
Amortized free rent	61	(731)
Amortization of deferred financing costs – mortgages	857	826
Amortization of tenant incentives	331	438
Amortization of right-of-use asset	83	83
Amortization of deferred financing costs – convertible debentures	699	1,127
Accretion on convertible debentures	1,228	1,068
	\$156,158	\$65,909

(b) Net Change in Non-Cash Operating Assets and Liabilities

For the year ended December 31,	2022	2021
Amounts receivable	(\$3,467)	\$15,487
Prepaid expenses and other	(835)	272
Accounts payable and accrued liabilities	8,666	(2,957)
	\$4,364	\$12,802

Other supplemental cash flow information consists of the following:

Interest paid	\$51,718	\$50,087
Issue of units – DRIP	\$343	\$205

NOTE 18**INCOME TAXES**

The Trust is a mutual fund trust pursuant to the *Income Tax Act* (Canada) (the "Act"). Under current tax legislation, a mutual fund trust that is not a Specified Investment Flow-Through ("SIFT") trust pursuant to the Act is entitled to deduct distributions of taxable income such that it is not liable to pay income taxes, provided that its taxable income is fully distributed to unitholders. The Trust intends to qualify as a mutual fund trust that is not a SIFT trust and to make distributions not less than the amount necessary to ensure that the Trust will not be liable to pay income taxes. Accordingly, no current or deferred income taxes have been recorded in these consolidated financial statements.

NOTE 19**COMMITMENTS AND CONTINGENCIES****(a) Commitments**

The Trust has entered into various agreements relating to capital expenditures for its properties. These expenditures include development of new space, redevelopment or retrofit of existing space, and other capital expenditures. Should all conditions be met, as at December 31, 2022, committed capital expenditures in the next 12 months are estimated at \$9,066.

The Trust has various other contractual obligations in the normal course of operations. These contracts can generally be cancelled with 30 days' notice.

The Trust is committed to making the following annual payments under a ground lease to the year 2065 for the land upon which one of its properties is situated:

Current to February 28, 2031		\$1,105
March 1, 2031 to February 28, 2041	Fair market value of land in February 2031 multiplied by 8.5%	
March 1, 2041 to February 28, 2051	Fair market value of land in February 2041 multiplied by 8.5%	
March 1, 2051 to February 28, 2061	Fair market value of land in February 2051 multiplied by 8.5%	
March 1, 2061 to February 28, 2065	Fair market value of land in February 2061 multiplied by 8.5%	

Effective November 17, 2013, the Trust entered into an operating sublease agreement with Morguard expiring on November 15, 2023. The annual rent amounts to an expense of approximately \$217.

In addition to the above-mentioned contractual obligations, the Trust has entered into equipment operating leases with terms ranging to 2026. The remaining payments for the leases are as follows:

2023	\$51
2024	37
2025	21
2026	6

(b) Contingencies

The Trust is liable contingently with respect to litigation, claims and environmental matters that arise from time to time, including those that could result in mandatory damages or other relief, which could result in significant expenditures. While the outcome of these matters cannot be predicted with certainty, in the opinion of management, any liability that may arise from such contingencies would not have a material adverse effect on the financial position or results of operations of the Trust. Any expected settlement of claims in excess of amounts recorded will be charged to operations as and when such determination is made.

NOTE 20

MANAGEMENT OF CAPITAL

The Trust defines capital that it manages as the aggregate of its unitholders' equity and interest-bearing debt less cash and interest-bearing receivables. The Trust's objective when managing capital is to ensure that the Trust will continue as a going concern so that it can sustain daily operations and provide adequate returns to its unitholders.

The Trust is subject to risks associated with debt financing, including the possibility that existing mortgages may not be refinanced or may not be refinanced on as favourable terms or with interest rates as favourable as those of the existing debt. The Trust mitigates these risks by its continued efforts to stagger the maturity profile of its long-term debt, to enhance the value of its real estate properties and to maintain high occupancy levels. The Trust manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets.

The total managed capital for the Trust is summarized below:

As at December 31,	Note	2022	2021
Mortgages payable	8	\$1,051,502	\$1,125,657
Convertible debentures	9	149,835	147,908
Bank indebtedness	11	55,622	7,526
Lease liabilities	10	16,551	16,718
Cash		(9,712)	(11,270)
Unitholders' equity		1,050,828	1,151,988
		\$2,314,626	\$2,438,527

The Declaration of Trust permits the Trust to incur indebtedness, provided that after giving effect to incurring or assuming any indebtedness (as defined in the Declaration of Trust), the amount of all indebtedness of the Trust is not more than 65% of the gross book value of the Trust's total assets as defined in the Declaration of Trust. The Declaration of Trust also permits the Trust to incur floating-rate debt, provided that the total amount of all floating-rate debt of the Trust is not more than 15% of the gross book value of the Trust's total assets.

The Trust's debt ratios compared to its borrowing limits established in the Declaration of Trust are outlined in the table below:

As at December 31,	Borrowing Limits	2022	2021
Fixed-rate debt to gross book value of total assets	N/A	43.7 %	49.1 %
Floating-rate debt to gross book value of total assets	15 %	9.9 %	2.9 %
	65 %	53.6 %	52.0 %

As at December 31, 2022, the Trust met all externally imposed ratios and minimum equity requirements.

Mortgages Payable

The Trust has mortgages payable that include financial covenants such as coverage and leverage ratios, on a property and consolidated basis, as defined in the respective agreements. These ratios are evaluated by the Trust on an ongoing basis to ensure compliance. The Trust was in compliance with each of the financial covenants as at December 31, 2022, and 2021.

Convertible Debentures

The Trust's unsecured subordinated convertible debentures have no restrictive covenants.

Bank Indebtedness

The Trust's loan agreements permit the Trust to incur indebtedness. The loan agreements are fixed amounts that renew annually and are secured by fixed charges on specific properties owned by the Trust.

NOTE 21

FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

The Trust's financial assets and liabilities comprise cash, amounts receivable, accounts payable and accrued liabilities, bank indebtedness, Morguard loan payable, mortgages payable and convertible debentures. Fair values of financial assets and liabilities and discussion of risks associated with financial assets and liabilities are presented as follows.

Fair Value of Financial Assets and Liabilities

The fair values of cash, amounts receivable, accounts payable and accrued liabilities, bank indebtedness and Morguard loan payable approximate their carrying values due to the short-term maturities of these instruments.

(a) Mortgages Payable

Mortgages payable are carried at amortized cost using the effective interest rate method of amortization. The estimated fair values of long-term borrowings are based on market information, where available, or by discounting future payments of interest and principal at estimated interest rates expected to be available to the Trust as at December 31, 2022.

The fair value of the mortgages payable has been determined by discounting the cash flows of these financial obligations using December 31, 2022, market rates for debts of similar terms (Level 2). Based on these assumptions, the fair value as at December 31, 2022, of the mortgages payable has been estimated at \$1,007,073 (2021 – \$1,148,909) compared with the carrying value before deferred financing costs of \$1,053,701 (2021 – \$1,128,344). The fair value of the mortgages payable varies from the carrying value due to fluctuations in interest rates since their issue.

(b) Convertible Debentures

The fair value of the 2021 Debentures is based on their market trading price (TSX: MRT.DB.A) (Level 1). The fair value as at December 31, 2022, of the 2021 Debentures has been estimated at \$147,870 (2021 – \$158,841) compared with the carrying value before deferred financing costs of \$153,162 (2021 – \$151,934).

(c) Fair Value Hierarchy of Real Estate Properties

The fair value hierarchy of income producing properties, properties under development and held for development measured at fair value in the balance sheets is as follows:

As at	December 31, 2022			December 31, 2021		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
ASSETS						
Income producing properties	\$—	\$—	\$2,260,657	\$—	\$—	\$2,395,750
Properties under development	\$—	\$—	\$25,948	\$—	\$—	\$15,401
Held for development	\$—	\$—	\$51,200	\$—	\$—	\$40,150

Risks Associated with Financial Assets and Liabilities

The Trust is exposed to financial risks arising from its financial assets and liabilities. The financial risks include interest rate risk, credit risk and liquidity risk. The Trust's overall risk management program focuses on establishing policies to identify and analyze the risks faced by the Trust, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Trust's activities. The Trust aims to develop a disciplined control environment in which all employees understand their roles and obligations.

Market Risk

Market risk, the risk that the fair value or future cash flows of financial assets or liabilities will fluctuate due to movements in market prices, comprises the following:

(i) Interest Rate Risk

The Trust is subject to the risks associated with debt financing, including the risk that mortgages and credit facilities will not be able to be refinanced on terms as favourable as those of the existing indebtedness. Interest on the Trust's bank indebtedness is subject to floating interest rates. The Trust mitigates these risks by its continued efforts to enhance the value of its real estate properties, to maintain high occupancy levels to meet its debt obligations and to foster excellent relations with its lenders. For the year ended December 31, 2022, the average increase or decrease in net income for each 1% change in interest rates paid on floating debt amounts to \$1,026 (2021 – \$1,005).

The Trust's objective in managing interest rate risk is to minimize the volatility of the Trust's earnings. As at December 31, 2022, interest rate risk has been minimized because all long-term debt is financed at fixed interest rates with maturities scheduled over a number of years.

(ii) Credit Risk

Credit risk arises from the possibility that tenants and/or debtors may experience financial difficulty and be unable or unwilling to fulfil their lease commitments. The Trust mitigates the risk of loss by investing in well-located properties in urban markets that attract quality tenants, by ensuring that its tenant mix is diversified and by limiting its exposure to any one tenant. A tenant's success over the term of its lease and its ability to fulfil its obligations are subject to many factors. There can be no assurance that a tenant will be able to fulfil all of its existing commitments and leases up to the expiry date.

The Trust's commercial leases typically have a lease term between five and 10 years and may include clauses to enable periodic upward revision of the rental rates and contractual extensions at the option of the lessee.

Future minimum annual rental receipts on non-cancellable tenant operating leases are as follows:

As at December 31,	2022	2021
Not later than 1 year	\$132,429	\$135,421
Later than 1 year and not later than 5 years	347,498	374,892
Later than 5 years	174,058	189,733
	\$653,985	\$700,046

The objective in managing credit risk is to mitigate exposure through the use of approved policies governing the Trust's credit practices that limit transactions according to counterparties' credit quality.

The Trust utilizes the simplified approach to measure ECL under IFRS 9, which requires the Trust to recognize a lifetime ECL allowance on all receivables at each reporting date. The carrying value of amounts receivable is reduced through the use of an allowance account, and the amount of the loss is recognized in the statements of (loss)/income and comprehensive (loss)/income within property operating expenses. When a receivable balance is considered uncollectible, it is written off against the allowance for doubtful accounts. Subsequent recoveries of amounts previously written off are credited against operating expenses in the statements of (loss)/income and comprehensive (loss)/income.

The following table sets forth details of amounts receivable and related allowance for doubtful accounts:

As at December 31,	2022	2021
Trade receivables	\$5,428	\$9,204
Less: Allowance for doubtful accounts	(2,607)	(5,121)
Trade receivables, net	\$2,821	\$4,083

(iii) Liquidity Risk

Liquidity risk is the risk that the Trust will encounter difficulties in meeting its financial obligations. The Trust will be subject to the risks associated with debt financing, including the risk that mortgages, convertible debentures and credit facilities will not be able to be refinanced. The Trust's objectives in minimizing liquidity risk are to maintain appropriate levels of leverage of its real estate assets and to stagger its debt maturity profile. The Trust's liquidity is described as follows:

As at December 31,	2022	2021
Availability of bank lines of credit	\$108,000	\$110,000
Availability of Morguard loan payable	75,000	75,000
Other deductions and adjustments	(15,390)	(3,933)
Bank indebtedness outstanding	(55,622)	(7,526)
Cash	9,712	11,270
	\$121,700	\$184,811

NOTE 22

SEGMENTED INFORMATION

IFRS 8, "Operating Segments", requires operating segments to be determined based on internal reports that are regularly reviewed by the chief operating decision-makers for the purpose of allocating resources to the segment and assessing its performance. The Trust has applied judgment by aggregating its operating segments according to the nature of the property operations. Such judgment considers the nature of operations, types of customers and an expectation that operating segments within a reportable segment have similar long-term economic characteristics. As at December 31, 2022, the Trust has the following three reportable segments: retail, office and industrial.

Business Segments

For the year ended December 31, 2022	Retail	Office	Industrial	Total
Revenue from real estate properties	\$128,150	\$110,535	\$3,944	\$242,629
Property operating expenses	(36,425)	(31,414)	(962)	(68,801)
Property taxes	(25,016)	(17,666)	(617)	(43,299)
Property management fees	(4,623)	(3,574)	(133)	(8,330)
Net operating income	\$62,086	\$57,881	\$2,232	\$122,199

For the year ended December 31, 2021	Retail	Office	Industrial	Total
Revenue from real estate properties	\$130,982	\$106,809	\$3,649	\$241,440
Property operating expenses	(34,317)	(27,248)	(832)	(62,397)
Property taxes	(30,640)	(17,366)	(618)	(48,624)
Property management fees	(4,686)	(3,486)	(118)	(8,290)
Net operating income	\$61,339	\$58,709	\$2,081	\$122,129

	Retail	Office	Industrial	Total
As at December 31, 2022				
Real estate properties	\$1,281,675	\$992,580	\$63,550	\$2,337,805
Mortgages payable (based on collateral)	\$578,749	\$472,753	\$—	\$1,051,502
For the year ended December 31, 2022				
Additions to real estate properties	\$27,102	\$9,494	\$177	\$36,773
Fair value (losses)/gains on real estate properties	(\$82,127)	(\$78,044)	\$11,194	(\$148,977)

	Retail	Office	Industrial	Total
As at December 31, 2021				
Real estate properties	\$1,336,793	\$1,062,308	\$52,200	\$2,451,301
Mortgages payable (based on collateral)	\$591,925	\$533,732	\$—	\$1,125,657
For the year ended December 31, 2021				
Additions to real estate properties	\$19,238	\$7,609	\$726	\$27,573
Fair value (losses)/gains on real estate properties	(\$36,820)	(\$32,551)	\$8,397	(\$60,974)

NOTE 23

SUBSEQUENT EVENTS

On February 7, 2023, the Trust announced that the TSX had accepted notice filed by the Trust of its intention to make a normal course issuer bid. The notice provided that during the 12-month period commencing February 9, 2023, and ending February 8, 2024, the Trust may purchase for cancellation on the TSX up to 3,211,342 units in total, being approximately 5% of the outstanding units. Additionally, the Trust may purchase for cancellation up to \$9,800 principal amount of the Convertible Debentures due on the Maturity Date, 10% of the public float of outstanding Convertible Debentures. The price that the Trust would pay for any such units or debentures would be the market price at the time of acquisition.