Crombie

Building Together

Q3 MANAGEMENT'S DISCUSSION & ANALYSIS
September 30, 2025

INTRODUCTION

The following Management's Discussion and Analysis ("MD&A") of the consolidated financial condition and financial performance of Crombie Real Estate Investment Trust ("Crombie") should be read in conjunction with Crombie's interim condensed consolidated financial statements ("financial statements") as at and for the three and nine months ended September 30, 2025 and 2024. This MD&A should also be read in conjunction with Crombie's audited consolidated financial statements as at and for the years ended December 31, 2024 and 2023.

The information presented in this MD&A is for Crombie's full portfolio, including partial ownership interests in joint operations, based on its proportionate ownership, but without inclusion of ownership interests in equity-accounted joint ventures except where otherwise noted.

Except for per Unit, gross leasable area ("GLA") and square footage ("sq. ft.") amounts, and where otherwise noted, all amounts in this MD&A are reported in thousands of Canadian dollars.

The information contained in the MD&A, including forward-looking statements, is current to November 5, 2025, except as otherwise noted.

Additional information relating to Crombie, including its latest Annual Information Form, can be found on the SEDAR+ website for Canadian regulatory filings at www.sedarplus.ca.

For definitions of certain acronyms and specialized terms used in this document, refer to the "Glossary of Terms" on page 8.

FOOTNOTES

(*) NON-GAAP FINANCIAL MEASURES
Some of the financial measures provided in this document are non-GAAP financial measures that have no standardized meaning under International Financial Reporting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards") and therefore may not be comparable to similar measures presented by other companies. See "Non-GAAP Financial Measures", starting on page 68, for more information on Crombie's non-GAAP financial measures and reconciliations thereof.

1. **Strategy and Key Highlights** 3
2. **Glossary of Terms** 8
3. **Portfolio Review** 10
4. **Operational Performance Review** 20
5. **Financial Performance Review** 25
6. **Development** 35
7. **Capital Management** 41
8. **Risk Management** 53
9. **Joint Ventures** 58
10. **Other Disclosures** 63
    - Related Party Transactions 63
    - Use of Estimates and Judgments 64
    - Controls and Procedures 65
    - Quarterly Information 66
11. **Non-GAAP Financial Measures** 68

FORWARD-LOOKING INFORMATION

This MD&A contains forward-looking statements about expected future events and the financial and operating performance of Crombie. These statements, and the related estimates and assumptions used by management, can be found in several sections of the MD&A, including, but not limited to, “Portfolio Review - Strategic Acquisitions”, “Portfolio Review - Strategic Dispositions”, “Development”, “Capital Management”, “Joint Ventures”, and “Other Disclosures”. Forward-looking statements include, but are not limited to, statements concerning management’s beliefs, plans, estimates, intentions, and similar statements concerning anticipated future events, results, circumstances, performance, or expectations that are not historical fact. Forward-looking statements generally can be identified by the use of forward-looking terminology such as “may”, “will”, “estimate”, “anticipate”, “believe”, “expect”, “intend”, “plan”, “continue”, or similar expressions suggesting future outcomes or events. Such forward-looking statements reflect management’s current beliefs and are based on information currently available to management. All forward-looking information in this MD&A is qualified by the cautionary statements under “Risk Factors Related to the Business of Crombie”, as well as the additional statements in the “Risks” section of Crombie’s 2024 Annual Information Form available at www.crombie.ca. Forward-looking statements in this MD&A and the principal related risks include statements regarding:

(i) opportunities with Empire Company Limited (“Empire”) for investments in the modernization, acquisition, expansion, and conversion of their grocery stores, customer fulfillment centres, or warehouses, which may be impacted by the development of Empire’s business and the resulting availability of suitable investment opportunities for Crombie;
(ii) AFFO(*) accretion and NAV(*) growth from strategic acquisitions, which may be affected by future occupancy and rental performance, and/or redevelopment activity of acquired properties;
(iii) disposition of properties and the anticipated reinvestment of net proceeds, which could be impacted by the availability of purchasers, the availability of accretive property acquisitions, the timing of property development activities or other accretive uses for net proceeds and real estate market conditions;
(iv) anticipated growth in Crombie’s total portfolio, which depends on successful execution of its current development strategy, its relationship with Empire, availability of suitable properties and development opportunities, and general economic conditions;
(v) statements under the heading “Development”, including the locations identified, timing, cost, estimated yield on cost, development size and nature, anticipated impact on portfolio quality and diversification, cash flow growth, Unitholder value, or other financial measures, all of which may be impacted by real estate market cycles, future capitalization rates, the availability of financing opportunities, the availability of labour, actual development costs, ability to achieve lease-up stabilization at current market rents, general economic conditions, and factors described under the “Development” section, and which assume obtaining required municipal zoning and development approvals, successful agreements with existing tenants, and, where applicable, successful execution of development activities undertaken by related parties not under the direct control of Crombie;
(vi) fair value of investment properties, which is based on trailing net property income, capitalization rates, estimates of future cash flows, and anticipated trends and economic conditions;
(vii) overall indebtedness levels and terms, and expectations relating to refinancing, which could be impacted by the level of acquisition and disposition activity that Crombie is able to achieve, levels of indebtedness, Crombie’s ability to maintain and strengthen its investment grade credit rating, future financing opportunities, future interest rates, creditworthiness of major tenants and joint arrangement partners, and market conditions;
(viii) estimated GLA, estimated completion dates, estimated yield on cost, and estimated total costs for projects in Crombie’s development pipeline, which are subject to changes in site plans, cost tendering processes, and continuing tenant negotiations, as well as access to job sites, supply and labour availability, ability to attract tenants, tenant mix, building sizes, estimated future rents, and availability and cost of construction financing;
(ix) asset growth and reinvesting to develop or otherwise make improvements to existing properties, which could be impacted by the availability of labour, capital resource availability and allocation decisions, as well as actual development costs;
(x) generating improved rental income and occupancy levels, including anticipated replacement of expiring tenancies, which could be impacted by changes in demand for Crombie’s properties, tenant bankruptcies, the effects of general economic conditions, e-commerce, and supply of competitive locations in proximity to Crombie locations;
(xi) estimated payments on derivative and non-derivative financial liabilities, which could be impacted by interest rates on floating rate debt and fluctuations in the settlement value and settlement timing of any derivative financial liabilities;
(xii) investment in joint ventures and the income contributed by those investments, which could be impacted by the risk and uncertainty from dependence on partners that are not under Crombie’s control, including risk of default by a partner on financing obligations or non-performance of a partner’s obligations on a project, which may include development, construction, management, or leasing;
(xiii) tax exempt status, which can be impacted by regulatory changes enacted by governmental authorities;
(xiv) anticipated distributions and payout ratios, which could be impacted by results of operations and capital resource allocation decisions; and
(xv) the effect that any contingencies or guarantees would have on Crombie’s financial statements, which could be impacted by their eventual outcome.

These forward-looking statements are presented for the purpose of assisting Crombie’s Unitholders and financial analysts in understanding Crombie’s operating environment and may or may not be appropriate for other purposes. These forward-looking statements are not guarantees of future events or performance and, by their nature, are based on Crombie’s current estimates and assumptions. Crombie can give no assurance that actual results will be consistent with these forward-looking statements. A number of factors, including those discussed under “Risk Management”, could cause actual results, performance, achievements, prospects, or opportunities to differ materially from the results discussed or implied in the forward-looking statements. These factors should be considered carefully, and a reader should not place undue reliance on the forward-looking statements.

These forward-looking statements are made as at the date of the MD&A and Crombie assumes no obligation to update or revise them to reflect new or current events or circumstances unless otherwise required by applicable securities legislation.

STRATEGY: DISCIPLINED GROWTH, ENDURING VALUE

Building Together

Crombie creates lasting value for Unitholders through a disciplined strategy built on two interlocking pillars: **Value Creation** and **Solid Foundation**. These pillars guide every decision, enabling us to grow cash flow, enhance portfolio value, and build a platform designed for long-term success.

VALUE CREATION

Own & Operate
What we own and how we operate

Optimize
Maximize the value of our assets through major and non-major development

Partner
Strategically unlock value through partnerships

SOLID FOUNDATION

Financial Strength
Prioritizing cash flow growth and disciplined allocation of capital

ESG
Further embedding ESG principles into our business strategy, culture, and values

People & Culture
Attracting, retaining, and developing top talent across the organization

Near-term Priorities

- Deliver consistent growth in same-asset property cash NOI(*) and AFFO(*).
- Optimize our existing assets through a balanced approach to both major and non-major development, leveraging partnerships to unlock embedded value.
- Maintain superior financial condition while responsibly allocating capital.

Aberdeen Business Centre, New Glasgow, NS

Enriching communities by building spaces that drive value today and leave a positive impact on tomorrow

CONNECTING COMMUNITIES ACROSS CANADA

Purpose-driven, results-oriented

Results as at and for the three months ended September 30, 2025:

SCALE

306
properties[1]

$6.1B
fair value[2] [3]

18.8M
sq. ft. of GLA[2]

STABILITY

97.5%
committed occupancy

82.8%
of annual minimum rent ("AMR") generated from necessity-based retailers inclusive of retail-related industrial

8.1 years
weighted average lease term ("WALT")

OPERATIONAL EXCELLENCE

4.9%
property revenue growth[4]

4.6%
same-asset property cash NOI growth[3] [4] [5]

11.1%
AFFO per Unit growth[3] [4] [5]

Clearwater Landing, Fort McMurray, AB

Le Duke, Montréal, QC

Village Square, Nepean, ON

Crown Isle Shopping Centre, Courtenay, BC

Saddletowne Circle, Calgary, AB

(1) Inclusive of properties owned in joint ventures.
(2) Inclusive of joint ventures at Crombie's share.
(3) Non-GAAP financial measures used by management to evaluate Crombie's business performance. See "Non-GAAP Financial Measures", starting on page 68, for more information on Crombie's non-GAAP financial measures and reconciliations thereof.
(4) Variance over the third quarter of 2024.
(5) Refer to "Financial Performance Review", starting on page 25, for the calculation of these metrics.

KEY PERFORMANCE INDICATORS

The following table highlights the key metrics Crombie uses to measure its performance. Discussion of the primary factors influencing these metrics can be found on the following pages.

(*) See "Non-GAAP Financial Measures", starting on page 68, for more information on Crombie's non-GAAP financial measures and reconciliations thereof.

	Q3 2025	Q3 2024	Variance	YTD 2025	YTD 2024	Variance
Financial Metrics						
Property revenue	$120,084	$114,460	+4.9 %	$366,593	$349,430	+4.9 %
Revenue from management and development services	$4,428	$1,083	+308.9 %	$8,814	$3,938	+123.8 %
Operating Income attributable to Unitholders	$30,817	$26,570	+16.0 %	$91,244	$82,122	+11.1 %
Net property income(*)	$79,474	$75,006	+6.0 %	$237,961	$223,535	+6.5 %
Same-asset property cash NOI(*)	$83,329	$79,670	+4.6 %	$245,543	$237,142	+3.5 %
FFO(*) per Unit	$0.33	$0.31	+6.5 %	$0.97	$0.93	+4.3 %
FFO(*) payout ratio	67.3 %	72.5 %	-5.2 %	69.0 %	72.0 %	-3.0 %
AFFO(*) per Unit	$0.30	$0.27	+11.1 %	$0.86	$0.80	+7.5 %
AFFO(*) payout ratio	75.8 %	83.6 %	-7.8 %	78.1 %	83.4 %	-5.3 %
Financial Condition Metrics						
Debt to trailing 12 months adjusted EBITDA(*) ("D/EBITDA")	7.70x	7.72x	-0.02x	N/A	N/A	N/A
Interest coverage ratio(*)	3.46x	3.31x	+0.15x	3.38x	3.33x	+0.05x
Debt to gross fair value(*) ("D/GFV")(1)	41.9 %	42.9 %	-1.0 %	N/A	N/A	N/A
Available liquidity	$676,106	$676,649	-0.1 %	N/A	N/A	N/A
Operational Metrics - Commercial						
Renewal spreads	10.6 %	9.7 %	+0.9 %	10.5 %	9.8 %	+0.7 %
Committed occupancy	97.5 %	96.1 %	+1.4 %	N/A	N/A	N/A
Economic occupancy	97.2 %	95.9 %	+1.3 %	N/A	N/A	N/A

(1) Q4 2024 D/GFV was 43.6%, a +0.6% variance from the Q4 2023 ratio of 43.0%

Rimouski, QC

"Our third-quarter results demonstrate the continued strength of Crombie's high-quality, coast-to-coast portfolio, purpose-built to deliver steady cash flow growth and long-term sustainable value."

— **Mark Holly**,
President and CEO

KEY HIGHLIGHTS — THIRD QUARTER 2025

(Compared to the same quarter from the prior year unless otherwise indicated)

Financial Highlights

- **4.9% growth in property revenue** was primarily due to higher revenue from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024, renewals, and new leasing.
- **308.9% increase in revenue from management and development services** was driven by recognition of deferred revenue related to development management services and development fees from newly formed joint ventures.
- **16.0% increase in operating income attributable to Unitholders** was primarily due to net property income from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024, renewals, new leasing, and increased revenue from management and development services as discussed above. This was offset in part by higher interest expense from the 2024 net issuance of senior unsecured notes, and increased depreciation and amortization as a result of acquisitions.
- **6.0% increase in net property income(*)** was primarily driven by the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024, renewals, and new leasing.
- **4.6% growth in same-asset property cash NOI(*)** was primarily driven by increased property revenue from renewals, contractual rent step-ups, and new leasing.
- **6.5% increase in FFO(*) per Unit** was primarily due to net property income from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024, property revenue growth as discussed above, and increased revenue from management and development services. This was offset in part by higher interest expense from the 2024 net issuance of senior unsecured notes.
- **FFO(*) payout ratio was 67.3%** compared to 72.5% in the prior year. The change was primarily due to items affecting FFO per Unit, as discussed above, offset in part by higher distributions resulting from additional Units issued under the DRIP.
- **11.1% increase in AFFO(*) per Unit** was primarily due to the items impacting FFO per Unit as discussed above.
- **AFFO(*) payout ratio was 75.8%** compared to 83.6% in the prior year due to items affecting AFFO per Unit, as discussed above, offset in part by higher distributions resulting from additional Units issued under the DRIP.

Financial Condition Highlights

- **The decrease in the D/EBITDA(*) ratio (7.70x vs. 7.72x)** was due to increased trailing 12 months adjusted EBITDA, resulting primarily from growth in property revenue from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024, renewals, new leasing, and increased revenue from management and development services. The increase in trailing adjusted EBITDA was offset in part by increased general and administrative expenses, and lower income from equity-accounted investments resulting from the sale of land at Crombie's Opal Ridge joint venture in the fourth quarter of 2023 and the sale of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024 to Crombie from the joint venture. The decrease in the ratio was partially offset by higher outstanding debt compared to the third quarter of 2024, primarily from the net issuance of senior unsecured notes in 2024.
- **Interest coverage ratio(*) was 3.46x, an increase of 0.15x**, driven by improved adjusted EBITDA for the quarter, primarily due to higher net property income from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024, renewals, new leasing, and increased revenue from management and development services. This was partially offset by increased interest on senior unsecured notes due to the net issuances in 2024.
- **D/GFV(*) decreased to 41.9%** from 42.9% in the third quarter of 2024 due to investment property fair value appreciation versus 2024, reduced outstanding debt held in equity-accounted joint ventures, and increased cash and cash equivalents. This was partially offset by the net issuance of senior unsecured notes in 2024, reduction in fair value of properties held in equity-accounted investments, and higher outstanding balances of mortgage and credit facilities, primarily resulting from the acquisition of the remaining 50% interest in the Davie Street residential property.
- **Available liquidity decreased 0.1% to $676,106** resulting from higher credit facility balances outstanding due to the unsecured non-revolving credit facility obtained in the fourth quarter of 2024. This was offset in part by higher cash balance and lower outstanding letters of credit compared to September 30, 2024.

Operational Highlights

- **Renewal growth in the third quarter of 2025 of 10.6%** over expiring rental rates was primarily driven by renewals at retail properties. In total, Crombie renewed 92,000 sq. ft., consisting of 9,000 square feet in VECTOM, 38,000 square feet in Major Markets, and 45,000 square feet in Regional Markets.
- **Committed occupancy was 97.5%** at September 30, 2025, with 60,000 square feet of committed space, with VECTOM and Major Markets representing 31,000 square feet. The increase from 97.2% in the second quarter of 2025 was due to new leasing activity.
- **Economic occupancy was 97.2%** at September 30, 2025. The increase from 96.4% in the second quarter of 2025 was primarily due to new leasing activity.
- **Invested $14,932 in modernizations** during the quarter.

Okotoks, AB

2. GLOSSARY OF TERMS

Adjusted debt(*)	Adjusted debt is a non-GAAP measure that is used in the calculation of Crombie's debt to gross fair value and debt to trailing 12 months adjusted EBITDA.
Adjusted EBITDA(*)	Adjusted EBITDA is a non-GAAP measure that is used as an input in several of Crombie's debt metrics.
Adjusted interest expense(*)	Adjusted interest expense is a non-GAAP measure that is used in the calculation of Crombie's interest coverage and debt service coverage ratios.
AFFO(*)	Adjusted funds from operations is a non-GAAP measure that is used to compare period-over-period operating results.
AMR	Annual minimum rent represents annualized fixed minimum rent payable by the tenant pursuant to the terms of the lease.
CMA	Census metropolitan area.
Committed occupancy	Represents current economic occupancy plus future occupancy of currently vacant space for which lease contracts are currently in place (excludes space held in equity-accounted joint ventures).
D/GFV(*)	Debt to gross fair value is a non-GAAP measure that is used to evaluate Crombie's flexibility to incur additional financial leverage.
Economic occupancy	Represents space currently occupied (excludes space held in equity-accounted joint ventures).
ESG	Environmental, social, and governance.
Fair value	The amount at which an asset or liability could be exchanged between two knowledgeable, and willing parties in an arm's length transaction conducted at current market conditions.
FFO(*)	Funds from operations is a non-GAAP measure that is used to compare period-over-period operating results.
GLA	Gross leasable area (excludes space held in equity-accounted joint ventures unless noted as proportionately consolidated). For both commercial and residential properties, GLA is calculated as the total square footage of leasable units and excludes common area space.
IFRS Accounting Standards	International Financial Reporting Standards as issued by the International Accounting Standards Board.
Joint operations	Properties in which Crombie owns partial interests and shares joint control with other parties, and where the joint operation parties have rights to the net assets of the joint operation, relating to the arrangement. These co-owned properties are subject to proportionate consolidation, the results of which are reflected in Crombie's operating and financial results, based on the proportionate interest in such joint operations.
Joint ventures	Entities over which Crombie shares joint control with other parties and where the joint venture parties have rights to the net assets of the joint venture. Crombie accounts for investments in joint ventures using the equity method.
Lease termination income	Revenue derived from the early termination of a lease. Lease termination occurs when a tenant desires to end occupancy prior to the contractual lease end date.
Major Markets	A Crombie-specific definition that includes Abbotsford-Mission, Barrie, Chilliwack, Halifax, Hamilton, Kitchener-Cambridge-Waterloo, Oshawa, Québec City, Regina, Saskatoon, Victoria, and Winnipeg, as defined by Statistics Canada 2021 boundaries for census metropolitan areas and census agglomeration.
Modernization	A capital investment to modernize/renovate Crombie-owned grocery store properties in exchange for a defined return and potential extended lease term.
NAV(*)	Net asset value is a non-GAAP measure that reflects Crombie's intrinsic value.
Net property income(*)	Net property income is a non-GAAP measure that is used to compare operating performance by the properties period over period.
Property cash NOI(*)	Property net operating income on a cash basis is a non-GAAP measure that is used to compare operating performance as it reflects the cash generated by the properties period over period.
Proportionate ownership	Represents Crombie's proportionate interest in the financial position and results of operations of its entire portfolio, taking into account the difference in accounting for joint ventures using proportionate consolidation versus equity accounting as required under IFRS Accounting Standards.
REALPAC	Real Property Association of Canada. This is a national association representing top tier executives and decision makers of the Canadian commercial real estate industry.
Regional Markets	A Crombie-specific definition that includes all remaining geographies outside of VECTOM and Major Markets.
Retail	Includes Crombie's substantial retail portfolio, including certain additional properties that comprise both retail and office space. These properties have been consistently included in Crombie's retail category.
Retail-related industrial	Retail-related industrial includes retail distribution centres, customer fulfillment centres, and spokes.
Revenue from management and development services	Represents revenue from co-owners, related parties, and third parties for development, construction, and property management services.
Same-asset properties	Properties owned and operated throughout the current and comparative reporting periods, excluding any property that was designated for redevelopment or was subject to disposition of a portion of its GLA during either the current or comparative period.
Spokes	Spokes are cross-dock distribution facilities developed to support customer fulfillment centres, the hubs of Empire's hub-and-spoke network, by expediting the movement of merchandise to customers with minimal storage time.
Sq. ft.	Square footage.

Unencumbered assets	Represents assets that have not been pledged as security or collateral under a secured credit facility or mortgage.
VECTOM	Vancouver, Edmonton, Calgary, Toronto, Ottawa-Gatineau, and Montréal, as defined by Statistics Canada 2021 boundaries for census metropolitan areas and census agglomeration.
Rezoning application	A formal municipal rezoning application that is submitted for the purpose of achieving a new land use (i.e. residential, mixed-use) and generally to obtain higher levels of density and building height.

(*) See “Non-GAAP Financial Measures”, starting on page 68, for more information on Crombie’s non-GAAP financial measures and reconciliations thereof.

3. PORTFOLIO REVIEW

As at September 30, 2025, Crombie's property portfolio consisted of full ownership interests in 236 investment properties, and partial ownership interests in 61 investment properties held in joint operations. In addition to investment properties, Crombie also has full ownership interests in three properties under development ("PUD"), as well as partial ownership in one asset in PUD held in a joint operation, four properties held in joint ventures, and one wholly owned residential property. Together, Crombie's share of these 306 properties contains approximately 18.8 million square feet of GLA in all 10 provinces.

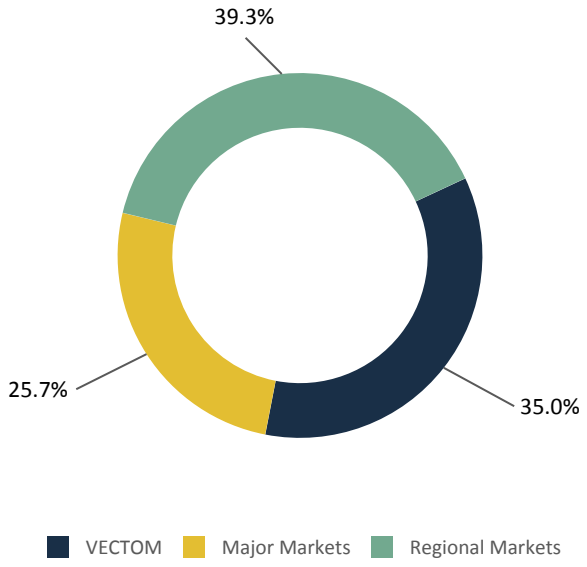
Total Portfolio Review Inclusive of Joint Ventures

Crombie holds ownership interests in 12 joint ventures, four of which currently hold property. These joint ventures are all subject to equity accounting. The results of these equity-accounted investments are not included in certain financial metrics, such as net property income(*), property cash NOI(*), or same-asset property cash NOI(*), unless it is specifically indicated that such metrics are presented on a proportionate consolidation basis. Below are select operating metrics for the full portfolio presented on a proportionate consolidation basis.

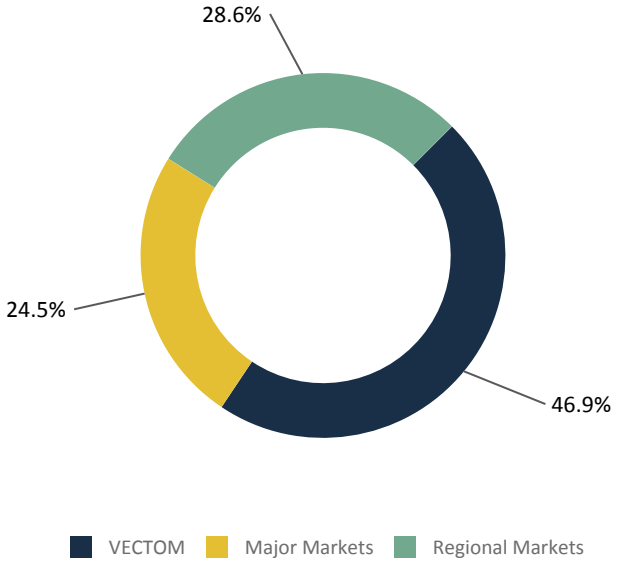
Market Class

Crombie's portfolio of GLA and fair value, inclusive of joint ventures at Crombie's share, consisted of the following as at September 30, 2025:

Portfolio GLA by Market Class (sq. ft.) as at September 30, 2025



Portfolio Fair Value by Market Class (%) as at September 30, 2025



The table below provides details of the average capitalization rate (weighted by stabilized trailing NOI including joint ventures) by market class used by Crombie in assessing fair value. For an explanation of the determination of capitalization rates, see the "Other Disclosures" section of this MD&A, under "Investment Property Valuation" in the "Use of Estimates and Judgments" section.

	September 30, 2025	December 31, 2024	September 30, 2024
VECTOM	**5.06 %**	5.10 %	5.17 %
Major Markets	**6.16 %**	6.17 %	6.16 %
Regional Markets	**6.81 %**	6.90 %	6.92 %
Weighted average portfolio capitalization rate	**5.84 %**	5.90 %	5.95 %

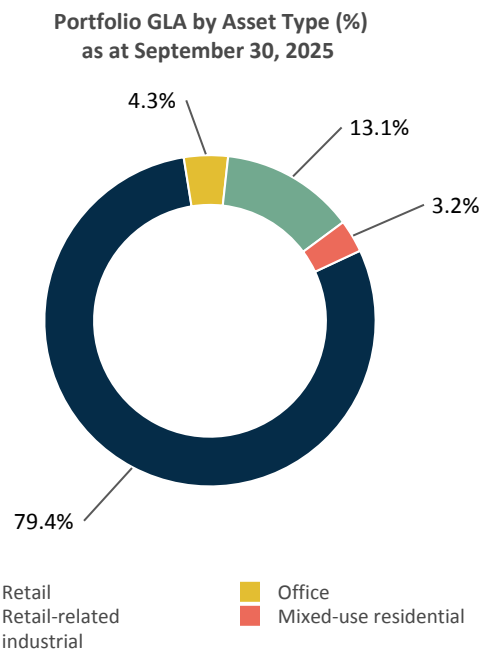
Crombie's weighted average capitalization rate has declined compared with September 30, 2024 as the result of some market capitalization rate compression in select regions.

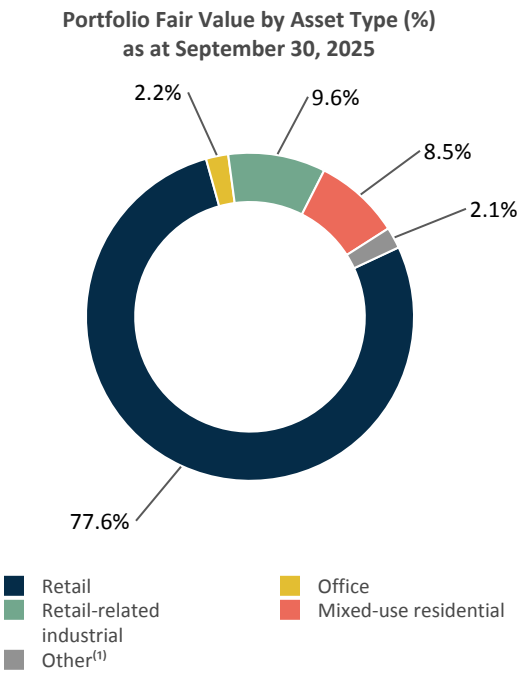
	GLA (sq. ft.)	
	September 30, 2025	September 30, 2024
VECTOM	**6,584,000**	6,494,000
Major Markets	**4,840,000**	4,845,000
Regional Markets	**7,391,000**	7,958,000
Total	**18,815,000**	19,297,000

When compared to September 30, 2024, VECTOM GLA increased by 90,000 and Major Markets GLA decreased by 5,000 square feet. The increase in VECTOM GLA was primarily driven by the acquisition of the remaining 50% of the Davie Street residential property. Regional Markets GLA decreased by 567,000 square feet primarily due to the disposition of three retail properties: Riverview Place (NB), Amherst Centre (NS), Loch Lomond Place (NB); and one office property, Moncton Main Street (NB). This was partially offset by the acquisition of four grocery-anchored retail properties: Springdale (NL), Campbellton (NB), Barrington Passage (NS), and Glace Bay (NS).

Asset Type

Crombie's portfolio of GLA and fair value, inclusive of joint ventures at Crombie's share, consisted of the following as at September 30, 2025:





(1) Other includes PUD and land.

Retail properties represent 79.4% of Crombie's GLA and 77.6% of fair value at September 30, 2025, compared to 79.6% of Crombie's GLA and 76.0% of fair value at September 30, 2024.

	GLA (sq. ft.)	
	September 30, 2025	September 30, 2024
Retail	**14,940,000**	15,359,000
Retail-related industrial	**2,460,000**	2,460,000
Office	**814,000**	963,000
Mixed-use residential	**601,000**	515,000
Total	**18,815,000**	19,297,000

When compared to September 30, 2024, retail GLA decreased 419,000 square feet primarily due to the disposition of three retail properties: Riverview Place (NB), Amherst Centre (NS), and Loch Lomond Place (NB). This was partially offset by the acquisition of four grocery-anchored retail properties: Springdale (NL), Campbellton (NB), Barrington Passage (NS), and Glace Bay (NS). Office property GLA decreased by 149,000 square feet primarily due to the disposition of one property, Moncton Main Street (NB). Mixed-use residential GLA increased 86,000 square feet as the result of the acquisition of the remaining 50% of the Davie Street residential property.

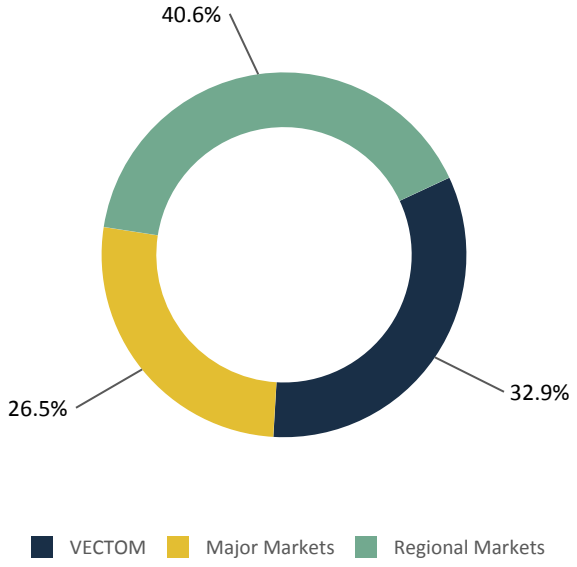
Portfolio Review - Excluding Joint Ventures and Residential Property

Below are select operating metrics for the full portfolio presented without inclusion of Crombie's partial ownership interests in 12 joint ventures and without inclusion of Crombie's wholly owned Davie Street residential property. Partial ownership interests in joint operations are reflected based on Crombie's proportionate ownership held in joint operations.

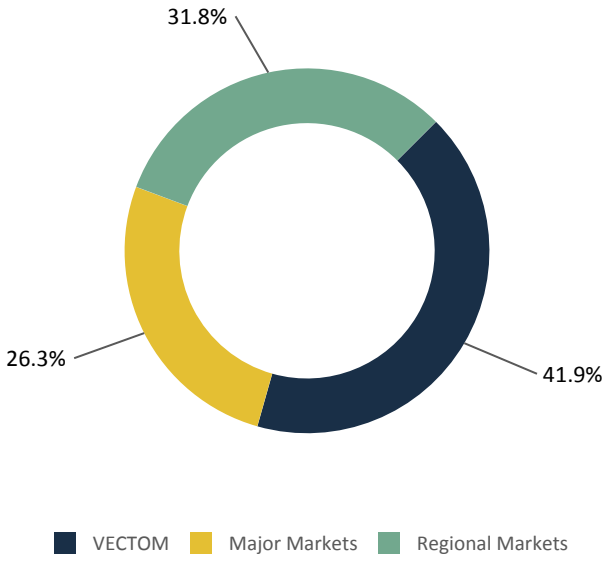
Market Class

Crombie's portfolio of GLA and fair value consisted of the following as at September 30, 2025:

Portfolio GLA by Market Class (%) as at September 30, 2025



Portfolio Fair Value by Market Class (%) as at September, 2025



The table below provides details of the average capitalization rate (weighted by stabilized trailing NOI) by market class used by Crombie in assessing fair value. For an explanation of the determination of capitalization rates, see the "Other Disclosures" section of this MD&A, under "Investment Property Valuation" in the "Use of Estimates and Judgments" subsection.

	September 30, 2025	December 31, 2024	September 30, 2024
VECTOM	**5.35 %**	5.44 %	5.44 %
Major Markets	**6.15 %**	6.17 %	6.16 %
Regional Markets	**6.81 %**	6.90 %	6.92 %
Weighted average portfolio capitalization rate	**6.03 %**	6.12 %	6.12 %

Crombie's weighted average capitalization rate has declined compared with September 30, 2024 as the result of some market capitalization rate compression in select regions.

Crombie's portfolio diversification by market class of its commercial investment properties as at September 30, 2025 and 2024 is as follows:

	GLA (sq. ft.)								
Market Class	January 1, 2025	Acquisition/ (Disposition)	Other[1]	**September 30, 2025**	Number of Investment Properties	% of AMR	% NOI[2]	Economic Occupancy[3]	Committed Occupancy[3]
VECTOM	5,984,000	—	(1,000)	**5,983,000**	88	36.2 %	35.0 %	98.8 %	99.1 %
Major Markets	4,829,000	—	(5,000)	**4,824,000**	64	26.4 %	26.6 %	96.6 %	96.8 %
Regional Markets	7,620,000	(182,000)	(47,000)	**7,391,000**	145	37.4 %	38.4 %	96.2 %	96.6 %
Total	**18,433,000**	**(182,000)**	**(53,000)**	**18,198,000**	**297**	**100.0 %**	**100.0 %**	**97.2 %**	**97.5 %**

	GLA (sq. ft.)								
Market Class	January 1, 2024	Acquisition/ (Disposition)	Other[1]	September 30, 2024	Number of Investment Properties	% of AMR	% NOI[2]	Economic Occupancy[3]	Committed Occupancy[3]
VECTOM	5,966,000	(15,000)	28,000	5,979,000	88	34.9 %	34.1 %	99.2 %	99.4 %
Major Markets	4,827,000	—	2,000	4,829,000	64	26.7 %	27.4 %	96.6 %	96.8 %
Regional Markets	7,888,000	62,000	8,000	7,958,000	144	38.4 %	38.5 %	92.9 %	93.2 %
Total	18,681,000	47,000	38,000	18,766,000	296	100.0 %	100.0 %	95.9 %	96.1 %

(1) Changes in GLA include increases for completed developments, additions/expansions to GLA on existing properties, and square footage removed from GLA for redevelopment.
(2) Property cash NOI for the nine months ended September 30.
(3) The total economic occupancy and total committed occupancy metrics exclude results from mixed-use residential properties and joint ventures.

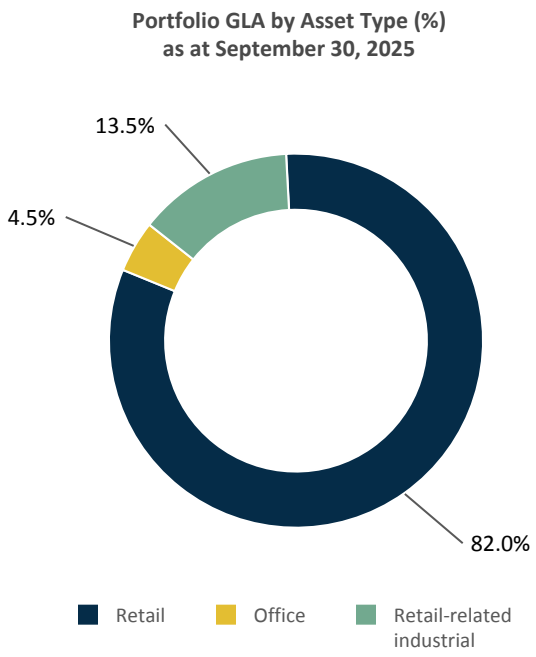
For the nine months ended September 30, 2025, retail property Loch Lomond Place (NB), 188,000 square feet, along with office property Moncton Main Street (NB), 140,000 square feet, were disposed of in Regional Markets. Acquisitions of Springdale (NL), Campbellton (NB), Barrington Passage (NS), and Glace Bay (NS) grocery-anchored retail properties in Regional Markets totalled 146,000 square feet. Additionally, Regional Markets were impacted by 43,000 square feet removed from Topsail Road Plaza (NL), and 8,500 square feet from Duke Tower (NS), both of which will undergo partial redevelopment.

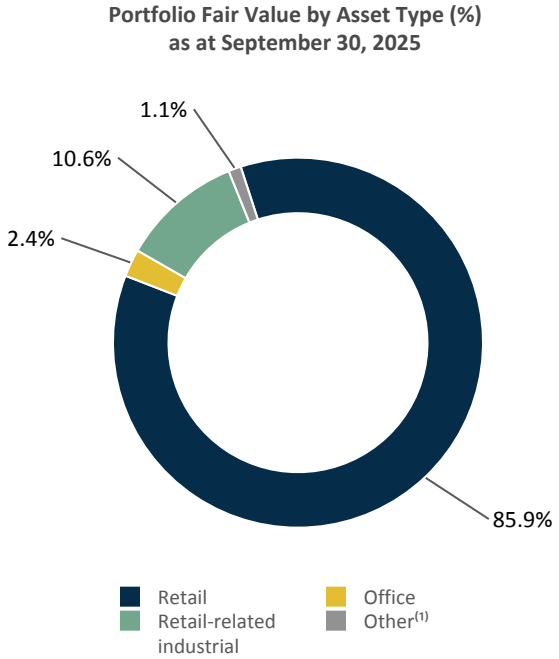
When compared to September 30, 2024, the percentage of annual minimum rent generated in VECTOM increased by 130 basis points and Major Markets share of AMR decreased by 30 basis points, while AMR generated from Regional Markets decreased by 100 basis points, primarily driven by the acquisitions and dispositions activity noted above.

Please see the "Operational Performance" section of this MD&A, under "Occupancy and Leasing Activity" for additional information on economic and committed occupancy.

Asset Type

Retail properties represent 82.0% of Crombie's GLA and 85.9% of fair value at September 30, 2025, compared to 81.8% of GLA and 82.2% of fair value at September 30, 2024.





(1) Other includes PUD and land.

Crombie's portfolio diversification of its commercial investment properties by asset type as at September 30, 2025 and 2024, is as follows:

	GLA (sq. ft.)								
Asset Type	January 1, 2025	Acquisition/ (Disposition)	Other[1]	**September 30, 2025**	Number of Investment Properties	% of AMR	% of NOI[2]	Economic Occupancy	Committed Occupancy
Retail	15,010,000	(42,000)	(44,000)	**14,924,000**	285	87.7 %	87.0 %	97.1 %	97.5 %
Retail-related industrial	2,460,000	—	—	**2,460,000**	8	9.2 %	9.1 %	100.0 %	100.0 %
Office	963,000	(140,000)	(9,000)	**814,000**	4	3.1 %	3.9 %	89.7 %	90.1 %
Total	**18,433,000**	**(182,000)**	**(53,000)**	**18,198,000**	**297**	**100.0 %**	**100.0 %**	**97.2 %**	**97.5 %**

	GLA (sq. ft.)								
Asset Type	January 1, 2024	Acquisition/ (Disposition)	Other[1]	September 30, 2024	Number of Investment Properties	% of AMR	% of NOI[2]	Economic Occupancy	Committed Occupancy
Retail	15,285,000	47,000	11,000	15,343,000	283	87.4 %	87.2 %	95.8 %	96.1 %
Retail-related industrial	2,434,000	—	26,000	2,460,000	8	9.0 %	8.9 %	100.0 %	100.0 %
Office	962,000	—	1,000	963,000	5	3.6 %	3.9 %	86.4 %	86.7 %
Total	18,681,000	47,000	38,000	18,766,000	296	100.0 %	100.0 %	95.9 %	96.1 %

(1) Changes in GLA include increases for completed developments, additions/expansions to GLA on existing properties, square footage removed from GLA for redevelopment, and reclassifications within asset types.
(2) Property cash NOI for the nine months ended September 30.

For the nine months ended September 30, 2025, Loch Lomond Place (NB), commercial mixed-use, and Moncton Main Street (NB), office, totalling 328,000 square feet, were disposed of. Acquisitions of Springdale (NL), Campbellton (NB), Barrington Passage (NS), and Glace Bay (NS), all retail freestanding, totalled 146,000 square feet. Additionally, 43,000 square feet was removed from Topsail Road (NL), retail, and 8,500 square feet from Duke Tower (NS), office, both of which will undergo partial redevelopment.

Please see the "Operational Performance Review" section of this MD&A, under "Occupancy and Leasing Activity" for additional information on economic and committed occupancy.

As Crombie's wholly owned Davie Street residential property and properties held in equity-accounted joint ventures are not reflected in this information, the applicable residential square footage, occupancy, and asset mix details of these properties are reflected in the following sections of this MD&A: "Total Portfolio Review Inclusive of Joint Ventures" subsection, starting on page 10, page 24 of the "Operational Performance Review" section, and the "Joint Ventures" section starting on page 58.

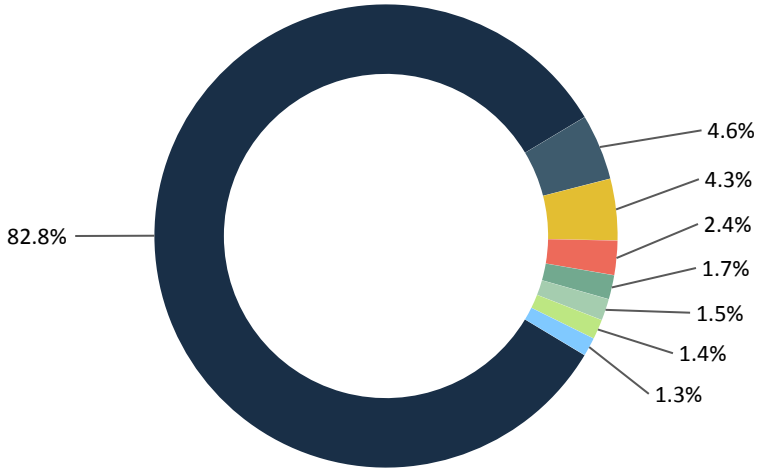
Non-major Development - Completed

Property development and redevelopment is a strategic priority for Crombie, that includes non-major development projects with expected costs of less than $50,000. Non-major developments have shorter project durations and less overall risk than major development projects. For the nine months ended September 30, 2025, there were no non-major developments completed.

Tenant Profile

Crombie builds and owns a high-quality, resilient, and diversified portfolio, backed primarily by grocery tenants, which delivers consistent long-term earnings and cash flow stability. As at September 30, 2025, 82.8% of Crombie's AMR was generated from necessity-based retailers, compared to 81.5% at September 30, 2024. These necessity-based tenants have stable underlying income and cash flows, are more resilient to changes in economic cycles and evolving retail trends, and form a solid foundation for organic same-asset property cash NOI[*] and AFFO[*] growth.

Tenants by Industry
(% of AMR)



- Necessity-based Retailers[1]
- Apparel & Accessories
- Other
- Home Improvement, Furniture, & Auto Supplies
- Office & Hotel Tenants
- Entertainment, Sporting Goods, & Stationery Retailers
- Restaurants - Full Service
- Fitness Facilities & Supplement Stores

(1) Necessity-based retailers include tenants that provide essential products and services, and predominantly fall into the following categories: grocery, pharmacy, liquor, dollar store, cannabis, convenience store, gasoline, pet supplies, grocery distribution centres, quick service restaurants, medical, professional and personal services, banking and financial services.

The following table illustrates the 20 largest tenants in Crombie's portfolio of investment properties, as measured by their percentage contribution to total AMR, as at September 30, 2025.

Tenant	% of AMR	GLA (sq. ft.)	Weighted Average Remaining Lease Term	Morningstar DBRS Credit Rating
Empire Company Limited [1]	60.5 %	11,523,000	10.1 years	BBB
Shoppers Drug Mart	2.5 %	244,000	4.9 years	-
Dollarama	1.7 %	364,000	5.0 years	BBB (high)
Province of Nova Scotia	1.7 %	356,000	5.2 years	A(high)
Shell	1.0 %	19,000	10.7 years	AA (low)
Cineplex	0.9 %	207,000	5.4 years	-
Canadian Imperial Bank of Commerce	0.9 %	129,000	12.4 years	AA
Bank of Nova Scotia	0.9 %	128,000	2.6 years	AA
GoodLife Fitness	0.8 %	184,000	5.0 years	-
Canadian Tire Corporation	0.7 %	150,000	2.4 years	BBB
Restaurant Brands International	0.7 %	65,000	4.2 years	-
Government of Canada	0.6 %	73,000	2.3 years	AAA
Pet Valu	0.6 %	91,000	4.3 years	-
Royal Bank of Canada	0.5 %	49,000	2.3 years	AA(high)
SAQ / Province of Québec	0.5 %	65,000	5.3 years	AA (low)
Halifax Regional Municipality	0.5 %	124,000	5.4 years	-
Metro	0.5 %	88,000	4.8 years	BBB (high)
BC Liquor / Province of British Columbia	0.4 %	40,000	2.6 years	AA(high)
Toronto Dominion Bank	0.4 %	45,000	2.0 years	AA
Familiprix	0.4 %	61,000	3.6 years	-
Total	**76.7 %**	**14,005,000**	**9.2 years**	

(1) Includes Sobeys and all other subsidiaries of Empire Company Limited.

Other than Empire, which accounts for 60.5% of AMR, and Shoppers Drug Mart, which accounts for 2.5% of AMR, no other tenant accounts for more than 1.7% of Crombie's AMR. Empire's percent of AMR increased by 1.6% compared to September 30, 2024 due to the acquisition of Empire-anchored assets, modernizations, and contractual rent step-ups.

For the nine months ended September 30, 2025, Empire represents 55.9% of total property revenue. Total property revenue includes minimum rent, as well as operating and realty tax cost recovery income and percentage rent. These additional amounts can vary by property type, specific tenant leases, and where tenants may directly incur and pay operating costs.

The weighted average remaining term of all Crombie leases is approximately 8.1 years, which decreased 0.5 years as compared to September 30, 2024. This remaining lease term is influenced by the weighted average Empire remaining lease term of 10.1 years, which decreased 0.9 years from September 30, 2024.

Same-asset Properties

Crombie measures certain performance and operating metrics on a same-asset basis to evaluate the period-over-period performance of those properties owned and operated by Crombie. "Same-asset" refers to those properties that were owned and operated by Crombie for the current and comparative reporting periods. Properties that will be undergoing a redevelopment in a future period and those for which planning activities are underway are also in this category until such development activities commence and/or tenant leasing/ renewal activity is suspended. Same-asset property cash NOI[*] reflects Crombie's proportionate ownership of jointly-operated properties (and excludes any properties held in joint ventures).

	Crombie-owned Properties					
	Commercial Investment Properties	Residential Investment Property[1]	Properties Under Development ("PUD")	Sub-total	Properties in Joint Ventures ("JV")	Total[2]
Same-asset properties	288	—	—	288	2	290
Non-same-asset properties:						
Acquisitions	5	1	1	7	—	7
Other[3]	4	—	3	7	—	7
Active or completed major developments[4]	—	—	—	—	2	2
	9	1	4	14	2	16
Total properties	**297**	**1**	**4**	**302**	**4**	**306**

(1) On October 15, 2024, Crombie acquired its partner's interest in the Davie Limited Partnership joint venture and obtained control of the property. As a result, Crombie derecognized its share of the Davie Limited Partnership joint venture and recognized the property as an asset acquisition.
(2) Same-asset metrics throughout the MD&A do not include properties held in joint ventures.
(3) Other includes investment properties that have been designated for repositioning and land parcels included in PUD.
(4) Active or completed major developments include:
The Marlstone (JV)
The Village at Bronte Harbour (JV)

The following table illustrates the movement in Crombie's same-asset properties for the nine months ended September 30, 2025.

	Investment Properties ("IP")	Properties in Joint Ventures ("JV")	Total[1]
Same-asset properties December 31, 2024	287	2	289
Transfers from Acquisitions	1	—	1
Dispositions	(2)	—	(2)
Transfers from Other Property Redevelopment	2	—	2
Total same-asset properties September 30, 2025	**288**	**2**	**290**

(1) Same-asset metrics throughout the MD&A do not include properties held in joint ventures.

Strategic Acquisitions and Dispositions

As at September 30, 2025, GLA, at Crombie's interest, of its investment properties was 18.2 million square feet compared to 18.8 million square feet as at September 30, 2024. The decrease in GLA is due to 666,000 square feet of dispositions and 48,000 of other changes throughout the portfolio, partially offset by 146,000 square feet of acquisitions.

Strategic Acquisitions

Through strategic and selective acquisitions of high-quality, primarily grocery-anchored assets, Crombie intends to continue to enhance overall portfolio quality. Crombie's acquisitions are intended to add strategic value to the portfolio, while leading to AFFO[(*)] accretion and NAV[(*)] growth. During the nine months ended September 30, 2025, Crombie completed acquisition of four grocery-anchored retail properties for a total purchase price of $21,205 excluding transaction and closing costs. The properties were acquired from third parties, adding 146,000 square feet, located in Regional Markets. In addition, Crombie acquired a parcel of land for development in Major Markets, through a land swap with the City of Halifax in Nova Scotia for an existing parcel of development land, for a purchase price of $11,500 excluding transaction and closing costs.

						Ownership		
Date	Property	Location	Vendor	Strategy	Number of Investment Properties	Interest	Sq. ft.	Price[1]
2025 Second Quarter								
April 22, 2025	Main and Larch Streets	Springdale, NL	Third party	Income-producing	1	100 %	12,000	$ 1,095
June 25, 2025	Reserve Street	Glace Bay, NS	Third party	Income-producing	1	100 %	55,000	7,230
June 25, 2025	Highway 3	Barrington Passage, NS	Third party	Income-producing	1	100 %	33,000	5,240
June 25, 2025	Roseberry and Shannon Streets	Campbellton, NB	Third party	Income-producing	1	100 %	46,000	7,640
June 27, 2025	Barrington Street[2]	Halifax, NS	Third party	Land	1	100 %	—	11,500
Total commercial acquisitions for the nine months ended September 30, 2025					**5**		**146,000**	**$ 32,705**
Total commercial acquisitions for the nine months ended September 30, 2024					2	100 %	62,000	$ 13,640

(1) Prices are stated before transaction and closing costs.
(2) Crombie swapped an existing parcel of development land for a parcel held by the City of Halifax, NS (see Strategic Dispositions table).

Strategic Dispositions

From time to time, in line with Crombie's strategy on capital recycling, Crombie will undertake strategic dispositions. Proceeds from dispositions can be used for debt reduction, to fund development projects, and to seize other higher-value opportunities, as well as general REIT purposes. Some of these opportunities include supporting Empire's growth and completion of major mixed-use developments.

			Ownership				
Date	Property	Location	Number of Investment Properties	Interest	Sq. ft.	Net Property Income[*]	Price[1]
2025 First Quarter							
January 20, 2025	2nd Avenue West[2]	Prince Rupert, BC	—	— %	—	$ —	$ 74
February 14, 2025	Loch Lomond Place	Saint John, NB	1	100 %	188,000	281	3,300
			1		188,000	281	3,374
2025 Second Quarter							
April 10, 2025	The Marlstone[3]	Halifax, NS	1	100 %	—	—	66,850
June 13, 2025	Main Street Centre[4]	Moncton, NB	1	100 %	140,000	796	8,500
June 27, 2025	Barrington Street[5]	Halifax, NS	1	100 %	—	—	11,500
			3		140,000	796	86,850
Total commercial dispositions for the nine months ended September 30, 2025			**4**		**328,000**	**$ 1,077** [6]	**$ 90,224**
Total commercial dispositions for the nine months ended September 30, 2024			1	50 %	15,000 [7]	$ 150	$ 13,000

(1) Prices are stated before transaction and closing costs.
(2) Expropriation of a parcel of land at an existing retail property.
(3) The Marlstone development was fully disposed to a joint venture. As a result of this transaction, Crombie's ownership percentage changed from 100% to 50%. See "Related Party Transactions" in the "Other Disclosures" section on page 63 for details.
(4) This disposition resulted in a gain of $1,770 on derecognition of the right-of-use asset associated with the land lease.
(5) Crombie swapped an existing parcel of development land for a parcel held by the City of Halifax, NS (see Strategic Acquisitions table).
(6) Reflects actual net property income[*] earned on 2025 dispositions for the full year ended December 31, 2024. Total actual net property income[*] for the nine months ended September 30, 2025 for the disposed properties prior to disposition was $2,425, as reflected in Crombie's consolidated results.
(7) Square footage is at 100% interest.

4. OPERATIONAL PERFORMANCE REVIEW

Commercial Occupancy and Leasing Activity

The commercial portfolio occupancy and committed space activity by market class and asset type for the nine months ended September 30, 2025 was as follows:

	Commercial Occupied Space (sq. ft.)									
Market Class	January 1, 2025	Net Acquisitions	New Leases[1]	Lease Expiries	Other[2]	**September 30, 2025**	Economic Occupancy	Committed Space (sq. ft.)[3]	Total Committed Space (sq. ft.)	Committed Occupancy
VECTOM	5,915,000	—	19,000	(23,000)	(1,000)	**5,910,000**	98.8 %	21,000	5,931,000	99.1 %
Major Markets	4,664,000	—	75,000	(74,000)	(7,000)	**4,658,000**	96.6 %	10,000	4,668,000	96.8 %
Regional Markets	7,211,000	(40,000)	115,000	(116,000)	(58,000)	**7,112,000**	96.2 %	29,000	7,141,000	96.6 %
Total	**17,790,000**	**(40,000)**	**209,000**	**(213,000)**	**(66,000)**	**17,680,000**	**97.2 %**	**60,000**	**17,740,000**	**97.5 %**

	Commercial Occupied Space (sq. ft.)									
Asset Type	January 1, 2025	Net Acquisitions	New Leases[1]	Lease Expiries	Other[2]	**September 30, 2025**	Economic Occupancy	Committed Space (sq. ft.)[3]	Total Committed Space (sq. ft.)	Committed Occupancy
Retail	14,494,000	52,000	202,000	(192,000)	(67,000)	**14,489,000**	97.1 %	56,000	14,545,000	97.5 %
Retail-related industrial	2,460,000	—	—	—	—	**2,460,000**	100.0 %	—	2,460,000	100.0 %
Office	836,000	(92,000)	7,000	(21,000)	1,000	**731,000**	89.7 %	4,000	735,000	90.1 %
Total	**17,790,000**	**(40,000)**	**209,000**	**(213,000)**	**(66,000)**	**17,680,000**	**97.2 %**	**60,000**	**17,740,000**	**97.5 %**

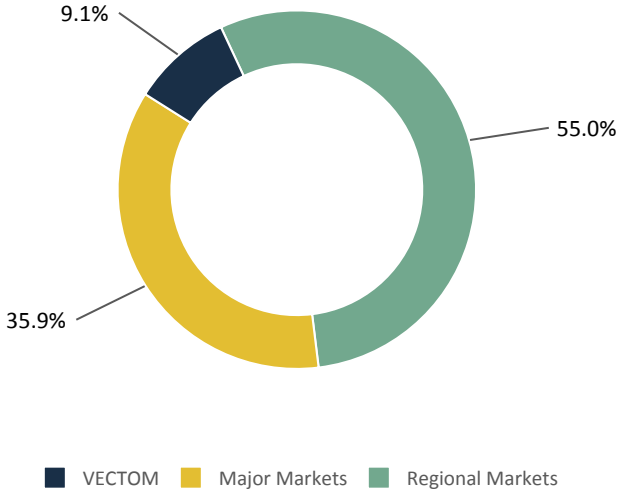
(1) New leases include new leases and expansions at existing properties.
(2) Other includes amendments to existing leases, lease terminations and surrenders, bankruptcies, space certifications, and reclassifications within asset types.
(3) Committed space represents lease contracts for future occupancy of currently vacant space. Management believes such reporting, along with reported lease maturities, provides more balanced reporting of overall vacant space.

Committed occupancy was 97.5% at September 30, 2025 and 96.1% at September 30, 2024. For the nine months ended September 30, 2025, Crombie had expiries outpace new leases by 4,000 square feet. Committed occupancy in Crombie's retail properties portfolio was 97.5% at September 30, 2025 and 96.1% at September 30, 2024. This increase was primarily due to new leases and dispositions, partially offset by natural lease expiries and early terminations. Committed occupancy in office properties was 90.1% at September 30, 2025, which increased from 86.7% at September 30, 2024. This was primarily due to new leases and dispositions. Committed space in retail-related industrial properties of 100.0% at September 30, 2025 remained constant from September 30, 2024.

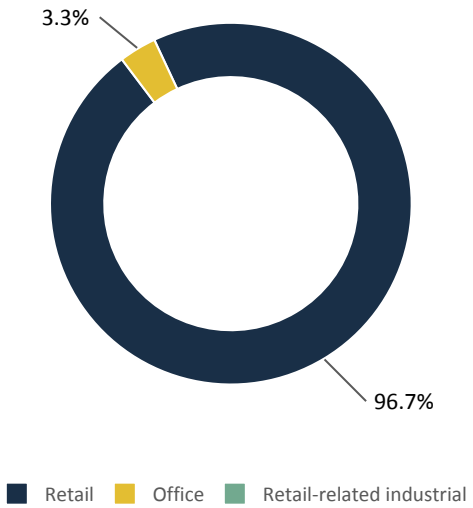
The portfolio average AMR per occupied square foot for Crombie's income-producing properties was $19.00 as at September 30, 2025, an increase of 5.4%, compared to $18.02 as at September 30, 2024.

New Leasing Activity

New Leasing by Market Class (%)
for the period ended September 30, 2025



New Leasing by Asset Type (%)
for the period ended September 30, 2025



New commercial leases increased occupancy by 209,000 square feet at September 30, 2025, at an average first-year rate of $16.68 per square foot.

For the nine months ended September 30, 2025, 55.0% of new leases, equivalent to 115,000 square feet, were completed in Regional Markets, while 94,000 square feet, or 45.0%, of new leases were completed in VECTOM and Major Markets.

At September 30, 2025, 60,000 square feet of GLA at an average first-year rate of $14.50 per square foot was committed, with tenants expected to take possession through the remainder of 2025 and early 2026. VECTOM and Major Markets represent 51.6%, equivalent to 31,000 square feet of committed space with Regional Markets representing the remaining 48.4%, equivalent to 29,000 square feet of committed space.

Renewal Activity

For the three and nine months ended September 30, 2025, renewal activity for Crombie's commercial portfolio was as follows:

	Three months ended September 30, 2025			Nine months ended September 30, 2025		
	Square Feet	Rate PSF	Growth %	Square Feet	Rate PSF	Growth %
2025 Renewals	73,000	$24.20	10.7 %	417,000	$22.03	10.2 %
Future Year Renewals	19,000	$21.08	10.3 %	112,000	$22.50	11.6 %
Total	**92,000**	**$23.55**	**10.6 %**	**529,000**	**$22.13**	**10.5 %**

Renewal spreads are based on the first-year rate and do not factor in any additional rent step-ups that may take place throughout the lease term. Crombie's renewal activity for the three months ended September 30, 2025 included retail renewals of 91,000 square feet with an increase of 10.6% over expiring rental rates. When comparing the expiring rental rates to the weighted average rental rate for the renewal term, Crombie achieved an increase of 13.5% for the three months ended September 30, 2025 and 12.3% for the nine months ended September 30, 2025.

Total renewal growth year-to-date was positively impacted by the 93,000 square feet of renewals in VECTOM at an average first-year rate of $28.25 per square foot, an increase of 11.5% over expiring rental rates. Major Markets saw renewals of 188,000 square feet, with an increase of 14.5% over expiring rental rates or an average first-year rate of $20.00 per square foot. Regional Markets accounted for the remaining 248,000 square feet of renewals at an average first-year rate of $21.45, with an increase of 7.4% over expiring rental rates.

Crombie proactively manages its lease maturities, taking advantage of opportunities to renew tenants prior to expiration. During the nine months ended September 30, 2025, 112,000 square feet of renewals related to future year expiries were completed.

Lease Maturities

The following table sets out, as at September 30, 2025, the total number of commercial leases, including committed leases, maturing during the periods indicated, the renewal area, the percentage of the total GLA of the properties represented by such maturities, and the estimated average AMR per square foot at the time of expiry.

Year	Number of Leases[1]	Renewal Area (sq. ft.)	% of Total GLA	Average AMR per sq. ft. at Expiry
Remainder of 2025	128	548,000	3.0 %	$ 16.93
2026	191	974,000	5.4 %	16.41
2027	202	1,292,000	7.1 %	19.11
2028	152	1,013,000	5.6 %	19.84
2029	197	1,428,000	7.8 %	20.95
2030	119	1,167,000	6.4 %	23.87
2031	100	1,148,000	6.3 %	20.06
2032	80	542,000	3.0 %	22.03
2033	99	1,793,000	9.9 %	24.37
2034	75	726,000	4.0 %	22.86
Thereafter	224	7,109,000	39.0 %	21.27
Total	**1,567**	**17,740,000**	**97.5 %**	**$ 21.10**

(1) Assuming tenants do not hold over on a month-to-month basis or exercise renewal options or termination rights.

The following table sets out, as at September 30, 2025, the number of Empire leases maturing during the periods indicated, the renewal area, the percentage of the total GLA of the properties represented by such maturities, and the estimated average AMR per square foot at the time of expiry.

Year	Number of Leases[1]	Renewal Area (sq. ft.)	% of Total GLA	Average AMR per sq. ft. at Expiry
Remainder of 2025	5	20,000	0.1 %	$ 12.91
2026	14	345,000	1.9 %	9.79
2027	14	386,000	2.1 %	14.30
2028	11	269,000	1.5 %	16.41
2029	16	553,000	3.0 %	15.96
2030	17	661,000	3.6 %	25.95
2031	15	504,000	2.8 %	16.83
2032	4	145,000	0.8 %	19.15
2033	38	1,455,000	8.0 %	22.95
2034	16	441,000	2.4 %	21.48
Thereafter	155	6,744,000	37.1 %	21.01
Total	**305**	**11,523,000**	**63.3 %**	**$ 20.42**

(1) Assuming tenants do not hold over on a month-to-month basis or exercise renewal options or termination rights.

Residential Portfolio

Crombie's rental residential portfolio consists of three assets totalling 1,198 rental units. Crombie owns a 100% interest in Zephyr (Vancouver, British Columbia) and owns a 50% interest of Le Duke (Montréal, Québec) and The Village at Bronte Harbour (Oakville, Ontario), both held in joint ventures.

The information presented below is reflected at 100% ownership interest and does not include the retail component of these assets.

			Residential Occupied Units				
	GLA (sq. ft.)	Number of Residential Units	January 1, 2025	Net Movement[1]	September 30, 2025	Committed Occupancy	Average Rent PSF
Residential properties	**913,000**	**1,198**	**1,116**	**(18)**	**1,098**	**91.7 %**	**$3.83**

(1) Net movement incorporates both newly signed and expired leases.

5. FINANCIAL PERFORMANCE REVIEW

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Property revenue	**$ 120,084**	$ 114,460	$ 5,624	**$ 366,593**	$ 349,430	$ 17,163
Revenue from management and development services	**4,428**	1,083	3,345	**8,814**	3,938	4,876
Property operating expenses	**(40,610)**	(39,454)	(1,156)	**(128,632)**	(125,895)	(2,737)
Net gain (loss) on disposal of investment properties	**(100)**	—	(100)	**3,089**	2,163	926
Gain on derecognition of right-of-use asset	**—**	—	—	**1,770**	—	1,770
Impairment of investment properties	**—**	—	—	**—**	(2,000)	2,000
Depreciation and amortization	**(21,627)**	(20,359)	(1,268)	**(65,712)**	(60,334)	(5,378)
General and administrative expenses	**(6,480)**	(6,014)	(466)	**(20,173)**	(16,198)	(3,975)
Finance costs - operations	**(24,360)**	(22,677)	(1,683)	**(72,856)**	(67,142)	(5,714)
Loss from equity-accounted investments	**(518)**	(469)	(49)	**(1,649)**	(1,840)	191
Operating income attributable to Unitholders	**30,817**	26,570	4,247	**91,244**	82,122	9,122
Distributions to Unitholders	**(41,669)**	(40,735)	(934)	**(123,926)**	(121,698)	(2,228)
Change in fair value of financial instruments	**(454)**	(3,506)	3,052	**(2,649)**	(2,321)	(328)
Decrease in net assets attributable to Unitholders	**$ (11,306)**	$ (17,671)	$ 6,365	**$ (35,331)**	$ (41,897)	$ 6,566
Operating income attributable to Unitholders per Unit - basic and diluted	**$ 0.17**	$ 0.15	$ 0.02	**$ 0.49**	$ 0.45	$ 0.04
Weighted average Units outstanding - basic and diluted (in 000's)	**185,775**	182,958	2,817	**185,084**	182,201	2,883
Distributions per Unit to Unitholders	**$ 0.22**	$ 0.22	$ —	**$ 0.67**	$ 0.67	$ —
Other Non-GAAP Performance Metrics						
Same-asset property cash NOI(*)	**$ 83,329**	$ 79,670	$ 3,659	**$ 245,543**	$ 237,142	$ 8,401
FFO(*)	**$ 61,945**	$ 56,170	$ 5,775	**$ 179,512**	$ 168,918	$ 10,594
FFO(*) per Unit - basic and diluted	**$ 0.33**	$ 0.31	$ 0.02	**$ 0.97**	$ 0.93	$ 0.04
FFO(*) payout ratio (%)	**67.3 %**	72.5 %	(5.2)%	**69.0 %**	72.0 %	(3.0)%
AFFO(*)	**$ 54,966**	$ 48,742	$ 6,224	**$ 158,703**	$ 146,006	$ 12,697
AFFO(*) per Unit - basic and diluted	**$ 0.30**	$ 0.27	$ 0.03	**$ 0.86**	$ 0.80	$ 0.06
AFFO(*) payout ratio (%)	**75.8 %**	83.6 %	(7.8)%	**78.1 %**	83.4 %	(5.3)%

Operating Income Attributable to Unitholders

For the three months ended:

Operating income attributable to Unitholders increased by $4,247, or 16.0%, primarily driven by higher net property income of $2,121 from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024, and growth in property revenue of $2,074 from renewals and new leasing. Further contributing to the increase in operating income was growth of $3,345 in development management fees resulting from recognition of deferred revenue related to development management services provided to a third party and development fees from newly formed joint ventures. This was offset in part by higher interest expense of $1,683 from the 2024 net issuance of senior unsecured notes and an increase of $1,268 in depreciation and amortization as a result of acquisitions.

For the nine months ended:

Operating income attributable to Unitholders increased by $9,122, or 11.1%, on a year-to-date basis. Higher net property income of $7,346 from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024 was the primary driver of the increase in operating income, as well as year-over-year growth in property revenue of $4,007 from renewals and new leasing, $2,379 in supplemental rent from modernization investments, $1,777 from lease terminations, and $1,040 from recently completed developments. Further contributing to the increase was growth of $4,876 in development management fees resulting from recognition of deferred revenue related to development management services provided to a third party and development fees from newly formed joint ventures, gain on derecognition of a right-of-use asset of $1,770 from the disposition of the Moncton Main Street Centre property, and impairment of investment properties in 2024 of $2,000. The growth in operating income was offset in part by increased tenant incentive amortization of $2,091, primarily from modernizations, decreased property revenue of $1,110 from dispositions, an increase of $5,714 in interest expense from the 2024 net issuance of senior unsecured notes, and higher depreciation and amortization of $5,378 due to acquisitions and accelerated depreciation on properties scheduled for redevelopment. Further offsetting the increase in operating income was higher general and administrative expenses of $3,975, primarily due to higher salaries and benefits related to filling vacant roles and increased Unit-based compensation costs driven by a higher Unit price.

Net Property Income(*)

Management uses net property income(*) as a measure of performance of properties period over period. Refer to the “Non-GAAP Financial Measures” section of this MD&A, starting on page 68, for a more detailed discussion on net property income(*).

Net property income(*) is calculated as follows:

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Property revenue	**$ 120,084**	$ 114,460	$ 5,624	**$ 366,593**	$ 349,430	$ 17,163
Property operating expenses	**(40,610)**	(39,454)	(1,156)	**(128,632)**	(125,895)	(2,737)
Net property income(*)	**$ 79,474**	$ 75,006	$ 4,468	**$ 237,961**	$ 223,535	$ 14,426
Net property income(*) margin percentage	**66.2 %**	65.5 %	0.7 %	**64.9 %**	64.0 %	0.9 %

For the three months ended:

The increase in net property income of $4,468 was primarily due to growth in net property income of $2,121 from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024 and $2,074 from renewals and new leasing.

For the nine months ended:

The increase in net property income of $14,426, compared to the same period in 2024, was primarily due to higher net property income of $7,346 from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024. Property revenue growth of $4,007 from renewals and new leasing, $2,379 in supplemental rent from modernization investments, $1,777 from lease terminations, and $1,040 from recently completed developments further contributed to the increase. This was partially offset by increased tenant incentive amortization of $2,091, primarily from modernizations, and decreased property revenue of $1,110 from dispositions.

Same-asset Property Cash NOI(*)

Management uses net property income(*) on a cash basis (property cash NOI(*)) as a measure of performance, as it reflects the cash generated by properties period over period. Refer to the "Non-GAAP Financial Measures" section of this MD&A, starting on page 68, for a more detailed discussion on property cash NOI(*).

Property cash NOI(*), which excludes non-cash straight-line rent recognition and amortization of tenant incentive amounts, is as follows:

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Net property income(*)	**$ 79,474**	$ 75,006	$ 4,468	**$ 237,961**	$ 223,535	$ 14,426
Non-cash straight-line rent	**(986)**	(1,271)	285	**(2,845)**	(4,163)	1,318
Non-cash tenant incentive amortization(1)	**8,153**	7,663	490	**23,593**	21,502	2,091
Property cash NOI(*)	**86,641**	81,398	5,243	**258,709**	240,874	17,835
Acquisitions and dispositions property cash NOI(*)	**2,634**	429	2,205	**10,999**	676	10,323
Development property cash NOI(*)	**678**	1,299	(621)	**2,167**	3,056	(889)
Acquisitions, dispositions, and development property cash NOI(*)	**3,312**	1,728	1,584	**13,166**	3,732	9,434
Same-asset property cash NOI(*)	**$ 83,329**	$ 79,670	$ 3,659	**$ 245,543**	$ 237,142	$ 8,401

(1) Refer to "Amortization of Tenant Incentives" on page 32 for a breakdown of tenant incentive amortization.

Same-asset property cash NOI(*) by market class and asset type is as follows:

	Three months ended September 30,				Nine months ended September 30,			
	2025	2024	Variance	%	**2025**	2024	Variance	%
VECTOM	**$ 29,562**	$ 27,460	$ 2,102	7.7 %	**$ 87,047**	$ 81,861	$ 5,186	6.3 %
Major Markets	**22,045**	21,948	97	0.4 %	**66,117**	65,785	332	0.5 %
Regional Markets	**31,722**	30,262	1,460	4.8 %	**92,379**	89,496	2,883	3.2 %
Same-asset property cash NOI(*)	**$ 83,329**	$ 79,670	$ 3,659	4.6 %	**$ 245,543**	$ 237,142	$ 8,401	3.5 %

	Three months ended September 30,				Nine months ended September 30,			
	2025	2024	Variance	%	**2025**	2024	Variance	%
Retail(1)	**$ 73,277**	$ 69,770	$ 3,507	5.0 %	**$ 215,717**	$ 206,848	$ 8,869	4.3 %
Retail-related industrial	**7,462**	7,123	339	4.8 %	**22,113**	21,197	916	4.3 %
Office	**2,590**	2,777	(187)	(6.7)%	**7,713**	9,097	(1,384)	(15.2)%
Same-asset property cash NOI(*)	**$ 83,329**	$ 79,670	$ 3,659	4.6 %	**$ 245,543**	$ 237,142	$ 8,401	3.5 %

(1) Retail includes Crombie's substantial retail portfolio and reflects certain additional properties which comprise both retail and office space. These properties have been consistently included in the retail category.

For the three months ended:

Same-asset property cash NOI increased by $3,659, or 4.6%, compared to the third quarter of 2024 primarily due to renewals, contractual rent step-ups, and new leasing.

For the nine months ended:

On a year-to-date basis, same-asset property cash NOI increased by $8,401, or 3.5%, compared to the same period in 2024 primarily due to renewals, contractual rent step-ups, new leasing, and an increase of $2,337 in supplemental rent from modernization investments.

Funds from Operations (FFO)(*)

Crombie follows the recommendations of the Real Property Association of Canada ("REALPAC") publication "REALPAC Funds From Operations (FFO) & Adjusted Funds From Operations (AFFO) for IFRS (January 2022)" in calculating FFO(*). Refer to the "Non-GAAP Financial Measures" section of this MD&A, starting on page 68, for a more detailed discussion on FFO(*).

The reconciliation of FFO(*) for the three and nine months ended September 30, 2025 and 2024 is as follows:

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Decrease in net assets attributable to Unitholders	**$ (11,306)**	$ (17,671)	$ 6,365	**$ (35,331)**	$ (41,897)	$ 6,566
Add (deduct):						
Amortization of tenant incentives	**8,153**	7,663	490	**23,593**	21,502	2,091
Net (gain) loss on disposal of investment properties	**100**	—	100	**(3,089)**	(2,163)	(926)
Gain on derecognition of right-of-use asset	**—**	—	—	**(1,770)**	—	(1,770)
Impairment of investment properties	**—**	—	—	**—**	2,000	(2,000)
Depreciation and amortization of investment properties	**21,254**	19,995	1,259	**64,598**	59,228	5,370
Adjustments for equity-accounted investments	**867**	1,212	(345)	**2,599**	3,707	(1,108)
Principal payments on right-of-use assets	**27**	61	(34)	**149**	180	(31)
Internal leasing costs	**727**	669	58	**2,188**	2,342	(154)
Distributions to Unitholders	**41,669**	40,735	934	**123,926**	121,698	2,228
Change in fair value of financial instruments(1)	**454**	3,506	(3,052)	**2,649**	2,321	328
FFO(*)	**$ 61,945**	$ 56,170	$ 5,775	**$ 179,512**	$ 168,918	$ 10,594
Weighted average Units - basic and diluted (in 000's)	**185,775**	182,958	2,817	**185,084**	182,201	2,883
FFO(*) per Unit - basic and diluted	**$ 0.33**	$ 0.31	$ 0.02	**$ 0.97**	$ 0.93	$ 0.04
FFO(*) payout ratio (%)	**67.3 %**	72.5 %	(5.2)%	**69.0 %**	72.0 %	(3.0)%

(1) Includes the fair value changes of Crombie's deferred unit plan and fair value changes of financial instruments which do not qualify for hedge accounting.

For the three months ended:

The increase in FFO of $5,775 was primarily due to higher net property income of $2,121 from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024, and growth in property revenue of $2,074 from renewals and new leasing. Further contributing to the increase in FFO was growth of $3,345 in development management fees resulting from recognition of deferred revenue related to development management services provided to a third party and development fees from newly formed joint ventures. This was offset in part by higher interest expense of $1,683 from the 2024 net issuance of senior unsecured notes.

For the nine months ended:

On a year-to-date basis, FFO increased by $10,594, primarily driven by higher net property income of $7,346 from the acquisition of the remaining 50% interest in the Davie Street residential property in the fourth quarter of 2024, growth in property revenue of $4,007 from renewals and new leasing, $2,379 in supplemental rent from modernization investments, $1,777 from lease terminations, and $1,040 from recently completed developments. Further contributing to the increase was growth of $4,876 in development management fees resulting from recognition of deferred revenue related to development management services provided to a third party and development fees from newly formed joint ventures. The growth in FFO was offset in part by decreased property revenue of $1,110 from dispositions, an increase of $5,714 in interest expense from the 2024 net issuance of senior unsecured notes, and higher general and administrative expenses of $3,975, primarily due to higher salaries and benefits related to filling vacant roles and increased Unit-based compensation costs driven by a higher Unit price.

Adjusted Funds from Operations (AFFO)(*)

Crombie follows the recommendations of the "REALPAC Funds From Operations (FFO) & Adjusted Funds From Operations (AFFO) for IFRS (January 2022)" in calculating AFFO(*) and has applied these recommendations to the AFFO(*) amounts included in this MD&A. Refer to the "Non-GAAP Financial Measures" section of this MD&A, starting on page 68, for a more detailed discussion.

The reconciliation of AFFO(*) for the three and nine months ended September 30, 2025 and 2024 is as follows:

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
FFO(*)	**$ 61,945**	$ 56,170	$ 5,775	**$ 179,512**	$ 168,918	$ 10,594
Add (deduct):						
Straight-line rent adjustment	**(986)**	(1,271)	285	**(2,845)**	(4,163)	1,318
Straight-line rent adjustment included in loss from equity-accounted investments	**(17)**	40	(57)	**(21)**	155	(176)
Internal leasing costs	**(727)**	(669)	(58)	**(2,188)**	(2,342)	154
Maintenance expenditures on a square footage basis	**(5,249)**	(5,528)	279	**(15,755)**	(16,562)	807
AFFO(*)	**$ 54,966**	$ 48,742	$ 6,224	**$ 158,703**	$ 146,006	$ 12,697
Weighted average Units - basic and diluted (in 000's)	**185,775**	182,958	2,817	**185,084**	182,201	2,883
AFFO(*) per Unit - basic and diluted	**$ 0.30**	$ 0.27	$ 0.03	**$ 0.86**	$ 0.80	$ 0.06
AFFO(*) payout ratio (%)	**75.8 %**	83.6 %	(7.8)%	**78.1 %**	83.4 %	(5.3)%

For the three months ended:

The increase in AFFO was primarily due to the same factors impacting FFO for the quarter.

For the nine months ended:

The growth in AFFO on a year-to-date basis was driven primarily by the same factors impacting FFO.

Maintenance Capital Expenditures, and Maintenance Tenant Incentives and Leasing Costs ("Maintenance Expenditures")

Maintenance expenditures represent costs incurred in sustaining and maintaining existing space and exclude expenditures that are revenue-enhancing. Crombie considers revenue-enhancing expenditures to be costs that expand the GLA of a property or otherwise enhance the property's overall value.

Crombie's policy is to charge AFFO(*) with a reserve amount for maintenance expenditures based on a normalized rate per square foot applied to the weighted average GLA, as these expenditures are not generally incurred on a consistent basis during the year, or from year to year. Crombie excludes newly constructed and developed commercial properties from its maintenance charge for the first year until a baseline of actual expenditures is obtained. Crombie also excludes mixed-use and residential properties from its maintenance charge given these properties are all newly constructed and have minimal maintenance expense. As Crombie uses a reserve, it also discloses actual maintenance expenditures for comparative purposes. The rate per square foot is a proxy for actual historical costs, anticipated future costs, and any significant changes in the nature and age of the properties in the portfolio as it evolves over time. Crombie uses a normalized rate of $1.15 per square foot of weighted average GLA, based on the actual spend for the previous three years and estimated spend for 2025. Additionally, Crombie combines maintenance capital expenditures with maintenance tenant incentive ("TI") and deferred leasing costs in arriving at the normalized per square foot charge to AFFO(*), based on the fact that in years where TI and leasing expenditures are reduced, spending on maintenance capital expenditures may be accelerated and vice versa.

Maintenance Expenditures - Actual

	Three months ended			Nine months ended		Year ended	Three months ended			
	Sep 30, 2025	**Jun. 30, 2025**	**Mar. 31, 2025**	**Sep 30, 2025**	Sep. 30, 2024	Dec. 31, 2024	Dec. 31, 2024	Sep. 30, 2024	Jun. 30, 2024	Mar. 31, 2024
Total additions to investment properties	**$ 5,097**	**$ 12,291**	**$ 16,071**	**$ 33,459**	$ 41,044	$ 62,439	$ 21,395	$ 16,314	$ 11,028	$ 13,702
Transfer of predevelopment costs to investment properties	**—**	**—**	**—**	**—**	48,910	48,910	—	—	—	48,910
Total additions to investment properties held in joint ventures, at Crombie's share	**—**	**—**	**—**	**—**	48	48	—	3	45	—
Less: revenue-enhancing expenditures	**(3,860)**	**(10,596)**	**(15,917)**	**(30,373)**	(86,116)	(103,285)	(17,169)	(15,232)	(10,258)	(60,626)
Maintenance capital expenditures	**1,237**	**1,695**	**154**	**3,086**	3,886	8,112	4,226	1,085	815	1,986
Total additions to TI and deferred leasing costs	**11,975**	**11,077**	**4,141**	**27,193**	37,824	49,100	11,276	21,752	12,229	3,843
Less: revenue-enhancing expenditures	**(7,329)**	**(9,987)**	**(3,301)**	**(20,617)**	(32,793)	(42,755)	(9,962)	(20,939)	(9,751)	(2,103)
Maintenance TI and deferred leasing costs	**4,646**	**1,090**	**840**	**6,576**	5,031	6,345	1,314	813	2,478	1,740
Total maintenance expenditures - actual	**$ 5,883**	**$ 2,785**	**$ 994**	**$ 9,662**	$ 8,917	$ 14,457	$ 5,540	$ 1,898	$ 3,293	$ 3,726
Reserve amount charged against AFFO(*)	**$ 5,249**	**$ 5,238**	**$ 5,268**	**$ 15,755**	$ 16,562	$ 21,884	$ 5,322	$ 5,528	$ 5,516	$ 5,518

An obligation for TI expenditure occurs when renewing existing tenant leases or a new tenant occupies a space. Typically, leasing costs for existing tenants are lower on a per square foot basis than for new tenants; however, new tenants may provide more overall cash flow to Crombie through higher rents or improved traffic to a property. The timing of such expenditures fluctuates depending on the satisfaction of contractual terms contained in the leases.

Maintenance TI and deferred leasing costs are the result of both lease renewals and new leases, and are reflective of the leasing activity during 2025 and 2024.

Revenue-enhancing expenditures are capitalized and depreciated or charged against revenue over their useful lives. Revenue-enhancing expenditures during the nine months ended September 30, 2025 consisted primarily of development work and modernization investments.

Distributions to Unitholders

Crombie has organized its assets and operations to satisfy the criteria contained in the Income Tax Act (Canada) in regard to the definition of a real estate investment trust ("REIT"). A trust that satisfies the criteria of a REIT throughout its taxation year will not be subject to income tax in respect of distributions to its Unitholders that would otherwise apply to trusts classified as specified investment flow-through entities ("SIFTs").

Crombie's management and its advisors have completed an extensive review of Crombie's organizational structure and operations to support Crombie's assertion that it met the REIT criteria throughout 2024 and continues to do so. The relevant tests apply throughout the taxation year and, as such, the actual status of Crombie for any particular taxation year can only be ascertained at the end of the year.

Pursuant to Crombie's Declaration of Trust, cash distributions are to be determined by the Board of Trustees ("Board") at its discretion. Subject to approval of the Board, Crombie intends to make distributions to Unitholders of not less than the amount equal to the taxable income of Crombie, to ensure that Crombie will not be liable for income taxes.

Details of distributions to Unitholders are as follows:

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Distributions to Unitholders	**$ 24,595**	$ 24,046	$ 549	**$ 73,148**	$ 71,842	$ 1,306
Distributions to Class B Voting Unitholder[1]	**17,074**	16,689	385	**50,778**	49,856	922
Total distributions	**$ 41,669**	$ 40,735	$ 934	**$ 123,926**	$ 121,698	$ 2,228
FFO[*] payout ratio	**67.3 %**	72.5 %	(5.2)%	**69.0 %**	72.0 %	(3.0)%
AFFO[*] payout ratio	**75.8 %**	83.6 %	(7.8)%	**78.1 %**	83.4 %	(5.3)%

(1) Crombie Limited Partnership, a subsidiary of Crombie, has also issued Class B LP Units. These Class B LP Units accompany the Special Voting Units, are the economic equivalent of a Unit, and are exchangeable for Units on a one-for-one basis.

Pursuant to the requirements of National Policy 41-201, Income Trusts and Other Indirect Offerings, the tables below outline the differences between (i) cash provided by operating activities and cash distributions, and (ii) operating income attributable to Unitholders and cash distributions, respectively, in accordance with the policy guidelines.

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Cash provided by operating activities[1]	**$ 79,118**	$ 60,919	$ 18,199	**$ 205,815**	$ 176,218	$ 29,597
Monthly distributions paid and payable	**(41,669)**	(40,735)	(934)	**(123,926)**	(121,698)	(2,228)
Cash provided by operating activities in excess of distributions paid and payable	**$ 37,449**	$ 20,184	$ 17,265	**$ 81,889**	$ 54,520	$ 27,369

(1) Cash provided by operating activities for the three and nine months ended September 30, 2024 was updated from the previously reported figures for a change in presentation of predevelopment costs.

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Operating income attributable to Unitholders	**$ 30,817**	$ 26,570	$ 4,247	**$ 91,244**	$ 82,122	$ 9,122
Monthly distributions paid and payable	**(41,669)**	(40,735)	(934)	**(123,926)**	(121,698)	(2,228)
Operating income attributable to Unitholders in shortfall of distributions paid and payable	**$ (10,852)**	$ (14,165)	$ 3,313	**$ (32,682)**	$ (39,576)	$ 6,894

Monthly distributions paid for the three and nine months ended September 30, 2025 and 2024 were funded with cash flows from operating activities, borrowing on the bank credit facilities, and from available cash on hand. Operating income attributable to Unitholders includes depreciation and amortization, which does not directly impact the level of income Crombie generates that can be paid out in distributions. Excluding the impact of depreciation and amortization, there would be an excess over distributions paid and payable.

On August 6, 2025, Crombie announced an increase of distributions to 90.000 cents per Unit per year from the previous rate of 89.004 cents per Unit per year (an increase of 1.12%). The increase was effective for Unitholders of record on August 31, 2025.

On October 16, 2025, Crombie declared distributions of 7.5 cents per Unit for the period from October 1, 2025 up to and including October 31, 2025. The distributions will be paid on November 14, 2025, to Unitholders of record as at October 31, 2025.

Amortization of Tenant Incentives

Tenant incentives are amortized on a straight-line basis over the term of existing leases and the amortization is shown as a reduction in property revenue. From time to time, Crombie invests in value-enhancing property modernizations that result in lease amendments. These investments are amortized over the original and extended lease terms and reduce the associated increase in property revenue.

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Regular tenant incentive amortization	**$ 3,604**	$ 3,707	$ (103)	**$ 10,938**	$ 10,809	$ 129
Modernization tenant incentive amortization	**4,549**	3,956	593	**12,655**	10,693	1,962
Total amortization of tenant incentives	**$ 8,153**	$ 7,663	$ 490	**$ 23,593**	$ 21,502	$ 2,091

General and Administrative Expenses

The following table outlines the major categories of general and administrative expenses:

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Salaries and benefits	**$ 3,351**	$ 2,303	$ (1,048)	**$ 9,628**	$ 7,672	$ (1,956)
Unit-based compensation[(1)]	**1,245**	2,333	1,088	**4,680**	3,427	(1,253)
Professional fees	**588**	503	(85)	**1,747**	1,808	61
Public company costs	**352**	144	(208)	**1,413**	951	(462)
Rent and occupancy	**179**	190	11	**571**	523	(48)
Other	**765**	541	(224)	**2,134**	1,817	(317)
General and administrative expenses	**$ 6,480**	$ 6,014	$ (466)	**$ 20,173**	$ 16,198	$ (3,975)
As a percentage of property revenue and revenue from management and development services	**5.2 %**	5.2 %	— %	**5.4 %**	4.6 %	(0.8)%

(1) Unit-based compensation includes both employees and trustees.

For the three months ended:

The increase of $1,048 in salaries and benefits resulted primarily from filling open vacant roles. This was offset by lower Unit-based compensation costs of $1,088 resulting from a smaller increase in Crombie's Unit price from the second quarter compared to the increase over the same period in 2024. General and administrative expenses excluding employee transition costs and Unit-based compensation(*) of $1,245 were 4.2% of property revenue and revenue from management and development services (September 30, 2024 - 3.2% of property revenue and revenue from management and development services, excluding employee transition costs and Unit-based compensation of $2,333).

For the nine months ended:

On a year-to-date basis, the increase in general and administrative expenses was driven by increased salaries and benefits of $1,956, primarily related to filling vacant roles, and higher Unit-based compensation costs of $1,253 resulting from an increase in Crombie's Unit price. General and administrative expenses excluding employee transition costs and Unit-based compensation(*) of $5,284 were 4.0% of property revenue and revenue from management and development services (September 30, 2024 - 3.4% of property revenue and revenue from management and development services, excluding employee transition costs and Unit-based compensation of $4,120).

Finance Costs - Operations

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Fixed rate mortgages	**$ 8,417**	$ 8,219	$ (198)	**$ 25,833**	$ 25,399	$ (434)
Floating rate term, revolving, and demand facilities[1]	**1,027**	977	(50)	**2,741**	3,426	685
Capitalized interest	**(1,683)**	(1,537)	146	**(5,092)**	(4,654)	438
Senior unsecured notes	**15,577**	14,038	(1,539)	**46,254**	39,993	(6,261)
Interest income on finance lease receivable	**(89)**	(127)	(38)	**(334)**	(386)	(52)
Interest on lease liability	**391**	549	158	**1,416**	1,652	236
Finance costs	**23,640**	22,119	(1,521)	**70,818**	65,430	(5,388)
Amortization of deferred financing charges	**720**	558	(162)	**2,038**	1,712	(326)
Finance costs - operations	**$ 24,360**	$ 22,677	$ (1,683)	**$ 72,856**	$ 67,142	$ (5,714)

(1) Interest earned on any short-term deposits is netted with interest expense on floating rate term, revolving, and demand facilities.

For the three months ended:

Finance costs increased by $1,521 primarily due to the issuance of Series M notes in the fourth quarter of 2024, offset in part by the redemption of Series E notes in the fourth quarter of 2024, resulting in a net increase of $1,539 in interest on senior unsecured notes.

For the nine months ended:

On a year-to-date basis, finance costs increased by $5,388 primarily due to the issuance of Series L notes in the first quarter of 2024 and the issuance of Series M notes in the fourth quarter of 2024, offset in part by the redemption of Series E notes in the fourth quarter of 2024, resulting in a net increase of $6,261 in interest on senior unsecured notes. The increase was partially offset by a decrease of $685 on floating rate debt interest resulting from lower average loan balances.

Depreciation, Amortization, and Impairment

Crombie's total fair value of investment properties exceeds carrying value by $1,589,692 at September 30, 2025 (December 31, 2024 - $1,289,615). Crombie uses the cost method of accounting for investment properties and increases in fair value over carrying value are not recognized until realized through disposition or derecognition of properties, while impairment, if any, is recognized on a property-by-property basis when circumstances indicate that the carrying value may not be recoverable.

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024	Variance	**2025**	2024	Variance
Same-asset[*] depreciation and amortization	**$ 20,110**	$ 20,052	$ (58)	**$ 61,140**	$ 59,575	$ (1,565)
Acquisitions, dispositions, and development depreciation and amortization	**1,517**	307	(1,210)	**4,572**	759	(3,813)
Depreciation and amortization	**$ 21,627**	$ 20,359	$ (1,268)	**$ 65,712**	$ 60,334	$ (5,378)
Impairment	**$ —**	$ —	$ —	**$ —**	$ 2,000	$ 2,000

For the three months ended:

The increase in depreciation and amortization of $1,268 for the quarter was primarily due to the 2024 acquisition of the remaining 50% interest in the Davie Street residential property as well as other acquisitions.

For the nine months ended:

On a year-to-date basis, depreciation and amortization increased by $5,378 primarily due to the 2024 acquisition of the remaining 50% interest in the Davie Street residential property as well as other acquisitions, and accelerated depreciation on a property scheduled for redevelopment.

6. DEVELOPMENT

Property development is a strategic priority for Crombie to improve NAV(*), cash flow growth, and Unitholder value. With urban intensification an important reality across the country, Crombie is focused on evaluating and undertaking major and non-major developments at certain properties, where development may include residential, commercial, and/or retail-related industrial. This discussion of Crombie's development activities contains forward-looking information. Refer to the "Forward-looking Information" section on page 2 of this MD&A for additional information regarding such statements and the related risks and uncertainties.

Crombie has a strategic relationship with Empire, and the majority of Crombie's development properties currently have Empire as an anchor tenant. Crombie's strategic relationship enables the organization to unlock value and transition from existing operating properties to the development and construction of these sites on mutually agreeable terms. In conjunction with Crombie's strategic partner, the organization's management continuously reviews and prioritizes development opportunities that drive NAV(*) and cash flow growth, including high-density urban redevelopment, new grocery-anchored retail, retail-related industrial facilities, and land-use intensifications.

Major Development Pipeline

Crombie has the potential to unlock significant value within its current pipeline of 26 major development sites as at September 30, 2025 (September 30, 2024 - 26). Crombie benefits from having income (NOI, FFO(*), and AFFO(*)) generated by most of these properties while working through the various approvals and entitlements, and advancing preparations required before each major development can commence.

The organization's major development plans include the development of mixed-use properties with a focus on grocery-anchored retail and, wherever practical, primarily purpose-built residential rental accommodations that provide revenue, diversification, and growth to Crombie. Crombie views this approach as the optimal way to drive both NAV(*) and cash flow growth. From time to time, Crombie may enter into partnerships to complete developments sharing knowledge, risk, and expertise. In certain cases, residential condominium uses may also be considered, as will certain other uses (e.g., retail-related industrial), to satisfy municipal requirements and/or market opportunities.

Crombie divides its development pipeline into three timing-based segments. Near-term projects are either under active construction or indicate that a decision to commit financially is expected to be determined within the next two years. Medium-term projects have a timeline to commitment of two years to five years, and long-term projects are expected to be committed within five to 15 years. Many projects in the current pipeline are large, multi-phased endeavors where the project timeline could span several years. In these instances, Crombie recognizes the project in the time period where financial commitment to the initial phase is expected.

Active Major Developments

Crombie currently has one active major development underway, The Marlstone, located in downtown Halifax. Key project metrics are summarized in the below table.

							At Crombie's Share		
Property	CMA	Use	Ownership %	Residential GLA on Completion	Residential Units	Estimated Substantial Completion Date	Estimated Total Cost	Estimated Cost to Complete	Estimated Yield on Cost
The Marlstone	Halifax	Residential	50%	189,000	291	H1 2026	$ 71,000	$ 29,000	4.5% - 5.5%

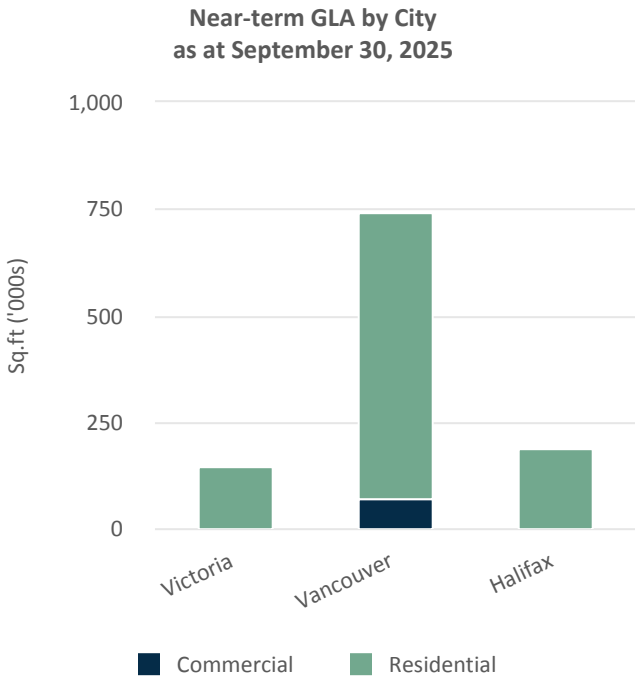
Total estimated costs include soft and hard construction costs, tenant inducements, external leasing costs, finance costs, capitalized interest, and other carrying costs, such as capitalized development and construction wages, land, and property taxes. These costs are determined by using internal knowledge and external professional resources, where applicable. Project capital cost uncertainty exists and project cost estimates contain a contingency for capital cost exceedances in the ordinary course. Historically, capital cost exceedances in the 5%-10% range are reflective of such contingencies.

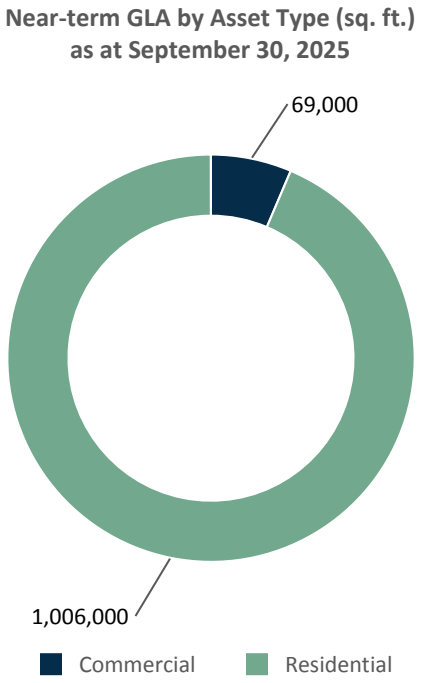
These estimates and assumptions are reviewed and updated regularly and are subject to change, which could be material. Estimated total costs are based on assumptions that are updated regularly, based on revised site plans, cost tendering processes, market studies, and continuing tenant negotiations. These assumptions are based on access to job sites, supply and labour availability, ability to attract

tenants, estimated GLA, air rights sale, tenant rents, building sizes, and availability and cost of construction financing. Within specific projects, scheduling and/or completion timing uncertainty exists, and project economics can handle reasonable delays in the range of 10%. Estimations included in the chart are believed to be reasonable but there can be no assurance that actual results will be consistent with these projections.

Estimated annual net operating income is calculated using first-year stabilized annual rent for each tenant, assuming a stabilized vacancy rate of 2%. These estimates are established using market rents, Crombie's market knowledge, and/or externally generated market studies. The estimated yield on cost is derived from dividing the estimated annual net operating income by the estimated total project costs. Crombie determines the yield on cost range from the approved pro forma while factoring in a margin of uncertainty on both sides of the approved yield.

Near-term Projects





The table below provides additional detail on Crombie's near-term development opportunities.

			Full Project Density		
Property	City	Ownership %	Estimated Commercial GLA	Estimated Residential GLA	Estimated Residential Units
The Marlstone	Halifax	50 % (1)	—	189,000	291
Broadway and Commercial (1780 East Broadway)	Vancouver	50 % (2)	69,000	672,000	1,040
Belmont Market - Phase II	Victoria	100 %	—	145,000	200
Total near-term developments			**69,000**	**1,006,000**	**1,531**

(1) In the second quarter of 2025, Crombie disposed of The Marlstone residential development into a joint venture partnership. As a result, the ownership percentage has been revised to 50% (previously 100%).
(2) Crombie will own 100% of the commercial portion of this development.

Full project density reflects total estimated GLA upon completion. Estimated GLA on completion is based on applicable standards of area measurement determined through internal site plans and drawings and using external massing studies, where applicable.

Near-term Projects Update

The Marlstone, Halifax, Nova Scotia
Type: Residential
Ownership: 50%
Project status: The Marlstone is a 291-unit residential rental project in the heart of downtown Halifax, located within the Scotia Square mixed-use retail, office, and hotel complex. Demolition and existing building upgrades have occurred and construction continues to progress, with substantial completion expected in the first half of 2026.

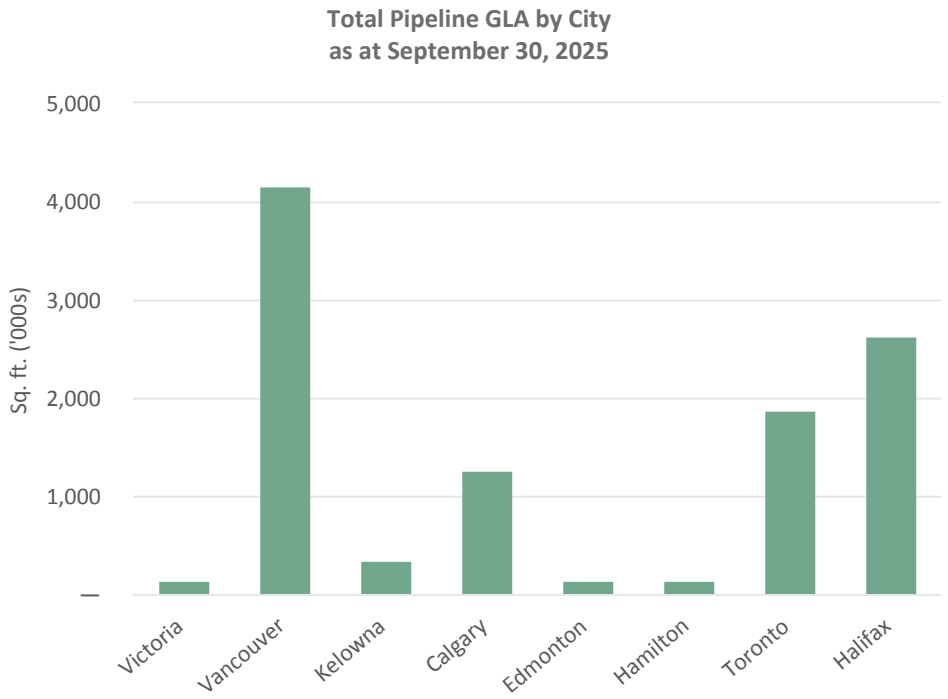
Broadway and Commercial (1780 East Broadway), Vancouver, British Columbia
Type: Retail/Residential
Ownership: 100% retail, 50% residential
Project status: Broadway and Commercial is a proposed major mixed-use redevelopment on 2.4 acres of land located at one of the busiest transit nodes in Western Canada. In the second quarter of 2025, the City of Vancouver approved the rezoning application, which includes a mix of grocery-anchored retail and rental residential. With council approval, Crombie anticipates zoning by-law enactment by early 2026.

Belmont Market - Phase II, Victoria, British Columbia
Type: Residential
Ownership: 100%
Project status: Belmont Market - Phase II envisions the development of approximately 200 residential units on the remaining 1.7 acres of fully entitled land within the Belmont Market development area.

Total Development Pipeline

In addition to near-term projects, Crombie is actively working on its pipeline to ensure a consistent inventory of projects. A number of potential major developments in Crombie's pipeline are large, multi-phased projects spanning over a decade in total duration. For the charts and tables outlined throughout this section, Crombie has summarized GLA data at the date of its financial commitment to Phase 1.

Crombie's current pipeline has the potential to add up to 1,102,000 square feet of commercial GLA and up to 9,624,000 square feet (equivalent to approximately 11,571 units) of residential GLA.



	Total Pipeline Density by Project Timeline			
Project Timeline[1]	Estimated Commercial GLA	Estimated Residential GLA	Estimated Total GLA	Estimated Residential Units
Near-term	69,000	1,006,000	1,075,000	1,531
Medium-term	259,000	4,407,000	4,666,000	5,080
Long-term	774,000	4,211,000	4,985,000	4,960
Total pipeline	**1,102,000**	**9,624,000**	**10,726,000**	**11,571**

(1) Many projects in the pipeline are multi-phased. GLA and units are shown to align with the first phase. Project timelines are subject to change.

An important part of creating a sustainable development program is a systematic approach to proactively moving potential developments through the entitlement process to obtain zoning approvals. Crombie currently has nine of the 26 potential major development sites either already zoned or identified for rezoning and is currently in various stages of entitlement pursuit as noted in the following table.

	Total Pipeline by Entitlement Status					
	Number of Projects	Estimated Commercial GLA[1]	Estimated Residential GLA[1]	Estimated Total GLA[1]	Estimated Residential Units[1]	Total Spend to Date
Zoned	6	133,000	2,155,000	2,288,000	2,881	$ 50,000
Application submitted	3	88,000	2,442,000	2,530,000	2,740	100,000
Future	17	881,000	5,027,000	5,908,000	5,950	240,000
Total	**26**	**1,102,000**	**9,624,000**	**10,726,000**	**11,571**	**$ 390,000**

(1) GLA and unit information presented in the table are estimates only and are subject to change. Design, municipal approvals, and market conditions may influence estimates.

Zoning is in place for the following major development sites: The Marlstone (Halifax), Barrington Street (Halifax), Brunswick Place (Halifax), Toronto East (Toronto), Broadway and Commercial (Vancouver), and Belmont Market - Phase II (Victoria). Rezoning applications have been submitted and are in process for Park West (Halifax), McCowan and Ellesmere (Toronto), and Danforth (Toronto).

The following table lists the 26 identified active and potential major development locations and key features of each property. All projects represented in the table below are transit-oriented and have the potential for residential expansion. Potential developments, including properties held in joint ventures, in the following table are organized in order of potential construction commencement.

Major Development Pipeline

	Existing Property	CMA	Site Size (acres)	Existing Tenants	Potential Commercial Expansion	Entitlement Status	Project Timing
1	The Marlstone	Halifax	0.46 (1)	N/A	No	Zoned	Near-term
2	Belmont Market - Phase II	Victoria	1.70	N/A	No	Zoned	Near-term
3	Broadway and Commercial	Vancouver	2.43	Safeway	Yes	Zoned	Near-term
4	Brunswick Place	Halifax	0.75 (2)	Office/Parkade	Yes	Zoned	Medium-term
5	McCowan and Ellesmere	Toronto	4.48	FreshCo/Other	Yes	Application Submitted	Medium-term
6	Lynn Valley	Vancouver	2.82	Safeway	Yes	Future	Medium-term
7	Park West	Halifax	19.66	Sobeys	Yes	Application Submitted	Medium-term
8	Toronto East	Toronto	0.14	N/A	Yes	Zoned	Medium-term
9	Barrington Street	Halifax	0.72	N/A	Yes	Zoned	Medium-term
10	Fleetwood	Vancouver	4.45	Safeway	Yes	Future	Medium-term
11	Danforth	Toronto	0.79	The Beer Store	Yes	Application Submitted	Long-term
12	West Broadway	Vancouver	1.95	Safeway	Yes	Future	Long-term
13	Kingsway and Tyne	Vancouver	3.74	Safeway/Other	Yes	Future	Long-term
14	Hastings	Vancouver	3.30	Safeway/Other	Yes	Future	Long-term
15	1818 Centre Street	Calgary	2.18	Safeway	Yes	Future	Long-term
16	Port Coquitlam	Vancouver	5.31	Safeway	Yes	Future	Long-term
17	Centennial Parkway	Hamilton	2.75	Retail	Yes	Future	Long-term
18	King Edward	Vancouver	1.80	Safeway	Yes	Future	Long-term
19	Elbow Drive	Calgary	1.60	Safeway	Yes	Future	Long-term
20	Robson Street	Vancouver	1.15	Safeway	Yes	Future	Long-term
21	Kensington	Calgary	1.73	Safeway	Yes	Future	Long-term
22	Beltline	Calgary	2.59	Safeway	Yes	Future	Long-term
23	Bernard Ave	Kelowna	1.83	Safeway	Yes	Future	Long-term
24	Whyte Ave	Edmonton	2.44	Safeway/Other	Yes	Future	Long-term
25	New Westminster	Vancouver	2.82	Safeway	Yes	Future	Long-term
26	Brampton Mall	Brampton	8.74	Office/Retail	Yes	Future	Long-term

(1) The Marlstone is being developed through densification on 0.46 acres of the existing 9.05-acre Scotia Square site.
(2) Brunswick Place can be developed through densification on the existing 0.75-acre Brunswick Place asset.

Non-major Development

Non-major development, categorized as land-use intensification, property redevelopment, and modernizations, include projects with a total estimated cost below $50,000 at Crombie's share. Projects in the non-major development category are shorter in duration and thus boast less overall risk compared to Crombie's major development pipeline. Current non-major developments have a yield on cost range of 6.0% to 7.0%. These projects have the ability to create value while enhancing the overall quality of the portfolio. The below table summarizes active non-major developments within Crombie's portfolio at September 30, 2025.

		At Crombie's Share		
Type	Project Count	Estimated GLA on Completion	Estimated Total Cost	Estimated Cost to Complete[2]
Land-use intensification, redevelopment, and other	4	87,000	$ 43,136	$ 18,862
Modernizations[1]	50	—	24,018	—
Total non-major developments	**54**	**87,000**	**$ 67,154**	**$ 18,862**
Yield on cost projections				**6.0% - 7.0%**

(1) Modernizations are capital investments to modernize/renovate Crombie-owned grocery-anchored properties in exchange for a defined return and potential extended lease term. The spend on completed modernizations for the three and nine months ended September 30, 2025 was $14,932 and $24,018, respectively (three and nine months ended September 30, 2024 - $4,719 and $31,156, respectively).

(2) Estimated cost to complete reflects approved projects currently in progress. It does not include potential future projects for which approvals have not yet been obtained.

During the third quarter of 2025, a 26,000 square foot non-major development of IGA Extra in Faubourg Contrecoeur commenced, and is included in "Land-use intensification, redevelopments and other". During the third quarter of 2025, 38 modernizations were added, bringing the project count to 50 at September 30, 2025. The projected yield on cost for the non-major developments and modernizations range from 6.0% to 7.0%, consistent with the second quarter of 2025.

Total estimated costs include land cost on the existing income-producing properties in certain occasions, such as greenfield non-major development, soft and hard construction costs, tenant inducements, external leasing costs, finance costs, capitalized interest, and other carrying costs, such as capitalized development and construction wages, and property taxes. These costs are determined by using internal knowledge and external professional resources, where applicable. Project capital cost uncertainty exists and project cost estimates contain a contingency for capital cost exceedances in the ordinary course. Historically, capital cost exceedances in the 5%-10% range are reflective of such contingencies.

These estimates and assumptions are reviewed and updated regularly and are subject to change, which could be material. Estimated total costs are updated based on assumptions of revised site plans, cost tendering processes, market studies, and continuing tenant negotiations. These assumptions are based on access to job sites, supply and labour availability, ability to attract tenants, estimated GLA, tenant rents, building sizes, and availability and cost of construction financing. Within specific projects, scheduling and/or completion timing uncertainty exists, and project economics can handle reasonable delays in the range of 10%. Estimations included in the chart are believed to be reasonable but there can be no assurance that actual results will be consistent with these projections.

Estimated annual net operating income is calculated using first-year stabilized annual rent for each tenant, assuming 100% occupancy. These estimates are established using market rents, Crombie's market knowledge, and/or externally generated market studies. The estimated yield on cost range is derived from dividing the estimated annual net operating income by the estimated total project costs, factoring in a margin for uncertainty.

7. CAPITAL MANAGEMENT

Crombie continues to reduce risk and build financial strength by strategically managing its capital structure and optimizing capital allocation to generate long-term value for its stakeholders. Crombie's continued success is underpinned by a strong balance sheet, healthy liquidity, and an investment-grade credit rating profile providing Crombie with a solid financial foundation and financial flexibility.

Capital Management Framework

Crombie's strategic capital management objectives consist of four main priorities:

1. maintain multiple sources of debt and equity financing;
2. reduce risk by prefunding capital commitments;
3. source capital with the lowest cost on a long-term basis and maintain overall indebtedness at reasonable levels, utilize staggered debt maturities, minimize long-term exposure to excessive levels of floating rate debt; and
4. maintain conservative payout ratios.

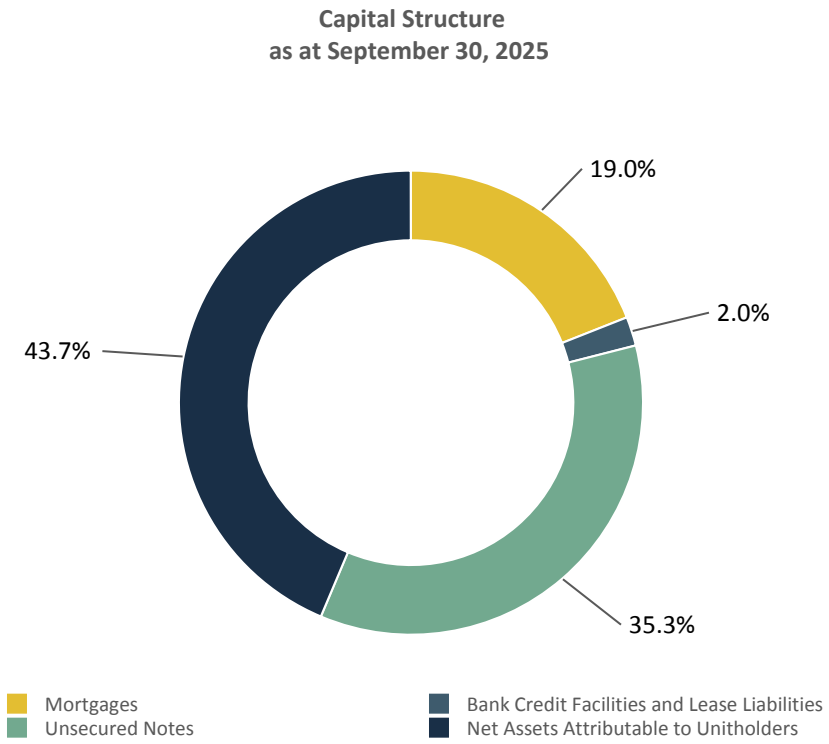
At a minimum, Crombie's capital structure is managed to ensure that it complies with the limitations pursuant to its Declaration of Trust, the criteria contained in the Income Tax Act (Canada) in regard to the definition of a REIT, and existing debt covenants.

Crombie's Declaration of Trust sets out the investment guidelines for Crombie's capital deployment. The Declaration of Trust outlines the minimum due diligence that must be completed prior to a project being approved by the Investment Committee and/or Board. Crombie's Board ensures continued compliance with the Declaration of Trust through the review and approval of the annual operating and capital budgets, annual confirmation of Crombie's strategic plan, and approval of individual projects. The annual budget will detail the level of projected capital spend for a given year and how the required capital will be funded, as well as various key performance indicators and impacts on debt covenants. The Board monitors performance quarterly, or on a more frequent basis if needed. In addition, the Board and management regularly review unspent committed capital (i.e. unfunded capital requirements of partially completed projects), with a lens towards Crombie's available liquidity, leverage metrics, and sources of financing.

Crombie expects to be able to satisfy all of its financing requirements through the use of some or all of the following:

- cash on hand;
- cash flow generated from operating the property portfolio;
- cash distributions from Crombie's joint ventures;
- bank credit facilities;
- proceeds from partial or full disposition of select non-core investment properties;
- traditional construction financing;
- CMHC-insured mortgages on residential properties;
- secured mortgages and term debt on unencumbered properties;
- issuance of senior unsecured notes;
- issuance of new Units; and
- issuance of Units under its DRIP.

Strong Capital Structure



Crombie's capital structure consists of the following carrying values, inclusive of deferred financing costs where applicable:

	September 30, 2025		December 31, 2024	
Fixed rate mortgages	**$ 805,472**	**19.0 %**	$ 822,804	19.3 %
Drawn credit facilities	**58,242**	**1.4 %**	65,131	1.5 %
Senior unsecured notes	**1,496,027**	**35.3 %**	1,495,293	35.0 %
Lease liabilities	**27,091**	**0.6 %**	33,937	0.8 %
Net assets attributable to Crombie REIT Unitholders	**1,095,559**	**25.9 %**	1,099,588	25.7 %
Net assets attributable to Special Voting Units and Class B Limited Partnership Unitholders	**753,402**	**17.8 %**	755,952	17.7 %
Total capital structure	**$ 4,235,793**	**100.0 %**	$ 4,272,705	100.0 %

Debt Metrics

Crombie monitors its debt by utilizing a number of key metrics, including the following:

	September 30, 2025	December 31, 2024	September 30, 2024
Fair value of unencumbered investment properties	**$ 3,881,000**	$ 3,662,000	$ 2,651,000
Fair value of unencumbered investment properties as a % of unsecured debt(*)	**249.4 %**	236.3 %	186.9 %
Debt to gross fair value(*)	**41.9 %**	43.6 %	42.9 %
Weighted average interest rate	**4.1 %**	4.1 %	4.2 %
Debt to trailing 12 months adjusted EBITDA(*)	**7.70x**	7.96x	7.72x
Interest coverage ratio(*)	**3.46x**	3.31x	3.31x

Crombie has continued to grow its unencumbered asset pool, increasing its fair value from $3,662,000 as at December 31, 2024 to $3,881,000 as at September 30, 2025. This increase is primarily due to growth in fair value of investment properties.

Debt to Gross Fair Value(*)

Debt to gross fair value(*) is a non-GAAP measure and may not be comparable to that used by other entities. Refer to the “Non-GAAP Financial Measures” section of this MD&A, starting on page 68, for more information on this calculation.

The fair value included in this calculation reflects the fair value of the properties as at September 30, 2025 and December 31, 2024, respectively, based on each property’s current use as a revenue-generating investment property. Additionally, as properties are prepared for redevelopment, Crombie considers each property’s progress through entitlement in determining the fair value of a property. As at September 30, 2025, Crombie’s weighted average capitalization used in the determination of the fair value of its investment properties was 5.90%, a decrease of 8 basis points from December 31, 2024. Crombie’s weighted average capitalization rate used in the determination of the fair value of its share of investment properties held in equity-accounted joint ventures was 4.29% as at September 30, 2025, an increase of 2 basis points from December 31, 2024. For an explanation of how Crombie determines capitalization rates, see the “Other Disclosures” section of this MD&A, under “Investment Property Valuation” in the “Use of Estimates and Judgments” section.

Debt to gross fair value(*) was 41.9% at September 30, 2025 compared to 43.6% at December 31, 2024. During the nine months ended September 30, 2025, this ratio was primarily impacted by an increase of $223,000 in fair value of investment properties, an increase of $33,000 in fair value of investment properties held in equity-accounted joint ventures, reduced balances of mortgages outstanding of $18,071, and a decrease in the outstanding credit facilities balance of $7,397. This was offset in part by an increase in the debt balance held in equity-accounted joint ventures of $51,137.

	September 30, 2025	December 31, 2024
Fixed rate mortgages	$ 809,859	$ 827,930
Senior unsecured notes	1,500,000	1,500,000
Unsecured non-revolving credit facility	50,000	50,000
Construction financing facility	—	13,447
Joint operation credit facility	3,570	3,520
Bilateral credit facility	6,000	—
Debt held in joint ventures, at Crombie's share[(1) (2)]	237,128	185,991
Lease liabilities	27,091	33,937
Adjusted debt[(*)]	$ 2,633,648	$ 2,614,825
Investment properties, fair value	$ 5,827,000	$ 5,604,000
Investment properties held in joint ventures, fair value, at Crombie's share[(2)]	318,000	285,000
Other assets, cost[(3)]	110,141	82,296
Other assets, cost, held in joint ventures, at Crombie's share[(2) (3) (4)]	7,573	5,755
Cash and cash equivalents	4,791	10,021
Cash and cash equivalents held in joint ventures, at Crombie's share[(2)]	3,068	3,434
Deferred financing charges	9,688	11,669
Gross fair value	$ 6,280,261	$ 6,002,175
Debt to gross fair value[(*)]	**41.9 %**	43.6 %

(1) Includes Crombie's share of fixed rate mortgages, floating rate construction loans, floating rate revolving credit facilities, and lease liabilities held in joint ventures.
(2) See the "Joint Ventures" section of this MD&A.
(3) Excludes tenant incentives, accumulated amortization, and accrued straight-line rent receivable.
(4) Includes Crombie's share of deferred financing charges.

Debt to Trailing 12 Months Adjusted EBITDA[(*)] and Interest Coverage[(*)] Ratios

The following table presents a reconciliation of operating income attributable to Unitholders to adjusted EBITDA[(*)]. Adjusted EBITDA[(*)] is a non-GAAP measure and should not be considered an alternative to operating income attributable to Unitholders, and may not be comparable to that used by other entities. Refer to the "Non-GAAP Financial Measures" section of this MD&A, starting on page 68, for more information.

	Three months ended							
	Sep. 30, 2025	**Jun. 30, 2025**	**Mar. 31, 2025**	Dec. 31, 2024	Sep. 30, 2024	Jun. 30, 2024	Mar. 31, 2024	Dec. 31, 2023
Operating income attributable to Unitholders	**$ 30,817**	**$ 36,435**	**$ 23,992**	$ 76,143	$ 26,570	$ 29,347	$ 26,205	$ 26,295
Amortization of tenant incentives	**8,153**	**7,788**	**7,652**	7,725	7,663	7,121	6,718	6,529
Net loss (gain) on disposal of investment properties	**100**	**(3,416)**	**227**	996	—	(2,163)	—	—
Gain on acquisition of control of joint venture	—	—	—	(51,794)	—	—	—	—
Gain on derecognition of right-of-use asset	—	**(1,770)**	—	(405)	—	—	—	—
Impairment of investment properties	—	—	—	3,100	—	2,000	—	—
Depreciation and amortization	**21,627**	**21,617**	**22,468**	21,196	20,359	19,961	20,014	20,087
Finance costs - operations	**24,360**	**24,418**	**24,078**	25,401	22,677	22,182	22,283	23,839
Loss from equity-accounted investments	**518**	**670**	**461**	130	469	230	1,141	980
Property revenue in joint ventures, at Crombie's share	**3,695**	**3,645**	**3,605**	3,797	5,325	5,212	4,918	7,222
Amortization of tenant incentives in joint ventures, at Crombie's share	**77**	**77**	**77**	78	79	73	75	—
Property operating expenses in joint ventures, at Crombie's share	**(1,438)**	**(1,466)**	**(1,277)**	(1,199)	(1,815)	(1,368)	(1,617)	(3,684)
General and administrative expenses in joint ventures, at Crombie's share	**12**	**(56)**	**(26)**	(43)	(110)	(65)	(55)	(23)
Taxes - current	—	—	—	4	—	—	—	6
Adjusted EBITDA(*) [1]	**$ 87,921**	**$ 87,942**	**$ 81,257**	$ 85,129	$ 81,217	$ 82,530	$ 79,682	$ 81,251
Trailing 12 months adjusted EBITDA(*) [4]	**$ 342,249**	**$ 335,545**	**$ 330,133**	$ 328,558	$ 324,680	$ 323,519	$ 310,681	$ 307,356
Finance costs - operations	**$ 24,360**	**$ 24,418**	**$ 24,078**	$ 25,401	$ 22,677	$ 22,182	$ 22,283	$ 23,839
Finance costs - operations in joint ventures, at Crombie's share	**1,997**	**2,002**	**1,976**	1,922	2,726	2,558	3,228	3,279
Amortization of deferred financing charges	**(720)**	**(734)**	**(584)**	(1,433)	(558)	(600)	(554)	(588)
Amortization of deferred financing charges in joint ventures, at Crombie's share	**(206)**	**(207)**	**(212)**	(210)	(277)	(322)	(316)	—
Adjusted interest expense(*) [2]	**$ 25,431**	**$ 25,479**	**$ 25,258**	$ 25,680	$ 24,568	$ 23,818	$ 24,641	$ 26,530
Debt principal repayments	**$ 6,318**	**$ 6,251**	**$ 6,191**	$ 7,251	$ 6,971	$ 6,927	$ 7,522	$ 7,606
Debt principal repayments in joint ventures, at Crombie's share	**619**	**613**	**383**	862	982	687	233	317
Debt principal repayments [3]	**$ 6,937**	**$ 6,864**	**$ 6,574**	$ 8,113	$ 7,953	$ 7,614	$ 7,755	$ 7,923
Debt outstanding (see Debt to Gross Fair Value(*)) [5](1)	**$ 2,633,648**	**$ 2,629,423**	**$ 2,625,996**	$ 2,614,825	$ 2,506,648	$ 2,483,303	$ 2,475,343	$ 2,468,755
Interest coverage(*) ratio {[1]/[2]}	**3.46x**	**3.45x**	**3.22x**	3.31x	3.31x	3.47x	3.23x	3.06x
Debt service coverage(*) ratio {[1]/([2]+[3])}	**2.72x**	**2.72x**	**2.55x**	2.52x	2.50x	2.63x	2.46x	2.36x
Debt to trailing 12 months adjusted EBITDA(*) {[5]/[4]}	**7.70x**	**7.84x**	**7.95x**	7.96x	7.72x	7.68x	7.97x	8.03x

(1) Includes debt held in joint ventures, at Crombie's share.

Debt Profile

Mortgages Payable

Crombie had outstanding fixed rate mortgages consisting of:

	September 30, 2025	December 31, 2024
Fixed rate mortgages	$ 811,862	$ 830,622
Unamortized fair value debt adjustment	(2,003)	(2,692)
	809,859	827,930
Deferred financing charges on fixed rate mortgages	(4,387)	(5,126)
Total mortgage debt	$ 805,472	$ 822,804
Long-term portion	$ 762,894	$ 792,265
Current portion	$ 42,578	$ 30,539
Weighted average interest rate	4.12 %	4.13 %
Weighted average term to maturity	5.1 years	5.8 years

Senior Unsecured Notes

The following series of senior unsecured notes were outstanding as at September 30, 2025 and December 31, 2024:

	Maturity Date	Effective Interest Rate	September 30, 2025	December 31, 2024
Series F	August 26, 2026	3.68 %	$ 200,000	$ 200,000
Series G	June 21, 2027	3.92 %	150,000	150,000
Series H	March 31, 2028	2.69 %	150,000	150,000
Series I	October 9, 2030	3.21 %	150,000	150,000
Series J	August 12, 2031	3.13 %	150,000	150,000
Series K	September 28, 2029	5.24 %	200,000	200,000
Series L	March 29, 2030	5.14 %	200,000	200,000
Series M	January 15, 2032	4.73 %	300,000	300,000
Deferred financing charges			(3,973)	(4,707)
Total senior unsecured notes			$ 1,496,027	$ 1,495,293
Long-term portion			$ 1,297,004	$ 1,495,293
Current portion			$ 199,023	$ —
Weighted average interest rate			4.12 %	4.12 %
Weighted average term to maturity			4.0 years	4.8 years

There are no required periodic principal payments, with the full face value of the senior unsecured notes due on their respective maturity dates.

Credit Facilities

The following floating rate credit facilities had balances drawn as at September 30, 2025 and December 31, 2024:

	Total Available Facility	Maturity Date	Weighted Average Term to Maturity	**September 30, 2025**	December 31, 2024
Unsecured revolving credit facility	$ 550,000	December 23, 2028	3.2 years	**$ —**	$ —
Construction financing facility[1]	—	December 1, 2025	— years	**—**	13,447
Unsecured non-revolving credit facility[2]	50,000	January 17, 2028	2.3 years	**50,000**	50,000
Unsecured bilateral credit facility	130,000	June 30, 2027	1.7 years	**6,000**	—
Joint operation credit facility II[2]	4,510	October 7, 2029	4.0 years	**3,570**	3,520
Deferred financing charges				**(1,328)**	(1,836)
Total credit facilities	$ 734,510		2.3 years	**$ 58,242**	$ 65,131
Long-term portion				**$ 58,242**	$ 52,604
Current portion				**$ —**	$ 12,527
Weighted average interest rate for drawn credit facilities				**4.26 %**	4.58 %

(1) Construction financing was derecognized in the second quarter of 2025 due to the disposition of The Marlstone development property to a joint venture (see "Related Party Transactions" in the "Other Disclosures" section of this MD&A).
(2) Credit facility is fixed under an interest rate swap agreement.

From time to time, Crombie has entered into interest rate swap agreements to manage the interest rate profile of its current or future debts without an exchange of the underlying principal amount (see “Interest Rate Risk”). Crombie currently has $53,570 of credit facilities that are floating rate, that is classified as fixed rate due to interest rate swap agreements in place.

The unsecured non-revolving credit facility was used for the acquisition of the remaining 50% interest in the Davie Street residential property on October 15, 2024. Crombie entered into a fixed-for-floating interest rate swap, effectively fixing the interest rate at 4.19%.

The unsecured bilateral credit facility has been amended to extend the maturity date to June 30, 2027. It is used by Crombie for working capital purposes and to provide temporary financing for acquisitions and development activity.

Joint operation credit facility II consists of term loan and revolving credit facilities which are secured by first and second mortgages on select co-owned properties. Crombie and its co-ownership partner entered into a fixed-for-floating interest rate swap, effectively fixing the interest rate on the joint operation facility at 5.20%. The $9,000 revolving credit facility became available on July 11, 2025 when an additional property was pledged as security.

Borrowings under all credit facilities can be by way of prime rate advance or Canadian Overnight Repo Rate Average (“CORRA”). The respective spread or margin may change depending on Crombie’s unsecured bond rating with Morningstar DBRS.

As at September 30, 2025, the remaining amount available under the unsecured revolving credit facility was approximately $550,000 (prior to reduction for standby letters of credit outstanding of $2,685). Crombie has remained in compliance with all debt covenants.

Following are the calculations of Crombie's debt covenants, as they relate to credit facilities and senior unsecured notes:

Covenant	Limit	**September 30, 2025**	December 31, 2024
Total leverage ratio	60% maximum	**46.8 %**	46.3 %
Secured debt ratio	40% maximum	**18.6 %**	18.6 %
Total debt service coverage ratio	1.5x minimum	**2.59x**	2.51x
Unencumbered assets ratio	1.4x minimum	**2.45x**	2.33x
Debt to gross book value (cost)	60% maximum	**45.6 %**	45.7 %
FFO > distributions		**$72.8M**	$64.8M
Consolidated EBITDA / Consolidated interest	1.65:1 minimum	**3.46:1**	3.31:1
Net assets attributable to Unitholders	$300M minimum	**$1,849M**	$1,855M

Crombie's liquidity is impacted by contractual debt commitments. Crombie's contractual debt commitments for the next five years are as follows:

		Twelve months ending September 30,					
	Contractual Cash Flows[1]	2026	2027	2028	2029	2030	Thereafter
Fixed rate mortgages - principal and interest	$ 286,367	$ 57,039	$ 51,822	$ 39,918	$ 30,270	$ 23,893	$ 83,425
Fixed rate mortgages - maturities	677,584	19,894	88,574	227,970	65,872	33,644	241,630
Senior unsecured notes	1,756,148	261,021	202,753	196,494	244,479	228,852	622,549
Trade and other payables	129,284	116,048	2,525	1,366	860	1,881	6,604
Lease liabilities	87,073	4,299	2,430	2,176	2,041	1,936	74,191
	2,936,456	458,301	348,104	467,924	343,522	290,206	1,028,399
Credit facilities[2]	65,686	2,605	8,524	50,797	186	3,574	—
Total estimated payments	**$ 3,002,142**	**$ 460,906**	**$ 356,628**	**$ 518,721**	**$ 343,708**	**$ 293,780**	**$ 1,028,399**

(1) Includes principal and interest and excludes extension options.
(2) Includes the fixed portion of the interest expense for mortgages and credit facilities under swap agreements.

Crombie's contractual debt obligations and projected development expenditures can be funded from the following financing sources:

- secured and unsecured short-term financing;
- recycling capital through the disposition of select investment properties;
- secured mortgage and term debt on unencumbered properties;
- issuance of additional senior unsecured notes;
- issuance of new Units;
- entering into new joint arrangements; and
- cash on hand.

Debt Maturities

Principal repayments of the fixed rate mortgages, unsecured notes, and credit facilities are scheduled as follows:

	Maturing Debt Balances							
12 Months Ending	Mortgages	Senior Unsecured Notes	Credit Facilities	Total	% of Total	Payments of Mortgage Principal	Total Required Payments	% of Total
Remainder of 2025	$ 7,753	$ —	$ —	$ 7,753	0.3 %	$ 6,292	$ 14,045	0.6 %
December 31, 2026	12,401	200,000	—	212,401	9.5 %	24,844	237,245	10.0 %
December 31, 2027	281,262	150,000	6,000	437,262	19.5 %	21,726	458,988	19.3 %
December 31, 2028	45,234	150,000	50,000	245,234	11.0 %	17,155	262,389	11.1 %
December 31, 2029	89,302	200,000	3,570	292,872	13.1 %	13,369	306,241	12.9 %
Thereafter	241,632	800,000	—	1,041,632	46.6 %	50,892	1,092,524	46.1 %
Total[1]	**$ 677,584**	**$ 1,500,000**	**$ 59,570**	**$ 2,237,154**	**100.0 %**	**$ 134,278**	**$ 2,371,432**	**100.0 %**

(1) Excludes fair value debt adjustment of $(2,003) and deferred financing charges of $(4,387) on mortgages, $(1,328) on credit facilities, and $(3,973) on unsecured notes (December 31, 2024 - $(2,692), $(5,126), $(1,836), and $(4,707), respectively).

Units Outstanding

REIT Units and Class B LP Units and the Attached Special Voting Units

For the nine months ended September 30, 2025, Crombie issued 1,244,365 REIT Units and 881,497 Class B LP Units under its DRIP. Units issued under the DRIP are issued at a price equal to 97% of the volume-weighted average trading price of the REIT Units on the Toronto Stock Exchange for the five trading days immediately preceding the relevant distribution payment date.

Total Units outstanding at October 31, 2025, were as follows:

Units	109,981,877
Special Voting Units[1]	76,357,625

(1) Crombie Limited Partnership, a subsidiary of Crombie, has issued 76,357,625 Class B LP Units. These Class B LP Units accompany the Special Voting Units, are the economic equivalent of a Unit, and are exchangeable for Units on a one-for-one basis.

Cash Flows

	Three months ended September 30,			Nine months ended September 30,		
	2025	2024[1]	Variance	**2025**	2024[1]	Variance
Cash provided by (used in):						
Operating activities	**$ 79,118**	$ 60,919	$ 18,199	**$ 205,815**	$ 176,218	$ 29,597
Financing activities	**(69,616)**	(38,516)	(31,100)	**(172,322)**	(129,454)	(42,868)
Investing activities	**(7,376)**	(22,403)	15,027	**(38,723)**	(46,764)	8,041
Net change in cash and cash equivalents during the period	**$ 2,126**	$ —	$ 2,126	**$ (5,230)**	$ —	$ (5,230)

(1) Cash provided by (used in) operating and investing activities for the three and nine months ended September 30, 2024 was updated from the previously reported figures for a change in presentation of predevelopment costs.

Operating Activities

For the three months ended:

The increase in cash provided by operating activities was primarily due to lower additions to tenant incentives of $9,783, higher property cash NOI(*) of $5,243 due to growth in property revenue, and increased revenue from management and development services of $1,245.

For the nine months ended:

The increase in cash provided by operating activities on a year-to-date basis was primarily due to higher property cash NOI(*) of $17,835 due to growth in property revenue, lower additions to tenant incentives of $10,781, and increased revenue from management and development services of $2,776. This was offset in part by increased general and administrative expenses of $3,975, primarily due to higher salaries and benefits related to filling vacant roles and increased Unit-based compensation costs driven by a higher Unit price.

Financing Activities

For the three months ended:

The increase in cash used in financing activities was primarily due to lower advances on credit facilities of $68,207 and increased finance costs of $5,733 from the net issuance of senior unsecured notes. This was offset in part by lower repayments of credit facilities of $42,854.

For the nine months ended:

The increase in cash used in financing activities on a year-to-date basis was primarily driven by the $200,000 issuance of senior unsecured notes in 2024 with no issuance in 2025 and lower advances on credit facilities of $130,833. The issuance of mortgages of $32,967 in the prior year, with no new mortgage activity in 2025, and increased finance costs of $5,459 from the 2024 net issuance of senior unsecured notes further contributed to the increase. This was partially offset by lower repayments of credit facilities of $240,945 and lower mortgage repayments of $85,615.

Investing Activities

For the three months ended:

The decrease in cash used in investing activities resulted primarily from decreased additions to investment properties of $11,217 and lower acquisitions of investment properties of $3,838.

For the nine months ended:

The decrease in cash used in investing activities was primarily due to higher proceeds on disposal of investment properties of $20,048, increased distributions from joint ventures of $7,759, lower additions to investment properties of $7,585, and reduced contributions to joint ventures of $1,674. This was partially offset by higher advances of notes receivable to related parties of $16,501, an increase in acquisitions of investment properties of $7,288, and higher additions to predevelopment costs of $5,513.

Off Balance Sheet Commitments and Guarantees

There are claims and litigation in which Crombie is involved, arising out of the ordinary course of business operations. In the opinion of management, any liability that would arise from such contingencies would not have a significant adverse effect on these operating results.

Crombie has agreed to indemnify its trustees and officers, and particular employees, in accordance with Crombie's policies. Crombie maintains insurance policies that may provide coverage against certain claims.

Crombie obtains standby letters of credit to support its obligations with respect to construction work on its investment properties and satisfying mortgage financing requirements. As at September 30, 2025, Crombie had a total of $2,685 (December 31, 2024 - $5,198) in outstanding letters of credit related to construction work being performed on investment properties. Crombie does not believe that any of these standby letters of credit are likely to be drawn upon.

As at September 30, 2025, Crombie had signed construction contracts totalling $102,314 (December 31, 2024 - $259,087), of which $72,010 (December 31, 2024 - $197,329) has been paid. This includes contracts signed within joint ventures at Crombie's ownership percentage.

Crombie has committed to funding $37,926 (December 31, 2024 - $37,926) in development costs at 1700 East Broadway Limited Partnership, of which $1,128 has been funded as at September 30, 2025 (December 31, 2024 - $719).

Crombie has provided 100% guarantees on mortgages related to properties classified as joint operations in which it has less than a 100% interest. The mortgages payable related to these guarantees are secured by specific charges against the properties. As at September 30, 2025, Crombie has provided guarantees of approximately $25,352 (December 31, 2024 - $26,655) on mortgages in excess of their ownership interest in the properties. Responsibility for ongoing payments of principal and interest on these mortgages remains with the joint owners of the properties. The mortgages have a weighted average term to maturity of 2.5 years (December 31, 2024 - 3.3 years).

Crombie and its partners have provided joint and several guarantees on 100% of mortgage debt outstanding in the following joint ventures: Bronte Village Limited Partnership $256,486 (December 31, 2024 - $241,718) and 140 CPN Limited $3,066 (December 31, 2024 - $3,121), and are secured by the income-producing properties related to the mortgages. Crombie and its partner have provided joint and several guarantees on 100% of debt outstanding in The Marlstone Limited Partnership $44,788 (December 31, 2024 - $Nil), which are secured by the property related to the debt. Crombie and its partners have provided joint and several guarantees on 100% of debt outstanding in 1700 East Broadway Limited Partnership $22,300 (December 31, 2024 - $20,500), 4440 Hastings Limited Partnership $18,061 (December 31, 2024 - $Nil), and 2733 West Broadway Limited Partnership $25,490 (December 31, 2024 - $Nil). Crombie includes its 50% ownership interest in the outstanding debt related to these joint ventures in its debt metrics.

Under the terms of head leases with certain of Crombie’s joint operation partners, Crombie guarantees its joint operation partners their portion of any uncollected rent receivable from the sub-tenant.

Crombie currently indemnifies the entirety of a land lease throughout the duration of the term (including any extension periods), for a property it no longer owns. To minimize future risk, the purchaser has provided Crombie an identical Indemnification and, as additional security, Crombie has put in place an equitable mortgage, which has been placed on title of the former property.

Financial Instruments

The fair value of a financial instrument is the estimated amount that Crombie would receive to sell a financial asset or pay to transfer a financial liability in an orderly transaction between market participants at the measurement date.

Fair value determination is classified within a three-level hierarchy, based on observability of significant inputs, as follows:

Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities.
Level 2 - inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3 - unobservable inputs for the asset or liability.

There were no transfers between levels of the fair value hierarchy during the nine months ended September 30, 2025 (nine months ended September 30, 2024 - no transfers).

Due to their short-term nature, the carrying values of the following financial instruments approximate their fair values at the balance sheet dates:

- Cash and cash equivalents
- Accounts receivable
- Trade and other payables

The fair values of other financial instruments are based on discounted cash flows using discount rates that reflect current market conditions for instruments with similar terms and risks. The following table summarizes the estimated fair values of other financial instruments that have fair values different from their carrying values:

	September 30, 2025		December 31, 2024	
	Fair Value	**Carrying Value**	Fair Value	Carrying Value
Financial liabilities				
Fixed rate mortgages	**$ 812,526**	**$ 805,472**	$ 814,111	$ 822,804
Credit facilities	**59,570**	**58,242**	66,967	65,131
Senior unsecured notes	**1,518,691**	**1,496,027**	1,496,790	1,495,293
Total financial liabilities	**$ 2,390,787**	**$ 2,359,741**	$ 2,377,868	$ 2,383,228

Financial assets are derecognized when the contractual rights to benefits from the financial asset expire.

The fair values of fixed rate mortgages, credit facilities, and senior unsecured notes were estimated using Level 2 inputs.

8. RISK MANAGEMENT

Risk Management Framework

Management of Crombie is vested in the Board of Trustees, subject to the provisions of applicable statutes and the Declaration of Trust. The Board of Trustees shall have explicit responsibility for the stewardship of Crombie, including the strategic planning process, approval of the strategic plan, the identification of principal risks and implementation of systems to manage these risks, succession planning, operations, communications and reporting, and the integrity of Crombie's internal control and management information systems. The Board discharges certain of its responsibilities through delegation to its committees as more particularly set out in the committee mandates.

Risk Factors Related to the Business of Crombie

In the normal course of business, Crombie is exposed to a number of risks that can affect its operating performance.

In addition to the more fulsome description of Crombie's risk discussion under the "Risk Management" section in Crombie's 2024 Annual Report, and the "Risks" section of Crombie's 2024 Annual Information Form available at www.sedarplus.ca, the following is a specific risk update for September 30, 2025:

Joint Arrangement Risk

Since the release of its 2024 Annual Information Form, Crombie has entered into additional joint arrangement partnerships with third-party entities. While these new arrangements do not alter the underlying risk profile, their details are provided below.

On April 10, 2025, Crombie sold a 50% interest in The Marlstone development in Halifax, Nova Scotia, and entered into a joint arrangement with Montez Corporation to complete and operate the residential development. On the same date, Crombie entered into two additional joint venture partnerships with Montez Corporation to further the entitlement of two residential projects in Halifax, Nova Scotia, Barrington Street (Harbourview Property Development Limited Partnership) and Brunswick Place (Beacon Developments Limited Partnership). Crombie is the development, construction, and leasing manager on behalf of the partnerships.

On April 28, 2025 and May 6, 2025, Crombie entered into two joint venture partnerships with Wesgroup Properties with the intent to further the entitlement of Hastings and West Broadway, two mixed-use residential projects in Vancouver, British Columbia. The properties have not been transferred into the joint ventures. Concurrent to these transactions, Wesgroup Properties acquired Empire's 50% share of the Kingsway & Tyne Property Development Limited Partnership and the Lynn Valley Limited Partnership. Crombie has retained its 50% interest in each of these joint venture partnerships. Wesgroup Properties and Crombie will both act as development managers on behalf of the partnerships.

For more information on these developments, please see the "Development" and "Joint Ventures" sections of this MD&A.

Reliance on Key Personnel

The management of Crombie depends on the services of certain key personnel. The loss of the services of any key personnel could have an adverse effect on Crombie and adversely impact Crombie's financial condition. Crombie does not have key-person insurance on any of its key employees.

Crombie has undergone changes in its senior management team this year, including the retirement and replacement of its General Counsel and Corporate Secretary, and the departure of its Senior Vice President, People and Culture in the second quarter. While the recruitment process for replacement for the Senior Vice President role has commenced, there can be no assurance that Crombie will not experience adverse impact to its financial condition beyond the employee transition costs already disclosed.

Significant Relationship

As at September 30, 2025, Empire, through its wholly owned subsidiary ECL Developments Limited ("ECLD"), holds a 41.5% indirect interest in Crombie. Crombie's anchor tenants are concentrated in a relatively small number of retail operators. Specifically, for the nine months ended September 30, 2025, 60.5% (September 30, 2024 - 58.9%) of the AMR and 55.9% (September 30, 2024 - 55.8%) of total property revenue generated from Crombie's properties is derived from anchor tenants that are owned and/or operated by Empire

(including Sobeys and all other subsidiaries of Empire). Therefore, Crombie is reliant on the sustainable operation by Empire in these locations.

Financial Risk Management

The following table outlines Crombie's financial risks, how these risks are managed, and whether there was a change in risk exposure compared to the prior year.

Credit Risk

Risk Description	Credit risk arises from the possibility that tenants may experience financial difficulty and be unable to fulfill their lease commitments. A provision for doubtful accounts and other adjustments to net property income(*) are taken for all anticipated collectability risks. Additionally, there is credit risk relating to joint arrangement partners, interest rate swap agreements, and credit extended through vendor take-back financing in the event of default by borrowers on the financing repayment.
Risk Management	Crombie mitigates credit risk by geographical diversification, diversifying both its tenant mix and asset mix, and conducting credit assessments for new and renewing tenants. Crombie's residential component further diversifies its portfolio. In measuring tenant concentration, Crombie considers both the AMR and total property revenue of major tenants. • Crombie's largest tenant, Empire (including Sobeys and all other subsidiaries of Empire), represents 60.5% (September 30, 2024 - 58.9%) of AMR. No other tenant accounts for more than 2.5% (September 30, 2024 - 2.4%) of Crombie's AMR; • total property revenue includes base rent as well as operating and realty tax cost recovery income, and percentage rent. These amounts can vary by property type, specific tenant leases, and where tenants may directly incur and pay operating costs. Crombie earned total property revenue of $204,920 for the nine months ended September 30, 2025 (September 30, 2024 - $194,886) from Sobeys and other subsidiaries of Empire; and • over the next five years, leases on no more than 7.8% (September 30, 2024 - 7.6%) of the gross leasable area of Crombie will expire in any one year. Receivables are substantially comprised of current balances due from tenants and past due receivables. The balance of accounts receivable past due is usually not significant. Generally, rents are due the first of each month and other tenant billings are due 30 days after invoicing, and balances over 30 days are considered past due. Crombie determines the expected credit loss in accordance with the IFRS 9, "Financial Instruments" simplified approach for amounts receivable where its loss allowance is measured at initial recognition and throughout the life of the receivable. Trade receivables are written off when there is no reasonable expectation of recovery. Crombie assesses, on a forward-looking basis, the expected credit losses associated with its rent receivables. In determining the expected credit losses, Crombie takes into account, on a tenant-by-tenant basis, the payment history, future expectations, and knowledge gathered through discussions for rental concessions and ongoing discussions with tenants. During the nine months ended September 30, 2025, Crombie recorded bad debt recovery of $(167) (September 30, 2024 - recovery of $(12)). Crombie's trade receivables and provision for doubtful accounts balances at September 30, 2025 were $20,887 and $(1,294), respectively (December 31, 2024 - $21,838 and $(1,472), respectively). Crombie manages its residual risk in its investment properties through an active capital expenditure program and actively leasing any vacant spaces. The residual risk throughout Crombie's portfolio is not considered significant. Crombie mitigates risk related to financing with joint arrangement partners, interest rate swap agreements, and vendor take-back financing by obtaining guarantees from the borrowers where necessary.

Liquidity Risk

Risk Description	Liquidity risk is the risk that Crombie may not have access to sufficient debt and equity capital to fund its growth program, refinance debt obligations as they mature, or meet its ongoing obligations as they arise.
Risk Management	The real estate industry is capital intensive, and most assets are non-current in nature. These assets produce income through long-term leases, which funds current liabilities as they come due. While rents are contractually committed, they are not recognized as current assets, and this imbalance creates a working capital deficit, despite cash flows from contractually committed rents and credit facilities being more than adequate to satisfy current liabilities. Cash flow generated from operating the property portfolio represents the primary source of liquidity used to service interest on debt, fund general and administrative expenses, reinvest in the portfolio through capital expenditures, as well as fund tenant incentive costs and make distributions to Unitholders. Debt repayment requirements are primarily funded from refinancing Crombie's maturing debt obligations. Property acquisition funding requirements are funded through a combination of accessing the debt and equity capital markets and recycling capital from property dispositions. There is a risk that the debt capital markets may not refinance maturing debt on terms and conditions acceptable to Crombie, or on any terms at all. Crombie seeks to mitigate this risk by staggering its debt maturity dates. There is also a risk that the equity capital markets may not be receptive to a REIT Unit offering issuance from Crombie with financial terms acceptable to Crombie. Access to debt and equity capital markets may also be affected by national and international events, and economic conditions beyond Crombie's control. Crombie mitigates its exposure to liquidity risk utilizing a disciplined approach to capital management. There is a risk that credit ratings may change. No ratings agency has issued a credit rating with respect to the Units, and no credit rating of the Units will be sought or obtained by Crombie. As at September 30, 2025, Crombie's credit rating on outstanding senior unsecured notes was "BBB" with a "Stable" trend from Morningstar DBRS. Credit ratings may not reflect all risks associated with an investment in Crombie's securities. Any credit ratings applied to the notes are an assessment of Crombie's ability to pay its obligations generally. Consequently, real or anticipated changes in the credit ratings will generally affect the market value of the notes. The credit ratings, however, may not reflect the potential impact on the value of the notes of risks related to structure, market, or other factors discussed under the heading "Risk Factors" in Crombie's 2024 Annual Information Form. Crombie is under no obligation to maintain any specified level of credit rating with credit rating agencies, and there is no assurance that any credit rating assigned to the notes will remain in effect for any given period of time or that any rating will not be lowered or withdrawn entirely by the relevant rating agency. A lowering, withdrawal, or failure to maintain any credit ratings applied to the notes may have an adverse effect on the market price or value and the liquidity of the notes. Credit ratings are not recommendations to purchase, hold, or sell the notes or other securities of Crombie. Any future lowering of Crombie's ratings is likely to make it more difficult or more expensive for Crombie to obtain additional debt financing. Access to the $550,000 unsecured revolving credit facility is limited by the amount utilized under the facility and the amount of any outstanding letters of credit. Refer to the "Debt Maturities" section of this MD&A for a maturity analysis of Crombie's recognized financial liabilities and purchase obligations.

Interest Rate Risk

Risk Description

Interest rate risk is the potential for financial loss arising from increases in interest rates.

Risk Management

Crombie mitigates the risk of rising interest rates by utilizing staggered debt maturities and limiting the use of permanent floating rate debt and, on occasion, utilizing interest rate swap agreements. The interest swap rates would be based on Canadian bond yields, plus a premium, called the swap spread, which reflects the risk of trading with a private counterparty as opposed to the Canadian government. Under interest rate swap arrangements, Crombie would agree to pay the counterparty an amount if market interest rates decline, in return for the counterparty's agreement to pay Crombie an amount if market interest rates increase. As a result, the combined effect of variable interest rates on certain debt arrangements coupled with the payment obligations under interest rate swap agreements is to stabilize Crombie's net interest expense, as increased interest payments are partially offset by the right to receive payments under the interest rate swap agreements, while decreased interest payments are partially offset by the obligation to make payments under the interest rate swap agreements. In the event that interest rates change by more than was anticipated in the interest rate swap agreements, payment obligations under interest rate swap agreements could adversely impact Crombie's financial condition and results of operations and decrease the amount of cash available for distribution. Crombie does not enter into these interest rate swaps on a speculative basis. Crombie is prohibited by its Declaration of Trust in purchasing, selling, or trading in interest rate future contracts other than for hedging purposes.

The table below summarizes Crombie's financial instruments that are hedged:

				As at September 30, 2025	
Hedge type	**Maturity date**	**Fixed interest rate**	**Hedge effectiveness**	**Notional amount of the hedging instrument[1]**	**Fair value of hedging instrument[1]**
Cash flow hedge[2]	Mar. 1, 2029	3.15 %	100 %	**$ 50,485**	**$ 762**
Cash flow hedge[3]	Oct. 7, 2029	5.20 %	100 %	**3,570**	**(90)**
Cash flow hedge[3]	Oct. 15, 2029	4.19 %	— %	**50,000**	**(931)**
				$ 104,055	**$ (259)**

(1) Amounts are shown at Crombie's ownership percentage.
(2) Included in investment in joint ventures in Crombie's financial statements.
(3) Included in trade and other payables in Crombie's financial statements.

			Three months ended September 30, 2025		Nine months ended September 30, 2025	
Hedge type	**Maturity date**	**Fixed interest rate**	**Change in fair value gain (loss) recognized in other comprehensive income (loss)[1]**	**Hedge recognized in statements of comprehensive loss**	**Change in fair value gain (loss) recognized in other comprehensive income (loss)[1]**	**Hedge recognized in statements of comprehensive loss**
Cash flow hedge	Mar. 1, 2029	3.15 %	**$ (278)**	**$ —**	**$ (761)**	**$ —**
Cash flow hedge	Oct. 7, 2029	5.20 %	**(13)**	**—**	**(27)**	**—**
Cash flow hedge	Oct. 15, 2029	4.19 %	**—**	**(204)**	**—**	**(448)**
			$ (291)	**$ (204)**	**$ (788)**	**$ (448)**

(1) Amounts are shown at Crombie's ownership percentage.

Risk Management

A fluctuation in interest rates would currently not have a material impact on Crombie's operating income as all floating rate debt balances, with the exception of the unsecured bilateral credit facility, have been hedged with interest rate swaps. The following tables look at the impacts of selected interest rate moves on other comprehensive loss and net assets attributable to Unitholders:

	As at September 30, 2025	
Impact on other comprehensive loss of interest rate changes on interest rate swap agreements at Crombie's share	**Increase in rate**	**Decrease in rate**
Impact of a 0.5% interest rate change	**$ 882**	**$ (882)**
Impact of a 1.0% interest rate change	**$ 1,767**	**$ (1,767)**
Impact of a 1.5% interest rate change	**$ 2,646**	**$ (2,646)**

	As at September 30, 2025	
Impact on decrease in net assets attributable to Unitholders of interest rate changes on interest rate swap agreements not designated as a hedge	**Increase in rate**	**Decrease in rate**
Impact of a 0.5% interest rate change	**$ 951**	**$ (972)**
Impact of a 1.0% interest rate change	**$ 1,881**	**$ (1,966)**
Impact of a 1.5% interest rate change	**$ 2,790**	**$ (2,983)**

As at September 30, 2025:

- Crombie's weighted average term to maturity of its fixed rate mortgages is 5.1 years (December 31, 2024 - 5.8 years);
- Crombie's weighted average term to maturity of its fixed rate unsecured notes is 4.0 years (December 31, 2024 - 4.8 years);
- Crombie has a floating rate unsecured revolving credit facility available to a maximum of $550,000 with no balance outstanding/drawn, with $547,315 available on this facility after reduction of outstanding letters of credit (December 31, 2024 - $544,802 available with no balance outstanding/drawn);
- Crombie has a fixed rate unsecured non-revolving credit facility available to a maximum of $50,000 with a balance of $50,000 outstanding (December 31, 2024 - $50,000);
- Crombie has a floating rate unsecured bilateral credit facility available to a maximum of $130,000 with a balance of $6,000 outstanding/drawn (December 31, 2024 - no balance outstanding/drawn);
- Crombie has a fixed rate joint operation credit facility available to a maximum of $4,510 (December 31, 2024- $3,520) at Crombie's share with a balance of $3,570 outstanding (December 31, 2024 - $3,520);
- Crombie has interest rate swap agreements in place on $53,570 of floating rate debt (December 31, 2024 - $53,520) and an interest rate swap agreement in place held in equity-accounted investments on $50,485 of floating rate debt, at Crombie's share (December 31, 2024 - $51,206); and
- Crombie has floating rate credit facilities, included in debt held in equity-accounted investments, available to a maximum of $98,588 with a balance of $55,332 outstanding, at Crombie's share (December 31, 2024 - $10,250).

9. JOINT VENTURES

As at September 30, 2025, Crombie holds ownership interests in 12 joint ventures, four of which currently hold property. These joint ventures are all subject to equity accounting. As such, the results of these equity-accounted investments are not included in certain financial metrics, such as net property income(*), property cash NOI(*), and same-asset property cash NOI(*), or in operational metrics such as occupancy and GLA, unless specifically indicated that such metrics are presented on a proportionate consolidation basis. (See the "Total Portfolio Review Inclusive of Joint Ventures" section of this MD&A for select operating metrics presented in this manner.) The figures presented below represent only the results of these joint ventures, at 100%, with the exception of FFO(*).

Joint Venture Summary

The following represents Crombie's interest in joint venture investments:

	Joint Venture Partner	September 30, 2025	December 31, 2024
Bronte Village Limited Partnership	Princedev Inc.	**50.0 %**	50.0 %
The Duke Limited Partnership	Princedev Inc.	**50.0 %**	50.0 %
Penhorn Residential Holdings Limited Partnership	Clayton Developments Limited	**50.0 %**	50.0 %
140 CPN Limited	Pocrnic Realty Advisors Inc.	**50.0 %**	50.0 %
1700 East Broadway Limited Partnership	Westbank Corp.	**50.0 %**	50.0 %
Lynn Valley Limited Partnership	Wesgroup Properties	**50.0 %**	50.0 %
Kingsway & Tyne Property Development Limited Partnership	Wesgroup Properties	**50.0 %**	50.0 %
2733 West Broadway Limited Partnership	Wesgroup Properties	**50.0 %**	— %
4440 Hastings Limited Partnership	Wesgroup Properties	**50.0 %**	— %
The Marlstone Limited Partnership	Montez Corporation	**50.0 %**	— %
Beacon Developments Limited Partnership	Montez Corporation	**50.0 %**	— %
Harbourview Property Development Limited Partnership	Montez Corporation	**50.0 %**	— %

1600 Davie Limited Partnership
Davie Street is a retail/residential mixed-used property consisting of 330 residential rental units and 54,000 square feet of retail GLA in Vancouver, British Columbia. In October 2024, Crombie acquired the remaining 50% interest in the Davie Limited Partnership joint venture. Prior to the acquisition, Crombie maintained 100% ownership of the retail GLA, which is anchored by a 44,500 square foot Safeway, while the joint venture held ownership of the 330 residential units. The residential property results are now fully consolidated with Crombie's.

Bronte Village Limited Partnership
The Village at Bronte Harbour is a retail/residential mixed-used property located in Oakville, Ontario. It is comprised of two residential towers incorporating 481 residential rental units and 55,000 square feet of grocery-anchored retail GLA that is owned by the joint venture.

The Duke Limited Partnership
Le Duke is a retail/residential mixed-use property in Montréal, Québec, with an existing heritage building integrated into the ground floor of the property. The property incorporates 387 residential units, and 25,000 square feet of grocery-anchored retail that is owned by the joint venture.

Penhorn Residential Holdings Limited Partnership
Opal Ridge (Penhorn), formerly referred to as Penhorn Lands, is a 26-acre parcel in Dartmouth, Nova Scotia, with zoning proposed for the development of multi-family parceled building lots. Entitlement and development agreements were approved in June 2022 with all land parcels being sold thereafter and the remaining land development activity completed at the end of 2023.

140 CPN Limited
Centennial Parkway is a retail plaza in Hamilton, Ontario, consisting of 33,000 square feet of retail GLA, which is owned by the joint venture.

1700 East Broadway Limited Partnership
East Broadway (Broadway and Commercial) is a proposed major mixed-use development in Vancouver, British Columbia, located at one of the busiest transit nodes in Western Canada. The proposed development is to include over 1,000 residential rental units (of which 10% is to be subsidized), 32,000 square feet of public plaza space, small retail shops, a grocery store, and a daycare. The joint venture received council approval for the rezoning application on June 10, 2025, a significant milestone in the project entitlement phase. The joint venture will own the residential components, with Crombie retaining 100% ownership of the retail component.

Lynn Valley Limited Partnership
Lynn Valley is a proposed mixed-use redevelopment in North Vancouver, British Columbia. The joint venture is evaluating the project design to ensure the proposal satisfies new municipal and provincial policies prior to submitting a formal zoning application.

Kingsway & Tyne Property Development Limited Partnership
Kingsway & Tyne is a proposed mixed-use redevelopment in Vancouver, British Columbia. The joint venture is currently working through early concept planning and due diligence to support a rezoning application.

2733 West Broadway Limited Partnership
West Broadway is a proposed mixed-use redevelopment in Vancouver, British Columbia. The joint venture is currently working through early concept planning and due diligence to support a rezoning application.

4440 Hastings Limited Partnership
Hastings is a proposed mixed-use redevelopment in Burnaby, British Columbia. The joint venture is currently working through early concept planning and due diligence to support a rezoning application.

The Marlstone Limited Partnership
The Marlstone is a residential development located in Halifax, Nova Scotia. It is comprised of 291 residential rental units. The project is currently under construction, with completion expected in the first half of 2026.

Beacon Developments Limited Partnership
Beacon is a proposed mixed-use redevelopment in Halifax, Nova Scotia. The joint venture is currently working through early concept planning and due diligence to support entitlement of the site.

Harbourview Property Development Limited Partnership
Harbourview is a proposed mixed-use redevelopment in Halifax, Nova Scotia. The joint venture is currently working through early concept planning and due diligence to support entitlement of the site.

Financial Performance

	Three months ended										
	September 30, 2025					September 30, 2024					
	Davie LP	**Bronte LP**	**Duke LP**	**Other**	**Total**	Davie LP	Bronte LP	Duke LP	Other	Total	Variance
Property revenue	**$ —**	**$ 4,775**	**$ 2,474**	**$ 141**	**$ 7,390**	$ 3,207	$ 4,895	$ 2,347	$ 202	$ 10,651	$ (3,261)
Property operating expenses	**—**	**(1,941)**	**(878)**	**(57)**	**(2,876)**	(839)	(1,844)	(865)	(82)	(3,630)	754
Net property income[(*)]	**—**	**2,834**	**1,596**	**84**	**4,514**	2,368	3,051	1,482	120	7,021	(2,507)
General and administrative expenses	**—**	**35**	**(6)**	**(6)**	**23**	(40)	(123)	(4)	(54)	(221)	244
Depreciation and amortization	**—**	**(1,090)**	**(477)**	**(14)**	**(1,581)**	(687)	(1,089)	(476)	(14)	(2,266)	685
Finance costs - operations	**—**	**(3,167)**	**(802)**	**(25)**	**(3,994)**	(1,620)	(3,009)	(812)	(11)	(5,452)	1,458
Net income (loss)	**$ —**	**$ (1,388)**	**$ 311**	**$ 39**	**$ (1,038)**	$ 21	$ (1,170)	$ 190	$ 41	$ (918)	$ (120)
Contribution to Crombie's FFO[(*)] [(1)]	**$ —**	**$ (84)**	**$ 406**	**$ 27**	**$ 349**	$ 343	$ 26	$ 346	$ 28	$ 743	$ (394)

(1) FFO is at Crombie's share and is included in Crombie's total FFO numbers.

	Nine months ended										
	September 30, 2025					September 30, 2024					
	Davie LP	**Bronte LP**	**Duke LP**	**Other**	**Total**	Davie LP	Bronte LP	Duke LP	Other	Total	Variance
Property revenue	**$ —**	**$ 14,079**	**$ 7,437**	**$ 373**	**$ 21,889**	$ 9,515	$ 13,770	$ 7,049	$ 575	$ 30,909	$ (9,020)
Property operating expenses	**—**	**(5,496)**	**(2,650)**	**(215)**	**(8,361)**	(2,157)	(4,705)	(2,530)	(207)	(9,599)	1,238
Net property income(*)	**—**	**8,583**	**4,787**	**158**	**13,528**	7,358	9,065	4,519	368	21,310	(7,782)
General and administrative expenses	**—**	**(69)**	**(51)**	**(20)**	**(140)**	(134)	(171)	(48)	(107)	(460)	320
Depreciation and amortization	**—**	**(3,265)**	**(1,430)**	**(42)**	**(4,737)**	(2,149)	(3,337)	(1,432)	(42)	(6,960)	2,223
Finance costs - operations	**—**	**(9,451)**	**(2,432)**	**(66)**	**(11,949)**	(4,529)	(9,999)	(2,461)	(35)	(17,024)	5,075
Net income (loss)	**$ —**	**$ (4,202)**	**$ 874**	**$ 30**	**$ (3,298)**	$ 546	$ (4,442)	$ 578	$ 184	$ (3,134)	$ (164)
Contribution to Crombie's FFO(*) (1)	**$ —**	**$ (275)**	**$ 1,188**	**$ 37**	**$ 950**	$ 1,074	$ (362)	$ 1,042	$ 113	$ 1,867	$ (917)

(1) FFO is at Crombie's share and is included in Crombie's total FFO numbers.

For the three months ended:

Net loss increased by $120 compared to the third quarter of 2024 primarily due to higher operating costs of $97 at The Village at Bronte Harbour, and additional financing costs of $158 driven by a mortgage put in place on the commercial property, offset by rental growth at Le Duke of $127.

For the nine months ended:

Net loss increased by $164 compared to the prior year due to Crombie's acquisition of the remaining 50% share of Davie Limited Partnership and increased operating costs of $791 at The Village at Bronte Harbour, offset by decreased finance costs of $548 at The Village at Bronte Harbour as a result of CMHC financing put in place in 2024.

	Three months ended						
	September 30, 2025			September 30, 2024			
	Retail	**Residential**	**Total**	Retail	Residential	Total	Variance
Net property income(*)	**$ 566**	**$ 3,948**	**$ 4,514**	$ 557	$ 6,464	$ 7,021	$ (2,507)
Non-cash straight-line rent	**(33)**	**—**	**(33)**	(19)	97	78	(111)
Non-cash tenant incentive amortization	**154**	**—**	**154**	158	—	158	(4)
Property cash NOI(*)	**$ 687**	**$ 3,948**	**$ 4,635**	$ 696	$ 6,561	$ 7,257	$ (2,622)

	Nine months ended						
	September 30, 2025			September 30, 2024			
	Retail	**Residential**	**Total**	Retail	Residential	Total	Variance
Net property income(*)	**$ 1,585**	**$ 11,943**	**$ 13,528**	$ 1,677	$ 19,633	$ 21,310	$ (7,782)
Non-cash straight-line rent	**(64)**	**24**	**(40)**	(100)	410	310	(350)
Non-cash tenant incentive amortization	**461**	**—**	**461**	454	—	454	7
Property cash NOI(*)	**$ 1,982**	**$ 11,967**	**$ 13,949**	$ 2,031	$ 20,043	$ 22,074	$ (8,125)

For the three months ended:

Property cash NOI decreased by $2,622 compared to the third quarter of 2024 primarily due to Crombie's acquisition of the remaining 50% share of Davie Street in the fourth quarter 2024, the results for which are now fully consolidated with Crombie's.

For the nine months ended:

On a year-to-date basis, property cash NOI decreased by $8,125 compared to the same period in 2024, primarily due to the acquisition of Davie Street in the fourth quarter of 2024 and increased operating expenses at The Village at Bronte Harbour throughout 2025.

Fair Value

The estimated fair value of the investment properties held within Crombie's equity-accounted joint ventures at 100% is as follows:

	Fair Value	Carrying Value
September 30, 2025	**$ 636,000**	**$ 531,526**
December 31, 2024	$ 570,000	$ 401,569

The fair value included in this summary reflects the fair value of the properties as at September 30, 2025 and December 31, 2024, based on each property's current use as a revenue-generating property or property under development. Additionally, as properties are prepared for redevelopment, Crombie considers each property's progress through entitlement in determining the fair value of a property. The fair value of properties under development is assumed to equal cost, plus any incremental fair value recognized through entitlement, until the property is substantially completed. As at September 30, 2025, properties held within Bronte Village Limited Partnership, The Duke Limited Partnership, and 140 CPN Limited are revenue-generating properties.

Crombie has utilized the following weighted average capitalization rates for its joint venture properties:

	September 30, 2025	December 31, 2024
Weighted average capitalization rate	**4.29 %**	4.27 %

Fair Value Sensitivity of the Investment Properties Held Within Crombie's Equity-accounted Joint Ventures

Crombie has determined that a change in this applied capitalization rate and net operating income at September 30, 2025 would result in a corresponding change in the fair value of the investment properties as follows:

Capitalization rate change	**Net operating income change**						
	$ (1,500)	**$ (1,000)**	**$ (500)**	**$ —**	**$ 500**	**$ 1,000**	**$ 1,500**
(0.75) %	$ 66,000	$ 78,000	$ 89,000	$ 101,000	$ 113,000	$ 124,000	$ 136,000
(0.50) %	$ 29,000	$ 41,000	$ 52,000	$ 64,000	$ 76,000	$ 87,000	$ 99,000
(0.25) %	$ (3,000)	$ 9,000	$ 20,000	$ 32,000	$ 44,000	$ 55,000	$ 67,000
— %	$ (35,000)	$ (23,000)	$ (12,000)	$ —	$ 12,000	$ 23,000	$ 35,000
0.25 %	$ (56,000)	$ (44,000)	$ (33,000)	$ (21,000)	$ (9,000)	$ 2,000	$ 14,000
0.50 %	$ (79,000)	$ (67,000)	$ (56,000)	$ (44,000)	$ (32,000)	$ (21,000)	$ (9,000)
0.75 %	$ (99,000)	$ (87,000)	$ (76,000)	$ (64,000)	$ (52,000)	$ (41,000)	$ (29,000)

Debt to Gross Fair Value(*)

	September 30, 2025	December 31, 2024
Fixed rate mortgages	$ 360,523	$ 347,251
Revolving credit facilities	65,877	20,500
Construction financing facility	44,788	—
Lease liabilities	3,069	4,231
Total debt outstanding	$ 474,257	$ 371,982
Investment properties, fair value	$ 636,000	$ 570,000
Other assets, cost(1)	15,146	11,509
Cash and cash equivalents	6,136	6,868
Gross fair value	$ 657,282	$ 588,377
Debt to gross fair value(*)	72.2 %	63.2 %

(1) Other assets include deferred financing costs, and exclude tenant incentives and related accumulated amortization, and accrued straight-line rent receivable.

Debt Profile

	September 30, 2025				December 31, 2024			
	Mortgages	Credit Facilities(1)	Partnership Loans	Total Borrowings	Mortgages	Credit Facilities(1)	Partnership Loans	Total Borrowings
Opening balance, beginning of period	$ 347,251	$ 20,500	$ —	$ 367,751	$ 510,254	$ 21,400	$ 10,664	$ 542,318
Additions	16,500	—	—	16,500	243,457	—	438	243,895
Net advances	—	64,144	—	64,144	—	3,100	—	3,100
Other(2)	—	26,021	—	26,021	(177,932)	—	—	(177,932)
Principal repayments	(3,228)	—	—	(3,228)	(228,528)	(4,000)	(11,102)	(243,630)
Closing balance, end of period	$ 360,523	$ 110,665	$ —	$ 471,188	$ 347,251	$ 20,500	$ —	$ 367,751

(1) The unsecured revolving term credit facilities are used by the joint ventures to finance development activity of the partnerships during rezoning.
(2) Other includes the mortgages assumed by Crombie's acquisition of the remaining 50% interest in the Davie Limited Partnership joint venture on October 15, 2024, and the assumption of the construction financing facility by The Marlstone Limited Partnership on April 10, 2025.

	September 30, 2025	December 31, 2024
Total borrowings	$ 471,188	$ 367,751
Long-term portion	$ 399,032	$ 342,584
Current portion	$ 72,156	$ 25,167
Weighted average fixed interest rate(1)	4.01 %	4.00 %
Weighted average floating interest rate	4.22 %	5.32 %
Weighted average term to maturity of fixed rate debt	3.5 years	4.3 years
Weighted average term to maturity of floating rate debt	0.8 years	0.2 years

(1) Includes a floating rate mortgage that is fixed under a swap agreement.

From time to time, Crombie's joint ventures have entered into interest rate swap agreements to manage the interest rate profile of their current or future debts without an exchange of the underlying principal amount. Crombie's joint ventures currently have an interest rate swap agreement in place on $100,970 of floating rate debt (December 31, 2024 - $102,413).

10. OTHER DISCLOSURES

Related Party Transactions

As at September 30, 2025, Empire, through its wholly owned subsidiary ECLD, holds a 41.5% indirect interest in Crombie. Related party transactions primarily include transactions with entities associated with Crombie through Empire's indirect interest. Related party transactions also include transactions with joint venture entities in which Crombie has a 50% interest, as well as transactions with key management personnel and trustees, and post-employment benefit plans.

Related party transactions are measured at the amount of consideration established and agreed to by the related parties.

Crombie's transactions with related parties are as follows:

	Three months ended September 30,		Nine months ended September 30,	
	2025	2024	**2025**	2024
Property revenue				
Property revenue	**$ 68,607**	$ 65,795	**$ 204,920**	$ 194,886
Head lease income	**$ 261**	$ 203	**$ 945**	$ 649
Revenue from management and development services	**$ 4,428**	$ 1,083	**$ 8,814**	$ 3,780
Property operating expenses	**$ (2)**	$ —	**$ (2)**	$ (45)
General and administrative expenses				
Property management services recovered	**$ 32**	$ 23	**$ 102**	$ 98
Other general and administrative expenses	**$ (19)**	$ (42)	**$ (56)**	$ (123)
Finance costs - distributions to Unitholders	**$ (17,279)**	$ (16,891)	**$ (51,387)**	$ (50,463)

Crombie provides property management, development management, project management, leasing services, and environmental management to certain of its properties held in joint arrangements, and to specific properties owned by certain subsidiaries of Empire on a fee-for-service basis pursuant to a Property Management Agreement and a Development Management Agreement, which is being recognized as revenue from management and development services.

During the nine months ended September 30, 2025, Crombie issued 881,497 (September 30, 2024 - 921,637) Class B LP Units to ECLD under the DRIP.

During the nine months ended September 30, 2025, Crombie invested $29,365 (September 30, 2024 - $33,903) in properties anchored by subsidiaries of Empire, which resulted in amended lease terms. These amounts have been included in tenant incentive additions or income property additions depending on the nature of the work completed. These costs are being amortized over the amended lease terms.

During the nine months ended September 30, 2025, Crombie disposed of The Marlstone development to a joint venture partnership with Montez Corporation for cash proceeds of $19,232 with the joint venture assuming $26,021 in construction financing debt. Amounts due from related parties include a $4,000 interest-free short-term note receivable due from The Marlstone Limited Partnership, which was funded subsequent to the disposition.

Amounts due from related parties include $195 (December 31, 2024 - $40) in a note receivable due from Lynn Valley Limited Partnership related to development services.

Amounts due from related parties include $156 (December 31, 2024 - $Nil) in a note receivable due from Kingsway & Tyne Property Development Limited Partnership related to development services.

During the nine months ended September 30, 2025, Crombie assigned two Right to Development agreements related to properties at 1170 East 27th Street, North Vancouver, British Columbia and 3400/3410 Kingsway, Vancouver, British Columbia. Each agreement had a nil carrying value and was transferred for nominal consideration as part of Wesgroup Partnership assumption of Empire's share of Lynn Valley Limited Partnership and Kingsway & Tyne Property Development Limited Partnership.

Use of Estimates and Judgments

The preparation of consolidated financial information requires management to make judgments, estimates, and assumptions that affect the application of policies and reported amounts of assets and liabilities, income, and expenses. Significant judgment, estimate, and assumption items include impairment, employee future benefits, investment properties, purchase price allocations, and fair value of financial instruments. These estimates are based on historical experience and management's best knowledge of current events and actions that Crombie may undertake in the future.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revisions affect only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical Accounting Estimates and Assumptions

Critical accounting estimates and assumptions are discussed more fully under the "Critical Accounting Estimates and Assumptions" section of the 2024 Annual Report. The estimates and assumptions that are critical to the determination of the amounts reported in the September 30, 2025 financial statements relate to the following:

Fair Value Measurement

A number of assets and liabilities included in Crombie's financial statements require measurement at, and/or disclosure of, fair value. In estimating the fair value of an asset or a liability, Crombie uses market-observable data to the extent it is available. Where market-observable data is not available, Crombie estimates the fair value based on discounted future cash flows using discount rates that reflect current market conditions for instruments with similar terms and risks.

Investment Properties

Investment properties are carried at cost less accumulated depreciation. Crombie estimates the residual value and useful lives of investment properties and the significant components thereof to calculate depreciation and amortization.

Investment Property Valuation

External, independent valuation companies, having appropriate, recognized professional qualifications and recent experience in the location and category of properties being valued, value substantially all of Crombie's investment property portfolio on a rotating basis over a maximum period of four years. On a periodic basis, Crombie obtains independent appraisals such that approximately 85% of its properties, by value, will be externally appraised over a four-year period. The fair values, based on the measurement date, represent the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Internal quarterly valuations are performed using the capitalized net operating income method, using internally generated valuation models prepared considering the aggregate trailing annual net property income(*) recognized from leasing the property, which is stabilized for any major tenant movement. The key assumptions are the capitalization rates for each specific property and stabilized net property income(*). Crombie is responsible for the reasonableness of the assumptions and for the accuracy of inputs that are used to determine its valuation disclosures. Crombie receives biannual capitalization rate reports (June and December) from an independent valuation company, which reflect the specific risks inherent in the net property income(*), to arrive at property valuations. The capitalization rate reports provide a range of rates for various geographic regions and for various types and qualities of properties within each region. Management selects the rate for each property from the range provided that management believes is most appropriate in its judgment. In addition to this, Crombie uses the market information obtained in external appraisals each quarter and makes relevant adjustments to its input assumptions. As at September 30, 2025, management's determination of fair value was updated for current market assumptions, including net property income(*), market capitalization rates, and recent appraisals provided by independent appraisal professionals. For properties under development, fair value is assumed to equal cost, plus any incremental fair value recognized through entitlement, until the property is substantially completed.

Critical Judgments

Critical judgments are discussed under the "Critical Judgments" section of the 2024 Annual Report.

Controls and Procedures

Crombie maintains a set of disclosure controls and procedures designed to ensure that information required to be disclosed by Crombie in its annual filings, interim filings, or other reports filed or submitted by it under securities legislation is recorded, processed, summarized, and reported within the time periods specified in the securities legislation. Controls and procedures are designed to ensure that information required to be disclosed by Crombie is accumulated and communicated to Crombie's management, including its President and Chief Executive Officer ("CEO"), and Chief Financial Officer ("CFO"), as appropriate, to allow timely decisions regarding disclosure. Crombie's CEO and CFO have evaluated the design and effectiveness of its disclosure controls and procedures as at September 30, 2025. They have concluded that the current disclosure controls and procedures are effective.

In addition, Crombie's CEO and CFO have designed, or caused to be designed under their supervision, internal controls over financial reporting ("ICFR") to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes as defined in National Instrument 52-109. The control framework management used to design and assess the effectiveness of ICFR is *Internal Control-Integrated Framework (2013)* issued by The Committee of Sponsoring Organizations of the Treadway Commission ("COSO"). Further, Crombie's CEO and CFO have evaluated, or caused to be evaluated under their supervision, the effectiveness of the design and operation of ICFR as at September 30, 2025 and have concluded that its current ICFR are effective based on that evaluation. There have been no material changes to Crombie's internal controls during the period.

Quarterly Information

	Three months ended							
	Sep. 30, 2025	**Jun. 30, 2025**	**Mar. 31, 2025**	Dec. 31, 2024	Sep. 30, 2024	Jun. 30, 2024	Mar. 31, 2024	Dec. 31, 2023
Property revenue	**$ 120,084**	**$ 123,774**	**$ 122,735**	$ 121,595	$ 114,460	$ 116,361	$ 118,609	$ 116,986
Property operating expenses	**40,610**	**42,453**	**45,569**	43,445	39,454	41,473	44,968	41,117
Net property income(*)	**$ 79,474**	**$ 81,321**	**$ 77,166**	$ 78,150	$ 75,006	$ 74,888	$ 73,641	$ 75,869
Operating income	**$ 30,817**	**$ 36,435**	**$ 23,992**	$ 76,143	$ 26,570	$ 29,347	$ 26,205	$ 26,295
Distributions to Unitholders	**(41,669)**	**(41,210)**	**(41,047)**	(40,889)	(40,735)	(40,564)	(40,399)	(40,237)
Change in fair value of financial instruments	**(454)**	**(336)**	**(1,859)**	2,591	(3,506)	1,063	122	(1,400)
Increase (decrease) in net assets attributable to Unitholders	**$ (11,306)**	**$ (5,111)**	**$ (18,914)**	$ 37,845	$ (17,671)	$ (10,154)	$ (14,072)	$ (15,342)
Operating income per Unit - basic and diluted	**$ 0.17**	**$ 0.20**	**$ 0.13**	$ 0.41	$ 0.15	$ 0.16	$ 0.14	$ 0.15
Distributions	**$ 41,669**	**$ 41,210**	**$ 41,047**	$ 40,889	$ 40,735	$ 40,564	$ 40,399	$ 40,237
Per Unit	**$ 0.22**	**$ 0.22**	**$ 0.22**	$ 0.22	$ 0.22	$ 0.22	$ 0.22	$ 0.22
FFO(*)	**$ 61,945**	**$ 62,010**	**$ 55,557**	$ 58,131	$ 56,170	$ 57,880	$ 54,868	$ 54,590
Per Unit - basic and diluted	**$ 0.33**	**$ 0.34**	**$ 0.30**	$ 0.32	$ 0.31	$ 0.32	$ 0.30	$ 0.30
Payout ratio	**67.3 %**	**66.5 %**	**73.9 %**	70.3 %	72.5 %	70.1 %	73.6 %	73.7 %
AFFO(*)	**$ 54,966**	**$ 54,847**	**$ 48,890**	$ 51,298	$ 48,742	$ 50,317	$ 46,947	$ 46,111
Per Unit - basic and diluted	**$ 0.30**	**$ 0.30**	**$ 0.27**	$ 0.28	$ 0.27	$ 0.28	$ 0.26	$ 0.26
Payout ratio	**75.8 %**	**75.1 %**	**84.0 %**	79.7 %	83.6 %	80.6 %	86.1 %	87.3 %
Operating information								
Number of investment properties	**297**	**297**	**294**	295	296	295	295	294
Gross leasable area	**18,198,000**	**18,199,000**	**18,201,000**	18,433,000	18,766,000	18,750,000	18,709,000	18,681,000
Economic occupancy	**97.2 %**	**96.4 %**	**96.5 %**	96.5 %	95.9 %	95.9 %	95.7 %	96.0 %
Committed occupancy	**97.5 %**	**97.2 %**	**97.1 %**	96.8 %	96.1 %	96.4 %	96.2 %	96.5 %
Debt metrics								
Fair value of unencumbered investment properties	**$3,881,000**	**$3,863,000**	**$3,669,000**	$3,662,000	$2,651,000	$2,687,000	$2,771,000	$2,608,000
Available liquidity	**$ 676,106**	**$ 677,655**	**$ 695,843**	$ 682,218	$ 676,649	$ 706,717	$ 736,990	$ 583,770
Debt to gross fair value(*)	**41.9 %**	**42.0 %**	**43.6 %**	43.6 %	42.9 %	42.6 %	42.9 %	43.0 %
Weighted average interest rate	**4.1 %**	**4.1 %**	**4.1 %**	4.1 %	4.2 %	4.2 %	4.2 %	4.2 %
Debt to trailing 12 months adjusted EBITDA(*)	**7.70x**	**7.84x**	**7.95x**	7.96x	7.72x	7.68x	7.97x	8.03x
Interest coverage ratio(*)	**3.46x**	**3.45x**	**3.22x**	3.31x	3.31x	3.47x	3.23x	3.06x

Variations in quarterly results over the past eight quarters have been influenced by the following specific transactions and ongoing events:

- Property acquisitions and dispositions (gross proceeds excluding closing and transaction costs) for each of the above three-month periods were:
  - September 30, 2025 - no acquisitions or dispositions;
  - June 30, 2025 - acquisition of four retail properties in Regional Markets for a total purchase price of $21,205, disposition of one office property in Regional Markets for proceeds of $8,500, and disposition of a development property in Major Markets to a joint venture partnership for proceeds of $66,850;

- March 31, 2025 - disposition of one retail property in Regional Markets for proceeds of $3,300;
- December 31, 2024 - acquisition of a land parcel at an existing property in Regional Markets for a total purchase price of $2,000, acquisition of the remaining 50% of the Davie Street residential property in VECTOM previously held in a joint venture for a total purchase price of $133,000 (see page 66 of the "Joint Ventures" section of Crombie's 2024 Annual Report for details of the consideration paid), and disposition of two retail properties in Regional Markets for proceeds of $6,000;
- September 30, 2024 - acquisition of one retail property in Regional Markets for a total purchase price of $3,760;
- June 30, 2024 - acquisition of one retail property in Regional Markets for a total purchase price of $9,880 and disposition of one retail property in VECTOM for proceeds of $13,000 at Crombie's share;
- March 31, 2024 - no acquisitions or dispositions; and
- December 31, 2023 - no acquisitions or dispositions.

- Property revenue and property operating expenses - Crombie's business is subject to seasonal fluctuations. Property operating expenses during winter months include particular expenses such as snow removal, which is a recoverable expense, thus increasing property revenue during these same periods. Property operating expenses during the summer and fall periods include particular expenses such as paving and roof repairs.
- Per Unit amounts for FFO(*) and AFFO(*) are influenced by operating results as detailed above and by the timing of the issuance of REIT Units and Class B LP Units.

11. NON-GAAP FINANCIAL MEASURES

There are financial measures and ratios included in this MD&A that do not have a standardized meaning under IFRS Accounting Standards. Management includes these measures and ratios as they represent key performance indicators to management, and it believes certain investors use them as a means of assessing relative financial performance. These measures and ratios as computed by Crombie may differ from similar computations as reported by other entities and, accordingly, may not be comparable to other such entities. These measures and ratios are defined below and are cross-referenced, as applicable, to a reconciliation elsewhere in this MD&A to the most comparable IFRS Accounting Standards measure.

Non-GAAP Measure or Ratio	Description and Purpose	Reconciliation
Net property income	• Property revenue less property operating expenses, excluding revenue from management and development services and certain expenses such as interest expense and indirect operating expenses. • Management believes that net property income is a useful measure of operating performance by the properties period over period.	"Net Property Income(*)" starting on page 26
Property cash NOI	• Property cash NOI, which excludes non-cash straight-line rent recognition and non-cash tenant incentive amortization. It is comprised of property cash NOI from acquisitions and disposition, development properties, and same-asset properties. • Development property cash NOI includes properties that are currently being developed and/or have recently completed development. Change in property cash NOI from development properties period over period is impacted by the timing of commencement and completion of each development project. The nature and extent of development projects results in operations being impacted minimally in some instances, and more significantly in others. Consequently, comparison of period-over-period development operating results may not be meaningful. • Management believes that property cash NOI is an important measure of operating performance as it reflects the cash generated by the properties period over period.	"Same-asset Property Cash NOI(*)" starting on page 27
Same-asset property cash NOI	• Same-asset properties are properties owned and operated by Crombie throughout the current and comparative reporting periods, excluding any property that was designated for redevelopment, or was subject to disposition, during either the current or comparative period. Same-asset property cash NOI includes Crombie's proportionate ownership of jointly operated properties but excludes properties owned in joint ventures. • Management believes this is a useful measure in understanding period-over-period changes in property cash NOI before considering the changes in NOI that can be attributed to the certain transactions such as acquisitions and dispositions. • The number of same-asset properties was 288 as at September 30, 2025.	"Same-asset Property Cash NOI(*)" starting on page 27

Non-GAAP Measure or Ratio	Description and Purpose	Reconciliation
Funds from operations ("FFO")	• Crombie considers FFO to be a useful measure in evaluating the recurring economic performance of its operating results which will be used to support future distribution payments. • Crombie follows the recommendations of the "REALPAC Funds From Operations (FFO) & Adjusted Funds From Operations (AFFO) for IFRS (January 2022)" in calculating FFO, and defines FFO as increase (decrease) in net assets attributable to Unitholders (computed in accordance with IFRS Accounting Standards), adjusted for the following applicable amounts: ◦ gain or loss on disposal of investment properties and related income tax; ◦ gain on acquisition of control of joint venture; ◦ gain on derecognition of right-of-use asset; ◦ gain on distribution from equity-accounted investments; ◦ impairment charges and recoveries; ◦ depreciation and amortization expense of investment properties, including amortization of tenant incentives charged against property revenue; ◦ adjustments for equity-accounted entities; ◦ operational expenses from right-of-use assets; ◦ incremental internal leasing expenses; ◦ finance costs - distributions on Crombie's REIT and Class B LP Units classified as financial liabilities; and ◦ change in fair value of financial instruments. • REALPAC provides for other adjustments in determining FFO which are currently not applicable to Crombie and therefore not included in the above list. Crombie's expenditures on tenant incentives are capital in nature and Crombie considers these costs comparable to other capital costs incurred to earn property revenue. As a result, where depreciation and amortization of other capital costs are added back in the calculation of FFO as recommended by REALPAC, Crombie also adds back the amortization of tenant incentives. • Crombie calculates FFO per Unit using the basic and diluted weighted average Units outstanding for the period. Management believes this is a useful measure in comparing period-over-period operating results. • Crombie uses this metric as an input in debt covenant calculations.	"Funds from Operations (FFO)(*)" starting on page 28
FFO payout ratio	• FFO payout ratio shows the proportion of FFO paid to Unitholders in the form of distributions for the period, expressed as a percentage of FFO. • FFO payout ratio is calculated by dividing finance costs - distributions to Unitholders by FFO for the period. • Management uses this key metric in evaluating the sustainability of Crombie's distribution payments to Unitholders.	"Funds from Operations (FFO)(*)" starting on page 28

Non-GAAP Measure or Ratio	Description and Purpose	Reconciliation
Adjusted funds from operations ("AFFO")	• Crombie considers AFFO to be a useful measure in evaluating the recurring economic performance of its operating results which will be used to support future distribution payments. • Crombie follows the recommendations of the "REALPAC Funds From Operations (FFO) & Adjusted Funds From Operations (AFFO) for IFRS (January 2022)" in calculating AFFO. • AFFO reflects earnings adjusted for the following applicable amounts: ◦ adjustments in arriving at FFO (excluding internal leasing costs); ◦ the provision for non-cash straight-line rent included in revenue; ◦ maintenance capital expenditures; and ◦ maintenance tenant incentives and leasing costs. • Crombie calculates AFFO per Unit using the basic and diluted weighted average Units outstanding for the period. Management believes this is a useful measure in comparing period-over-period operating results.	"Adjusted Funds from Operations (AFFO)(*)" starting on page 29
AFFO payout ratio	• AFFO payout ratio shows the proportion of AFFO paid to Unitholders in the form of distributions for the period, expressed as a percentage of AFFO. • AFFO payout ratio is calculated by dividing finance costs - distributions to Unitholders by AFFO for the period. • Management uses this key metric in evaluating the sustainability of Crombie's distribution payments to Unitholders.	"Adjusted Funds from Operations (AFFO)(*)" starting on page 29
General and administrative expenses excluding employee transition costs and Unit-based compensation	• The timing and magnitude of expenditures for employee transition costs and Unit-based compensation are highly variable. • Management believes that the removal of these expenditures from general and administrative expenses when calculating general and administrative expenses as a percentage of property revenue and revenue from management and development services provides a more useful measure period over period.	"General and Administrative Expenses" starting on page 32
Net asset value ("NAV")	• NAV represents total assets less total liabilities excluding net assets attributable to Unitholders. • NAV is a useful measure as it reflects intrinsic value based on reported numbers. • Management uses this measure to determine if Crombie is trading at a discount or premium to its intrinsic value.	"Development" starting on page 35
Fair value of unencumbered investment properties as a percentage of unsecured debt	• Unencumbered investment properties represent the fair value of investment properties that have not been pledged as security for any debt obligations. • Unsecured debt currently consists of Crombie's senior unsecured notes and its unsecured bilateral, unsecured non-revolving, and unsecured revolving credit facilities. • Management uses this ratio to assess the aggregate unencumbered investment properties currently available for secured financing to satisfy all outstanding unsecured debt obligations.	"Debt Metrics" starting on page 43

Non-GAAP Measure or Ratio	Description and Purpose	Reconciliation
Debt to gross fair value	• Compares total debt obligations to the total fair market value of assets. • In this calculation, debt is defined as obligations for borrowed money, including obligations incurred in connection with acquisitions, excluding trade payables and accruals in the ordinary course of business, and distributions payable. Debt excludes transaction costs, which Crombie believes is a more relevant presentation of indebtedness. It includes Crombie's share of debt held in equity-accounted joint ventures. Gross fair value includes investment properties measured at fair value, including Crombie's share of those held within equity-accounted joint ventures. All other components of gross fair value are measured at the carrying value included in Crombie's financial statements. Crombie's methodology for determining the fair value of investment properties includes capitalization of trailing 12 months net property income[(*)] using biannual capitalization rates from external property valuators. The majority of investment properties are also subject to external, independent appraisals on a rotational basis over a period of not more than four years. Valuation techniques are more fully described in Crombie's year-end audited financial statements. • Management uses this ratio to evaluate Crombie's flexibility to incur additional financial leverage.	"Debt Metrics" starting on page 43
Adjusted debt	• Adjusted debt is defined as obligations for borrowed money, including obligations incurred in connection with acquisitions, excluding trade payables and accruals in the ordinary course of business, and distributions payable. Debt excludes transaction costs, which Crombie believes is a more relevant presentation of indebtedness. It includes Crombie's share of debt held in equity-accounted joint ventures. • Adjusted debt is used in the calculation of Crombie's debt to gross fair value and debt to trailing 12 months adjusted EBITDA. • Management uses this measure as an input in debt covenant calculations.	"Debt Metrics" starting on page 43
Earnings before interest, taxes, depreciation and amortization ("adjusted EBITDA")	• Represents earnings before interest, taxes, depreciation, and amortization adjusted for certain items such as amortization of tenant incentives, impairment of investment properties, gain (loss) on disposal of investment properties, gain on acquisition of control of joint venture, gain (loss) on derecognition of right-of-use assets, and gain on distribution from equity-accounted investments. It includes Crombie's share of revenue, operating expenses, and general and administrative expenses from equity-accounted joint ventures, and excludes its share of amortization of tenant incentives in equity-accounted joint ventures. • Adjusted EBITDA is used as an input in several of Crombie's debt metrics, providing information with respect to certain financial ratios that are used in measuring Crombie's debt profile and assessing its ability to satisfy obligations, including servicing its debt. • Management uses this measure as indicative of its ability to service debt requirements, fund capital projects, and acquire properties.	"Debt Metrics" starting on page 43
Debt to trailing 12 months adjusted EBITDA	• Compares total debt obligations to earnings available to repay the debt, using adjusted EBITDA over the trailing 12 months. • Management uses this measure to assess Crombie's financial leverage, to measure its ability to meet financial obligations, and to measure its balance sheet strength.	"Debt Metrics" starting on page 43

Non-GAAP Measure or Ratio	Description and Purpose	Reconciliation
Adjusted interest expense	• Represents finance costs from operations, excluding amortization of deferred financing costs. It includes Crombie's share of interest from equity-accounted joint ventures. • Adjusted interest expense is used to provide a more comparable and complete total expenditure in calculating various ratios. • Management uses this measure in the calculation of Crombie's interest coverage and debt service coverage ratios.	"Debt Metrics" starting on page 43
Interest coverage	• Compares adjusted EBITDA to adjusted interest expense. • The calculation includes Crombie's share of finance costs - operations in equity-accounted joint ventures. • Management uses this ratio to determine Crombie's ability to service the interest requirements of its outstanding debt.	"Debt Metrics" starting on page 43
Debt service coverage	• Compares adjusted EBITDA to debt principal repayments. • The calculation includes Crombie's share of finance costs - operations and debt repayments in equity-accounted joint ventures. • Management uses this ratio to determine Crombie's ability to service the principal and interest repayment requirements of its outstanding debt.	"Debt Metrics" starting on page 43