Committed for more than 10 years

Audited Consolidated Financial Statements

Year ended December 31, 2016

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MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

The accompanying consolidated financial statements of BTB Real Estate Investment Trust ("BTB") were prepared by management, which is responsible for the integrity and fairness of the information presented, including the many amounts that must of necessity be based on estimates and judgments. These consolidated financial statements were prepared in accordance with International Financial Reporting Standards ("IFRS").

Financial information appearing throughout our MD&A is consistent with these consolidated financial statements. In discharging our responsibility for the integrity and fairness of the consolidated financial statements and for the accounting systems from which they are derived, we maintain the necessary system of internal controls designed to ensure that transactions are authorized, assets are safeguarded and proper records are maintained.

As at December 31, 2016, the President and Chief Executive Officer and the Vice President and Chief Financial Officer of BTB had an evaluation carried out, under their direct supervision, of the effectiveness of the controls and procedures used for the preparation of filings, as defined in Multilateral Instrument 52-109 of the Canadian Securities Administrators. Based on that evaluation, they concluded that the disclosure controls and procedures were effective.

The Board of Trustees oversees management's responsibility for financial reporting through an Audit Committee, which is composed entirely of Trustees who are not members of BTB's management or personnel. This Committee reviews our consolidated financial statements and recommends them to the Board for approval. Other key responsibilities of the Audit Committee include reviewing our existing internal control procedures and planned revisions to those procedures, and advising the trustees on auditing matters and financial reporting issues.

KPMG s.r.l./S.E.N.C.R.L., independent auditors appointed by the unitholders of BTB upon the recommendation of the Board, have performed an independent audit of the Consolidated Financial Statements as at December 31, 2016 and 2015 and their report follows. The auditors have full and unrestricted access to the Audit Committee to discuss their audit and related findings.

Michel Léonard
President and Chief Executive Officer

Benoit Cyr, CPA, CA, MBA
Vice President and Chief Financial Officer

Montreal, March 10th 2017

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INDEPENDENT AUDITORS' REPORT

To the unitholders of BTB Real Estate Investment Trust

We have audited the accompanying consolidated financial statements of BTB Real Estate Investment Trust, which comprise the consolidated statements of financial position as at December 31, 2016 and December 31, 2015, the consolidated statements of comprehensive income, changes in unitholders' equity and cash flows for the years then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained in our audits is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of BTB Real Estate Investment Trust as at December 31, 2016 and December 31, 2015, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with International Financial Reporting Standards.

KPMG LLP*

March 10, 2017

Montréal, Canada

*FCPA auditor, FCA, public accountancy permit No. A106087

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

As at December 31, 2016 and 2015
(Audited - in thousands of CAD dollars)

	Notes	2016	2015
		$	$
ASSETS			
Investment properties	4, 5, 6	645,485	622,651
Property and equipment	7	2,178	2,292
Derivative financial instruments	14	242	—
Restricted cash	8	—	51
Other assets	9	1,401	1,969
Receivables	10	2,489	1,981
Cash and cash equivalents		6,667	4,138
Total assets		**658,462**	**633,082**
LIABILITIES AND UNITHOLDERS' EQUITY			
Mortgage loans payable	11	384,350	366,596
Convertible debentures	12	47,692	68,866
Bank loans	13	—	9,800
Derivative financial instruments	14	—	380
Unit-based compensation	15	284	173
Trade and other payables		11,691	11,693
Distributions payable to unitholders		1,482	1,215
Total liabilities		**445,499**	**458,723**
Unitholders' equity		**212,963**	**174,359**
		658,462	**633,082**

See accompanying notes to consolidated financial statements.

Approved by the Board on March 10, 2017.

Michel Léonard, Trustee   Jocelyn Proteau, Trustee

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

For the years ended December 31, 2016 and 2015
(Audited - in thousands of CAD dollars)

	Notes	2016	2015
		$	$
Operating revenues			
Rental revenues from properties	17	73,384	72,892
Operating expenses			
Property taxes and public utilities		20,487	19,850
Other operating costs		11,558	11,748
		32,045	31,598
Net operating income		**41,339**	**41,294**
Other revenue			
Dispute settlement		212	—
Expenses			
Finance costs		21,959	22,863
Net adjustment to fair value of derivative financial instruments		(623)	288
Net financing costs	18	21,336	23,151
Trust administration expenses		4,330	4,044
Expenses for abandoned transaction	19	—	207
		15,885	**13,892**
Net changes in fair value of investment properties and disposals transaction costs	20	6,200	(5,223)
Net income being total comprehensive income for the year		**22,085**	**8,669**

See accompanying notes to consolidated financial statements.

CONSOLIDATED STATEMENTS OF CHANGES IN UNITHOLDERS' EQUITY

For the years ended December 31, 2016 and 2015
(Audited - in thousands of CAD dollars)

	Notes	Unitholders' contributions	Cumulative distributions	Cumulative comprehensive income	Total
Balance at January 1, 2016		**184,853**	**(52,726)**	**42,232**	**174,359**
Issuance of units	16	32,963	—	—	32,963
Distributions to unitholders	16	—	(16,444)	—	(16,444)
		217,816	(69,170)	42,232	190,878
Comprehensive income		—	—	22,085	22,085
Balance as at December 31, 2016		**217,816**	**(69,170)**	**64,317**	**212,963**

Balance at January 1, 2015		**182,284**	**(38,248)**	**33,563**	**177,599**
Issuance of units	16	2,569	—	—	2,569
Distributions to unitholders	16	—	(14,478)	—	(14,478)
		184,853	(52,726)	33,563	165,690
Comprehensive income		—	—	8,669	8,669
Balance as at December 31, 2015		**184,853**	**(52,726)**	**42,232**	**174,359**

See accompanying notes to consolidated financial statements.

CONSOLIDATED STATEMENTS OF CASH FLOWS

For the years ended December 31, 2016 and 2015
(Audited - in thousands of CAD dollars)

	Notes	2016	2015
		$	$
Operating activities			
Net income for the year		22,085	8,669
Adjustment for:			
(Increase) decrease in fair value of investment properties and disposals transaction costs		(6,200)	5,223
Depreciation of property and equipment	7	170	158
Unit-based compensation	15	206	279
Straight-line lease adjustment	17	(246)	(702)
Lease incentive amortization	17	2,177	2,084
Net financing costs	18	21,336	23,151
		39,528	38,862
Net change in non-cash operating items		322	(624)
Net cash from operating activities		**39,850**	**38,238**
Investing activities			
Additions to investment properties	4, 5	(17,813)	(68,735)
Net proceeds from disposal of investment properties		—	12,087
Additions to property and equipment	7	(56)	(154)
Net cash used in investing activities		**(17,869)**	**(56,802)**
Financing activities			
Mortgage loans, net of financing costs		86,822	78,326
Repayment of mortgage loans		(69,587)	(42,708)
Bank loans, net of financing costs		11,770	18,959
Repayment of bank loans		(21,570)	(9,159)
Net proceeds from issue of convertible debentures		—	25,251
Repayment of convertible debentures		(23,000)	(22,854)
Net proceeds from issue of units		30,908	333
Net distributions to unitholders		(14,216)	(12,685)
Reduction to restricted cash		51	1,666
Interest paid		(20,630)	(20,855)
Net cash (used in) from financing activities		**(19,452)**	**16,274**
Net increase (decrease) in cash and cash equivalents		**2,529**	**(2,290)**
Cash and cash equivalents, beginning of year		**4,138**	**6,428**
Cash and cash equivalents, end of year		**6,667**	**4,138**

See accompanying notes to consolidated financial statements.

Notes to Consolidated Financial Statements

For the years ended December 31, 2016 and 2015
(Audited - in thousands of CAD dollars, except per unit amounts)

1. Reporting Entity

BTB Real Estate Investment Trust ("BTB") is an unincorporated open-ended real estate investment trust formed and governed under the Civil code of Quebec pursuant to a trust agreement and is domiciled in Canada. The address of BTB's registered office is 2155, Crescent street, Montreal, Quebec, Canada. The consolidated financial statements of BTB for the years ended December 31, 2016 and 2015 comprise BTB and its wholly-owned subsidiaries (together referred to as the "Trust") and the Trust's interest in joint operations.

2. Basis of Preparation

(a) Statement of compliance
The audited consolidated financial statements have been prepared in accordance with International Financial Reporting Standard ("IFRS") as issued by the International Accounting Standards Board ("IASB").

These consolidated financial statements were approved by the Board of Trustees on March 10, 2017.

(b) Basis of presentation and measurement
The consolidated financial statements have been prepared on the historical cost basis except for the following material items in the statement of financial position:

- Investment properties are measured at fair value;
- Derivative financial instruments are measured at fair value;
- Unit-based compensation is measured using a fair value-based method of accounting.

The Trust presents its consolidated statements of financial position based on the liquidity method, whereby all assets and liabilities are presented in increasing order of liquidity.

(c) Functional and presentation currency
These consolidated financial statements are presented in Canadian dollars, which is BTB's functional currency. All financial information has been rounded to the nearest thousand, except per unit amounts.

(d) Use of estimates and judgments
The preparation of consolidated financial statements in conformity with International Financial Reporting Standards ("IFRS") requires management to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements and reported amounts of revenues and expenses during the reporting period. Estimates and assumptions are continuously evaluated and are based on management's experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. Actual results may differ from these estimates.

Information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the consolidated financial statements are as follows:

(i) Critical judgements in applying accounting policies
The following are critical judgements that management has made in the process of applying accounting policies and that have the most significant effect on the amounts recognized in the consolidated financial statements:

Business combinations
The Trust acquires entities that own real estate. At the time of acquisition, the Trust considers whether the acquisition represents the acquisition of a business, i.e., where an integrated set of activities is acquired in addition to the investment property. More specifically, the following criteria are considered:

- The extent to which significant inputs and processes are acquired and in particular the extent of ancillary services provided by the acquiree.
- Whether the acquiree has allocated its own staff to manage the investment property and/or to deploy any processes.
- The number of investment properties owned by the acquiree.

An acquisition of a business is accounted for as a business combination under IFRS 3, *Business Combinations*.

When the acquisition does not represent a business, it is accounted for as an acquisition of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values.

Operating lease contracts – Trust as lessor
The Trust enters into commercial property leases on its investment properties. The Trust has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties and therefore accounts for the leases as operating leases.

(ii) Key sources of estimation uncertainty
The following are key assumptions concerning the future and other key sources of estimation uncertainty that have a significant risk of resulting in a material adjustment to the carrying amount of assets and liabilities within the next financial year:

Valuation of investment properties
Investment properties are stated at fair value at each reporting date. Gains or losses arising from changes in the fair values are included in profit or loss in the period in which they arise. Fair value is determined by management using internally generated valuation models and by independent real estate valuation experts using recognized valuation techniques. These models and techniques comprise both the Discounted Cash Flow Method and the Direct Capitalization method. In some cases, the fair values are determined using the Comparable method which is based on recent real estate transactions with similar characteristics and location to those of the Trust's investment properties.

The determination of the fair value of investment properties requires the use of estimates such as future cash flows from assets (including lease income and costs, future revenue streams, capital expenditures of fixtures and fittings, any environmental matters and the overall repair and condition of the property) and discount rates applicable to those cash flows. These estimates are based on local market conditions existing at the reporting date.

The significant methods and assumptions used by management and the valuators in estimating the fair value of investment properties are set out below:

Techniques used for valuing investment properties
The Direct Capitalization method converts anticipated future cash flow benefits in the form of rental income into present value. This approach requires estimation of future cash inflows and application of investor yield or return requirements.

The Discounted Cash Flow method involves the projection of a series of periodic cash flows either to an operating investment property or a development investment property. To this projected cash flow series, an appropriate, market-derived discount rate is applied to establish an indication of the present value of the income stream associated with the investment property. The calculated periodic cash flow is typically estimated as gross income less vacancy and collection losses and less operating expenses/outgoings. A series of periodic net operating incomes, along with an estimate of the reversion/terminal/exit value anticipated at the end of the projection period, are discounted to present value. The aggregate of the net present values equals the fair value estimated of the investment property.

The Comparable method involves the comparison of the Trust's investment properties to similar investment properties that have transacted within a recent time frame from which a fair value is estimated based on the price per square foot of these comparable sales.

Derivative financial instruments
Derivative financial instruments, including embedded derivatives, are recognized on the consolidated statement of financial position at fair value. Subsequent to initial recognition, these derivatives are measured at fair value. The fair value of derivative instruments is based on forward rates considering the market price, rate of interest and volatility and takes into account the credit risk of the financial instrument. Changes in estimated fair value at each reporting date are included in profit and loss. Embedded derivatives are separated from the host contract and accounted for separately if the economic characteristics and risks of the host contract and the embedded derivative are not closely related.

Unit options
The Trust has a unit option plan for the benefit of management. The plan does not provide for cash settlement. The Trust recognizes compensation expense on unit options granted, based on their fair value, which is calculated using the Black-Scholes model. The compensation expense is amortized using the graded vesting method. The valuation model requires management to make estimates for the expected life, volatility, the average dividend yield of distributions and the average risk-free interest rate.

3. Significant Accounting Policies

The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements.

(a) Basis of consolidation

(i) Business combinations
Business combinations are accounted for using the acquisition method. Accordingly, the consideration transferred for the acquisition of a business is the fair value of the assets transferred, and any debt and trust units issued by the Trust on the date control of the acquired entity is obtained. Acquisition-related costs, other than those associated with the issue of debt or trust units, are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are generally measured initially at their fair values at the acquisition date. The Trust measures goodwill as the fair value of the consideration transferred including the recognized amount of any non-controlling interest in the acquiree, less the net recognized amount (generally fair value) of the identifiable assets acquired and liabilities assumed, all measured as of the acquisition date. When the excess is negative, a bargain purchase gain is recognized immediately in profit or loss.

The Trust elects on a transaction-by-transaction basis whether to measure non-controlling interest at its fair value, or at its proportionate share of the recognized amount of the identifiable net assets, at the acquisition date. Transaction costs, other than those associated with the issue of debt or equity securities, that the Trust incurs in connection with a business combination are expensed as incurred.

(ii) Subsidiaries
Subsidiaries are entities controlled by the Trust. Control exists when the Trust has the existing rights that give it the current ability to direct the activities that significantly affect the entities' returns. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

(iii) Joint operations
A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Those parties are called joint operators. The consolidated financial statements include the Trust's proportionate share of the joint operations' assets, liabilities, revenue and expenses with items of a similar nature on a line-by-line basis, from the date that joint control commences until the date that joint control ceases.

(b) Financial instruments
Financial assets and liabilities are recognized when the Trust becomes party to the contractual provisions of the financial instrument. Financial assets and financial liabilities are initially recognized at fair value, and their subsequent measurement is dependent on their classification as described below. The classification depends on the purpose for which the financial instruments were acquired or issued, their characteristics and the Trust's designation of such instruments.

(i) Non-derivative financial assets

Loans and receivables
Loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognized initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition loans and receivables are measured at amortized cost using the effective interest method, less any impairment losses.

Loans and receivables comprise restricted cash, receivables and cash and cash equivalents.

Cash and cash equivalents
Cash and cash equivalents comprise cash balances and term deposits with original maturities of three months or less.

Restricted cash
Restricted cash mainly includes amounts which are held in interest-bearing reserve accounts and are expected to be utilized over the coming years to fund certain expenses related to investments, as well as amounts provided in guarantee of mortgage loans.

The Trust derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred.

(ii) Non-derivative financial liabilities
The Trust classifies non-derivative financial liabilities into the other financial liabilities category. Such financial liabilities are recognized initially at fair value less any directly attributable transaction costs. Subsequent to initial recognition, these financial liabilities are measured at amortized cost using the effective interest method.

Non-derivative financial liabilities comprise mortgage loans payable, convertible debentures, bank loans, trade and other payables and distributions payable to unitholders.

The Trust derecognizes a financial liability when its contractual obligations are discharged or cancelled, or expire.

(iii) Trust units
Trust units are redeemable at the option of the holder and, therefore, are considered puttable instruments. Puttable instruments are required to be accounted for as financial liabilities, except where certain conditions are met in accordance with lAS 32 *Financial Instruments: Presentation* ("IAS 32"), in which case, the puttable instruments may be presented as equity.

BTB's trust units meet the conditions of lAS 32 and are therefore presented as equity.

(iv) Convertible debentures
The convertible debentures, which are considered financial liabilities, are convertible into trust units of the Trust. Since BTB's trust units meet the definition of a financial liability, the conversion and redemption options are considered embedded derivatives.

(v) Derivative financial instruments
Derivative financial instruments are recognized initially at fair value; attributable transaction costs are recognized in profit or loss as incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are recognized immediately in profit or loss.

(c) Investment property
Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at fair value with any change therein recognized in profit or loss. The Trust capitalizes into investment property the costs incurred to increase their capacity, replace certain components and make improvements after the acquisition date. The Trust also capitalizes major maintenance and repair expenses providing benefits that will last far beyond the end of the reporting period. Investment property includes income properties, properties under development and land held for future development if necessary.

Cost includes expenditures that are directly attributable to the acquisition of the investment property.

The Trust makes payments to agents for services in connection with negotiating lease contracts with the Trust's lessees. These leasing fees are capitalized within the carrying amount of the related investment property and then considered in the fair value adjustment of the investment property at the next reporting period.

Should the use of a property change and be reclassified as property and equipment, its fair value at the date of reclassification would become its cost for subsequent accounting.

(d) Property and equipment

(i) Recognition and measurement
Property and equipment is measured at cost less accumulated depreciation and accumulated impairment losses in accordance with the cost model.

When parts of an item of property and equipment have different useful lives, they are accounted for as separate items (major components) of property and equipment.

Gains and losses on disposal of an item of property and equipment are determined by comparing the proceeds from disposal with the carrying amount of property and equipment, and are recognized within profit or loss on a net basis.

(ii) Depreciation
Depreciation is calculated over the depreciable amount, which is the cost of an asset, less its residual value.

Depreciation is recognized in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of property and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

The estimated useful lives for the current and comparative periods are as follows:

Owner-occupied building	40 years
Equipment, furniture and fixtures	2 - 12 years
Rolling stock	2 - 7 years

Depreciation methods, useful lives and residual values are reviewed at each annual reporting date and adjusted when appropriate.

(iii) Impairment
The carrying amount of the Trust's property and equipment is reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. The recoverable amount of an asset is the greater of its value in use and its fair value less costs to sell. An impairment loss is recognized if the carrying amount of an asset exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

(e) Leases
The determination of whether an arrangement is or contains a lease is based on the substance of the arrangement and requires an assessment of whether the arrangement conveys a right to use the asset. When substantially all risks and rewards of ownership are transferred from the lessor to the lessee, lease transactions are accounted for as finance leases. All other leases are accounted for as operating leases.

(i) Trust as lessor
All existing rental leases related to the Trust's investment properties have been assessed as operating leases.

(ii) Trust as lessee
Leases of assets classified as finance leases are presented in the consolidated statements of financial position according to their nature. The interest element of the lease payment is recognized over the term of the lease based on the effective interest rate method and is included in financing expense. Payments made under operating leases are recognized in income on a straight-line basis over the term of the lease.

(f) Provisions
Provisions are recognized when the Trust has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. Where the Trust expects some or all of a provision to be reimbursed, the reimbursement is recognized as a separate asset. The expense relating to any provision is presented in profit or loss, net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current rate that reflects the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

(g) Revenue recognition
Rental revenue from property includes rents from tenants under leases, property taxes and operating cost recoveries, lease cancellation fees and incidental income. Rental revenue is recognized when service has been rendered and the amount of expected consideration can be reliably estimated.

The Trust commences revenue recognition on its leases based on a number of factors. In most cases, revenue recognition under a lease begins when the tenant takes possession of, or controls, the physical use of the leased property. Generally, this occurs on the lease commencement date, or when the Trust is required to make additions to the leased property in the form of tenant improvements, upon substantial completion of the additions. Certain leases provide for tenant occupancy during periods for which no rent is due ("free rent period") or where minimum rent payments change during the term of the lease. Accordingly, rental revenue is recognized in profit or loss on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which user's benefit derived from the leased asset is diminished. Any deferred amounts related to the straight-line lease adjustments are recognized within investment properties. Leases generally provide for the tenants' payment of maintenance expenses of common elements, property taxes and other operating costs, such payment being recognized as operating revenues in the period when the right to payment vests.

Lease incentives which are mostly leasehold improvements and payments of monetary allowances to tenants, are amortized over the lease term as a reduction of rental revenue. The lease term is the non-cancellable period of the lease together with any further extension for which the tenant has the option to continue the lease, where, at the inception of the lease, the Trust is reasonably certain that the tenant will exercise that option. Lease incentives and amortization of lease incentives are recognized as adjustments to the carrying amount of investment properties.

Cancellation fees or premiums received to terminate leases are recognized in profit and loss when they arise.

(h) Government grants

Government grants are recognized initially as deferred income at fair value when there is reasonable assurance that they will be received and the Trust will comply with the conditions associated with the grant. Grants that compensate the Trust for expenses incurred are recognized in profit or loss on a systematic basis in the same periods in which the expenses are recognized. Grants that compensate the Trust for the cost of an asset are deducted from the carrying amount of the asset.

(i) Earnings per unit

The Trust presents basic earnings per unit data for its Trust units. Basic earnings per unit are calculated by dividing the profit or loss attributable to unit holders of the Trust by the weighted average number of units outstanding during the period, adjusted for own units held.

(j) Finance income and finance costs

Finance income comprises interest income on funds invested. Interest income is recognized as it accrues in profit or loss, using the effective interest method.

Finance costs comprise interest on mortgage loans payable, convertible debentures, bank loans and other payables, as well as accretion of the non-derivative liability component of convertible debentures, and accretion of effective interest on mortgage loans payable, convertible debentures and bank loans, and finance income.

Net financing costs comprise finance costs and changes in the fair value of derivative financial instruments.

(k) Operating segment

An operating segment is a component of the Trust that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Trust's other components. All operating segments' operating results are reviewed regularly by the Trust's Chief Executive officer (''CEO'') to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available. Segment results that are reported to the CEO include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

(l) Unit-based compensation

(i) Unit option plan

The Trust uses the fair value-based method of accounting for its unit-based awards, under which compensation expense is measured at grant date and recognized over the vesting period. The units are considered financial liabilities and the awards are also considered financial liabilities and measured at fair-value at each reporting period and the change in the fair value is recognized as compensation expense in profit and loss.

(ii) Deferred unit compensation plan for trustees and certain executive officers

Compensation costs related to the deferred unit compensation plan for trustees and certain executive officers are recognized at the time they are granted. These units are initially measured at fair value based on the trading price of the Trust's unit, and are revalued at the end of each reporting period, until settlement. Any changes in fair value are recognized as compensation expense in profit or loss.

(iii) Employee unit purchase plan

Compensation costs related to the employee unit purchase plan are recognized at the time they are granted. These units are initially measured at fair value based on the trading price of the Trust's unit, and are revalued at settlement date. Any changes in fair value are recognized as compensation expense in profit or loss.

(iv) Restricted unit compensation plan

Compensation costs related to the restricted unit compensation plan are recognized at the time they are granted. These units are initially measured at fair value based on the trading price of the Trust's unit, and are revalued at the end of each reporting period, until settlement. Any changes in fair value are recognized as compensation expense in profit or loss. The compensation expense is amortized using the graded vesting method.

(m) Income taxes

BTB is a mutual fund trust and a Real Estate Investment Trust (''REIT'') pursuant to the Income Tax Act (Canada). Under current tax legislation, a REIT is entitled to deduct distributions of taxable income such that, it is not liable to pay income tax provided that its taxable income is fully distributed to unitholders. BTB has reviewed the proscribed conditions under the Income Tax Act (Canada) and has determined that it qualifies as a REIT for the year. BTB intends to continue to qualify as a REIT and to make distributions not less than the amount necessary to ensure that BTB will not be liable to pay income taxes. Accordingly, no current or deferred income taxes have been recorded in the consolidated financial statements.

(n) Fair value measurement

The Trust measures financial instruments, such as derivatives, and non-financial assets,such as investment properties, at fair value at each reporting date. Fair value is 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 under current market conditions. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Trust. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability assuming that market participants act in their economic best interests. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Trust uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs. All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Trust determines whether transfers have occurred between Levels in the hierarchy by reassessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Trust has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

(o) Change in accounting policy
In 2016, the Trust adopted the amendments to IAS 1, *Presentation of Financial Statements* and to IFRS 11, *Joint Arrangements*. The application of the amendments had no impact on the Trust's consolidated financial statements.

(p) New standards and interpretations not yet adopted
A number of new standards, and amendments to standards and interpretations, are not yet effective for the year ended December 31, 2016, and have not been applied in preparing these consolidated financial statements.

(i) IFRS 9, Financial Instruments ("IFRS 9")
On July 24, 2014 the IASB issued the complete IFRS 9 (IFRS 9 (2014)). IFRS 9 (2014) introduces new requirements for the classification and measurement of financial assets. Under IFRS 9 (2014), financial assets are classified and measured based on the business model in which they are held and the characteristics of their contractual cash flows. The standard introduces additional changes relating to financial liabilities. It also amends the impairment model by introducing a new 'expected credit loss' model for calculating impairment.

IFRS 9 (2014) also includes a new general hedge accounting standard which aligns hedge accounting more closely with risk management. This new standard does not fundamentally change the types of hedging relationships or the requirement to measure and recognize ineffectiveness, however it will provide more hedging strategies that are used for risk management to qualify for hedge accounting and introduce more judgment to assess the effectiveness of a hedging relationship. Special transitional requirements have been set for the application of the new general hedging model. The new standard is effective for the Trust's annual period beginning on January 1, 2018. The Trust is currently assessing the impact of IFRS 9 and intends to adopt the new standard on the required effective date.

(ii) IFRS 15, Revenue from Contracts with Customers ("IFRS 15")
In May 2014 the IASB issued IFRS 15 in replacement of IAS 11 Construction Contracts, IAS 18 Revenue, IFRIC 13 Customer Loyalty Programmes, IFRIC 15 Agreements for the Construction of Real Estate, IFRIC 18 Transfer of Assets from Customers, and SIC 31 Revenue – Barter Transactions Involving Advertising Services. The standard contains a single model that applies to contracts with customers and two approaches to recognising revenue: at a point in time or over time. The model features a contract-based five-step analysis of transactions to determine whether, how much and when revenue is recognized. The new standard is effective for the Trust's annual period

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beginning on January 1, 2018. The Trust is currently assessing the impact of IFRS 15 and intends to adopt the new standard on the required effective date.

(iii) IFRS 16, Leases ("IFRS 16")

In January 2016, the IASB issued IFRS 16, Leases. The new standard brings most leases on-balance sheet for lessees under a single model, eliminating the distinction between operating and finance leases. Lessor accounting, however, remains largely unchanged and the distinction between operating and finance leases is retained. This standard would be effective for the Trust's annual periods beginning after January 1, 2019 with earlier adoption permitted. The extent of the impact of adoption of the standard has not yet been determined.

(iv) Disclosure initiative (Amendments to IAS 7)

In January 2016, the IASB issued Disclosure Initiative Amendments to IAS 7 also as part of the IASB's Disclosure Initiative. These amendments require entities to provide additional disclosures that will enable financial statements users to evaluate changes in liabilities arising from financing activities, including changes arising from cash flows and non-cash changes. These amendments are effective for annual periods beginning on or after January 1, 2017. The Trust intends to adopt the amendments to IAS 7 in its financial statements for the annual period beginning on January 1, 2017. The Trust does not expect the amendments to have a material impact on the financial statements.

(v) IAS 40, Investment Property ("IAS 40")

In December 2016, the IASB issued an amendment to IAS 40 clarifying certain existing requirements. The amendment requires that an asset be transferred to or from investment property only when there is a change in use. A change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. In isolation, a change in management's intentions for the use of a property does not provide evidence of a change in use. These amendments are effective for annual periods beginning on or after January 1, 2018, with earlier adoption permitted. The Trust intends to adopt the amendments to IAS 40 in its financial statements for the annual period beginning on January 1, 2018. The Trust does not expect the amendments to have a material impact on the financial statements.

4. Investment Properties

For the years ended December 31,	2016	2015
	$	$
Balance beginning of year	622,651	571,462
Acquisitions of investment properties (note 5)	11,795	63,383
Disposals of investment properties (note 6)	—	(13,053)
Capital expenditures	2,682	4,332
Government grants	—	(286)
Capitalized leasing fees	875	778
Capitalized lease incentives	3,213	2,364
Lease incentives amortization	(2,177)	(2,084)
Straight-line lease adjustment	246	702
Net changes in fair value of investment properties	6,200	(4,947)
Balance end of year	**645,485**	**622,651**

The fair value of a subset of the Trust's investment properties comprised of a selection of the most significant investment properties and approximately 1/3 of the remaining investment properties is determined annually on the basis of valuations made by independent external appraisers having appropriate professional qualifications, using recognized valuation techniques, comprising the Discounted Cash Flow, the Direct Capitalization and Comparable methods. The selection of investment properties subject to external valuation is determined by management based on its assessment of circumstances that in its view, may impact the value of a particular individual investment property. The fair value of the remaining investment properties is determined by management using internally generated valuations based on the Direct Capitalization method.

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At December 31, 2016 external appraisals were obtained for investment properties with an aggregate fair value of $409,135 (December 31, 2015 - $394,213) and management's internal valuations were used for investment properties with an aggregate fair value of $236,350 (December 31, 2015 - $228,438).

The fair value of investment properties is based on Level 3 inputs. There have been no transfers during the period between levels. The significant inputs used to determine the fair value of the Trust's investment properties are as follows:

	Commercial	Office	Industrial	General purpose
As at December 31, 2016				
Capitalization rate	6.25% - 10.00%	6.50% - 8.50%	6.50% - 9.75%	6.75% - 7.75%
Terminal capitalization rate	6.75% - 8.00%	6.75% - 8.75%	7.00% - 7.75%	7.00% - 7.75%
Discount rate	7.25% - 8.75%	7.50% - 9.25%	7.50% - 8.50%	7.50% - 8.25%
As at December 31, 2015				
Capitalization rate	6.25% - 10.00%	6.50% - 9.25%	6.50% - 9.75%	7.25% - 8.25%
Terminal capitalization rate	7.00% - 8.50%	6.75% - 7.75%	7.75% - 9.75%	7.50% - 8.00%
Discount rate	7.75% - 9.00%	7.50% - 8.50%	8.25% - 10.50%	8.00% - 8.50%

During the first quarter of 2016, the classification of six investment properties was updated. The comparative figures have been reclassified to conform to the current year's presentation.

Valuations determined by the Direct Capitalization method are most sensitive to a change in the capitalization rate. The following table summarizes the sensitivity of the fair value of investment properties to changes in capitalization rate:

Capitalization rate sensitivity **Increase (decrease)**	**Fair Value**	**Change in fair value**
	$	$
(0.50%)	695,338	49,853
(0.25%)	669,493	24,008
Base rate	645,485	—
0.25%	623,062	(22,423)
0.50%	602,122	(43,363)

As shown in the sensitivity analysis above, an increase in the capitalization rate, other things being equal, will result in a decrease in fair value of the investment properties and vice-versa.

(Audited - in thousands of CAD dollars, except per unit amounts)

5. Acquisitions

(a) 2016 Asset acquisition

The relative fair value of the assets and liabilities recognized in the consolidated statement of financial position on the date of the acquisition during 2016 were as follows:

				Fair value recognized on acquisition			
Acquisition date	**Property type**	**Location**	**Interest acquired**	**Investment properties, including transaction costs**	**Mortgage loans payable**	**Trade and other payables, including transaction costs**	**Total cash consideration paid**
			%	$	$	$	$
February 2016	Office	Montreal, QC	100	11,000	—	41	10,959
November 2016*	Retail	Quebec city, QC	100	450	—	21	429
Transaction costs				345	—	345	—
Total				**11,795**	**—**	**407**	**11,388**

*Acquisition of a condominium that is part of an investment property the Trust already owned.

(b) 2015 Asset acquisitions

The relative fair value of the assets and liabilities recognized in the consolidated statement of financial position on the date of the acquisition during 2015 were as follows:

				Fair value recognized on acquisition			
Acquisition date	**Property type**	**Location**	**Interest acquired**	**Investment properties, including transaction costs**	**Mortgage loans payable**	**Trade and other payables, including transaction costs**	**Total cash consideration paid**
			%	$	$	$	$
January 2015	Industrial	Ottawa, ON	100	12,525	—	—	12,525
January 2015	Commercial	Delson, QC	100	21,500	—	123	21,377
August 2015	Office	Ottawa, ON	100	8,560	—	(59)	8,619
August 2015	Office	Ottawa, ON	100	19,350	—	324	19,026
Transaction costs				1,448	—	1,448	—
Total				**63,383**	**—**	**1,836**	**61,547**

6. Disposals

(a) 2016 Asset Disposals

There were no disposals during the year ended December 31, 2016.

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(b) 2015 Asset Disposals

The following table presents relevant information on disposals recognized in the consolidated financial statements during 2015:

Disposal date	Property type	Location	Gross proceeds	Trade and other payables, including transaction costs	Balance of sale	Net proceeds
			$	$		$
November 2015	Office	Boucherville, QC	2,945	(13)	—	2,932
November 2015	Office	St-Bruno-de-Montarville, QC	3,983	(4)	(600)	3,379
December 2015	General purpose	Laval, QC	3,125	(40)	—	3,085
December 2015	General purpose	Montreal, QC	3,000	(33)	—	2,967
Transaction costs*			—	(276)	—	(276)
Total			**13,053**	**(366)**	**(600)**	**12,087**

*Transaction costs are recognized in profit and loss under Net changes in fair value of investment properties and disposals transaction costs.

7. Property and Equipment

	Owner-occupied land	Owner-occupied building	Equipment, furniture and fixtures	Rolling stock	Total
	$	$	$	$	$
Cost					
Balance at December 31, 2014	494	1,934	539	82	**3,049**
Additions	—	11	55	88	**154**
Balance at December 31, 2015	494	1,945	594	170	**3,203**
Additions	—	10	46	—	**56**
Balance at December 31, 2016	494	1,955	640	170	**3,259**
Accumulated Depreciation					
Balance at December 31, 2014		379	340	34	**753**
Depreciation for the year		69	72	17	**158**
Balance at December 31, 2015		448	412	51	**911**
Depreciation for the year		61	80	29	**170**
Balance at December 31, 2016		509	492	80	**1,081**
Net carrying amount					
Balance at December 31, 2015	494	1,497	182	119	**2,292**
Balance at December 31, 2016	494	1,446	148	90	**2,178**

8. Restricted Cash

As at December 31, 2015, restricted cash consisted of an amount of $51 provided in guarantee of mortgage loans.

For the years ended December 31, 2016 and 2015
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9. Other Assets

As at December 31,	2016	2015
	$	$
Prepaid expenses	983	1,285
Deposits	418	684
Total	**1,401**	**1,969**

10. Receivables

As at December 31,	2016	2015
	$	$
Rents receivable	1,619	1,125
Provision for doubtful accounts	(432)	(329)
Net rents receivable	1,187	796
Unbilled recoveries*	—	105
Other receivables	702	480
Balance of sale (note 6)	600	600
Total	**2,489**	**1,981**

* At December 31, 2016 the excess of billing for cost recoveries amounts to $306 and is included in Trade and other payables.

Balance of sale is comprised of one mortgage loan receivable bearing interest at an interest rate of 2.75%, payable semi-annually, maturing in November 2020.

11. Mortgage Loans Payable

Mortgage loans payable are secured by immovable hypothecs on investment properties having a fair value of approximately $638,635 as at December 31, 2016 (December 31, 2015– $616,301).

As at December 31,	2016	2015
	$	$
Fixed rate mortgage loans payable	364,669	361,450
Floating rate mortgage loans payable	21,412	6,503
Unamortized fair value assumption adjustments	845	1,026
Unamortized financing costs	(2,576)	(2,383)
Mortgage loans payable	**384,350**	**366,596**
Weighted average interest rate	3.79%	3.95%
Weighted average term to maturity (years)	5.90	5.48
Range of annual rates	2.77% - 6.80%	2.83% - 6.80%

For the years ended December 31, 2016 and 2015
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As at December 31, 2016, the mortgage loan scheduled repayments are as follows:

	Scheduled repayments	Principal maturity	Total
	$	$	$
2017	10,868	64,670	75,538
2018	9,080	38,091	47,171
2019	7,729	37,873	45,602
2020	7,278	21,849	29,127
2021	6,480	33,341	39,821
Thereafter	37,820	111,002	148,822
	79,255	**306,826**	**386,081**
Unamortized fair value assumption adjustments			845
Unamortized financing costs			(2,576)
			384,350

The Trust may enter into floating-for-fixed interest rate swap agreements on floating interest rate mortgages to hedge the variability in cash flows attributed to fluctuating interest rates. The Trust does not apply hedge accounting to such cash flow hedging relationships (see note 14). The following table presents relevant information on interest rate swap agreements:

Transaction date	Original principal amount	Effective fixed interest rate	Settlement basis	Maturity date	Outstanding amount	
					As at December 31, **2016**	As at December 31, **2015**
	$	%			$	$
March 2013	7,150	4.02	Monthly	April 2023	6,238	6,503
June 2016	13,000	3.45	Quarterly	June 2026	12,804	—
Total	**20,150**				**19,042**	**6,503**

12. Convertible Debentures

As at December 31, 2016, the Trust had two series of subordinated, convertible, redeemable debentures outstanding.

	Capital	Interest rates		Unit conversion price	Interest payments	Maturity
		Coupon	Effective			
		%	%	$		
Series E	23,000	6.90	7.90	6.15	Semi-annual	March 2020
Series F	26,700	7.15	8.47	5.65	Semi-annual	December 2020

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The components of the subordinated convertible debentures on the issue date were allocated as follows:

	Series E	Series F
	$	$
Non-derivative liability component	22,690	26,700
Conversion and redemption options liability component	310	—
	23,000	**26,700**

The accretion of the non-derivative liability component of the subordinated convertible debentures, which increases as of the initial allocation on the issuance date to the final amount repayable, is recorded under finance costs. The conversion and redemption options liability component is measured at fair value.

	Series E	Series F	Total
	$	$	$
As at December 31, 2016			
Non-derivative liability component upon issuance	22,690	26,700	49,390
Accretion of non-derivative liability component	149	—	149
	22,839	26,700	49,539
Unamortized financing costs	(657)	(1,190)	(1,847)
Non-derivative liability component	**22,182**	**25,510**	**47,692**
Conversion and redemption options liability component at fair value	**4**	**3**	**7**

	Series D	Series E	Series F	Total
	$	$	$	$
As at December 31, 2015				
Non-derivative liability component upon issuance	21,346	22,690	26,700	70,736
Accretion of non-derivative liability component	932	106	—	1,038
	22,278	22,796	26,700	71,774
Unamortized financing costs	(651)	(828)	(1,429)	(2,908)
Non-derivative liability component	**21,627**	**21,968**	**25,271**	**68,866**
Conversion and redemption options (asset) liability component at fair value	**(5)**	**2**	**11**	**8**

Series D

In July 2011, the Trust issued Series D subordinated convertible, redeemable, unsecured debentures bearing 7.25% interest payable semi-annually and maturing in July 2018, in the amount of $23,000. The debentures were redeemed for their nominal value on August 2, 2016. The excess of the redemption cost over the carrying amount of the debentures amounting to $1,088, that would have been otherwise amortized over time, was charged to net financing costs during the third quarter (see note 18).

Series E

In February 2013, the Trust issued Series E subordinated convertible, redeemable, unsecured debentures bearing 6.90% interest payable semi-annually and maturing in March 2020, in the amount of $23,000. The debentures are convertible at the holder's option at any time before March 2020, at a conversion price of $6.15 per unit ("Series E Conversion Price").

Until March 31, 2018, under certain conditions, the debentures are redeemable by the Trust at a redemption price equal to their principal amount plus accrued, unpaid interest, provided that the average weighted price based on the volume of units traded on the Toronto Stock Exchange during a period of 20 consecutive trading days ending on the fifth trading day prior to the date on which an advanced notice of redemption is given (the "current market price") is at least 125% of the conversion price. As of March 31, 2018, but before March 31, 2020, under certain conditions, the debentures will be redeemable by the Trust, in whole or in part at any time and for a redemption price equal to the principal amount thereof plus accrued and unpaid interest. The Trust may, under certain conditions, elect to satisfy its obligation to pay the principal amount of the debentures that are to be redeemed or that have matured by issuing a number of units obtained by dividing the principal amount of the debentures by 95% of the current market price on the date of redemption or maturity.

Series F

In December 2015, the Trust issued Series F subordinated convertible, redeemable, unsecured debentures bearing 7.15% interest payable semi-annually and maturing in December 2020, in the amount of $26,700. The debentures are convertible at the holder's option at any time before December 2020, at a conversion price of $5.65 per unit ("Series F Conversion Price").

These debentures are not redeemable before December 31, 2018, except in the case of a change in control. As of December 31, 2018, but before December 31, 2019, under certain conditions, the debentures will be redeemable by the Trust at a redemption price equal to their principal amount plus accrued, unpaid interest, provided that the average weighted price based on the volume of units traded on the Toronto Stock Exchange during a period of 20 consecutive trading days ending on the fifth trading day prior to the date on which an advanced notice of redemption is given (the "current market price") is at least 125% of the conversion price.

As of December 31, 2019, but before December 31, 2020, under certain conditions, the debentures will be redeemable by the Trust, in whole or in part at any time and for a redemption price equal to the principal amount thereof plus accrued and unpaid interest. The Trust may, under certain conditions, elect to satisfy its obligation to pay the principal amount of the debentures that are to be redeemed or that have matured by issuing a number of units obtained by dividing the principal amount of the debentures by 95% of the current market price on the date of redemption or maturity.

13. Bank Loans

The Trust has access to an acquisition line of credit in the amount of $19,000. This line of credit bears interest at a rate of 3.25% above the prime rate. As at December 31, 2016, no amount was due under the acquisition line of credit (December 31, 2015 - $9,800).

The Trust also has access to an operating credit facility for a maximum amount of $3,000. This facility bears interest at a rate of 0.75% above the prime rate. As at December 31, 2016 and 2015, no amount was due under the operating credit facility.

The acquisition line of credit and the operating credit facility are secured by an immoveable first rank hypothec on three properties having a value of $8,115 and by an immoveable second rank hypothec on four properties having a value of $86,325.

14. Fair Value Measurement

The following tables show the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. They do not include the fair value of cash and cash equivalents, restricted cash, receivables, deposits, trade and other payables and distributions payable to unitholders, which approximated their carrying amount as at December 31, 2016 and December 31, 2015 because of their short-term maturity.

Notes to Consolidated Financial Statements

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As at December 31, 2016	Carrying amount			Fair value
		Level 1	Level 2	Level 3
	$	$	$	$
Measured at fair value				
Conversion and redemption options of convertible debentures (note 12)	7	—	—	7
Interest rate swap	(249)	—	(249)	—
For which fair values are disclosed				
Mortgage loans payable (note 11)	384,350	—	395,410	—
Convertible debentures, including their conversion and redemption features	47,699	50,980	—	—

As at December 31, 2015	Carrying amount			Fair value
		Level 1	Level 2	Level 3
	$	$	$	$
Measured at fair value				
Conversion and redemption options of convertible debentures (note 12)	8	—	—	8
Interest rate swap	372	—	372	—
For which fair values are disclosed				
Mortgage loans payable (note 11)	366,596	—	377,459	—
Convertible debentures, including their conversion and redemption features	68,874	72,012	—	—
Bank loans (note 13)	9,800	—	9,800	—

The fair value of mortgage loans payable was calculated by discounting cash flows from future payments of principal and interest using the period end market rate for various loans with similar risk and credit profiles. The period end market rates have been estimated by reference to published mortgage rates by major financial institutions for similar maturities.

The fair value of convertible debentures, including their conversion and redemption features, was determined with reference to the last quoted trading price preceding the period end.

The fair value of bank loans was calculated by discounting cash flows from financial obligations using the period end market rate for similar instruments.

The fair values of derivative financial instruments, which comprise the conversion and redemption options of convertible debentures and an interest rate swap, are based respectively on the partial differential equation method and the discounted future cash flows method. The assumptions used in the partial differential equation method are estimated by reference to the Trust's unit price and its volatility, and take into account the credit risk of the financial instrument. The assumptions used in the discounted future cash flows method are estimated by reference to the Canadian Dollar Offered Rate ("CDOR") forward rates.

Such fair value estimates are not necessarily indicative of the amounts the Trust might pay or receive in actual market transactions. Potential transaction costs have also not been considered in estimating fair value.

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The following tables provide a reconciliation of Level 3 fair value measurements on the consolidated statements of financial position:

	Conversion and redemption options of convertible debentures
	$
Year ended December 31, 2016	
Balance beginning of year	8
Change for the year recognized in profit and loss under Net adjustment to fair value of derivative financial instruments	(1)
Balance end of year	**7**

	Conversion and redemption options of convertible debentures
	$
Year ended December 31, 2015	
Balance beginning of year	(53)
Change for the year recognized in profit and loss under Net adjustment to fair value of derivative financial instruments	61
Balance end of year	**8**

The following table provides a sensitivity analysis for the volatility applied in fair value measurement of the conversion and redemption options of convertible debentures at December 31, 2016:

	Conversion and redemption options of convertible debentures	Volatility
	$	%
Volatility sensitivity		
Increase (decrease)		
(0.50%)	(14)	11.42
December 31, 2016	7	11.92
0.50%	36	12.42

As shown in the sensitivity analysis above, the fair value of the conversion and redemption options of convertible debentures is impacted by a change in the volatility used in the valuation model. Generally, an increase in the volatility, other things being equal, will result in an increase in fair value of the conversion and redemption options of convertible debentures and vice-versa. In some cases, when the fair value of the redemption option component is increasing more than the fair value of the conversion option component, an increase in volatility will result in a decrease in fair value of the conversion and redemption options.

15. Unit-based Compensation

(a) Unit option plan

The Trust may grant options to its trustees, senior officers, investor relations consultants, and technical consultants. The maximum number of units reserved for issuance under the unit option plan is limited to 10% of the total number of issued and outstanding units. The trustees set the exercise price at the time that the units are granted under the plan; the exercise price may not be less than the discounted market price of the units as determined under the policies of the Toronto Stock Exchange on the date of grant. The options have a minimum term of five years as of the grant date and vest over a period of up to 18 months.

(Audited - in thousands of CAD dollars, except per unit amounts)

All of the outstanding options have been exercised during the year ended December 31, 2015. As a result, there are no options outstanding as at December 31, 2016 and December 31, 2015.

Unit-based compensation expense was $21 for the year ended December 31, 2015 (December 31, 2016 - $nil).

The following table presents relevant information on changes in the number of unit options during the year:

For the years ended December 31,		2016		2015
	Units options	Weighted average exercise price	Units options	Weighted average exercise price
Outstanding, beginning of year	—	—	74,000	4.50
Forfeited / Cancelled	—	—	—	—
Exercised	—	—	(74,000)	4.50
Outstanding, end of year	—	—	—	—

(b) Deferred unit compensation plan for trustees and certain executive officers

The Trust offers a deferred unit compensation plan for its trustees and certain executive officers. Under this plan, the trustees and certain executive officers may elect to receive as compensation either cash, deferred units, or a combination of both.

The following table presents relevant information on changes in the number of deferred units during the year:

For the years ended December 31,	2016	2015
	Deferred units	Deferred units
Outstanding, beginning of year	—	—
Trustees' compensation	4,172	—
Distributions paid in units	61	—
Outstanding, end of year	**4,233**	—

As at December 31, 2016, the liability related to the plan was $19 (December 31, 2015 - $nil). The related expense recorded in profit and loss amounted to $19 for the year ended December 31, 2016 (no expense for the year ended December 31, 2015).

(c) Employee unit purchase plan

The Trust offers an optional employee unit purchase plan to all its employees. Under this plan, the employees may contribute, each year, pursuant to a maximum of 3% to 7% of their base salary depending of their years of service with the Trust. For each two units purchased by an employee, the Trust issues one unit from treasury.

As at December 31, 2016, the liability related to the plan was $40 representing a total of 9,062 units to issue (December 31, 2015 - $37, representing a total of 8,340 units to issue). The related expense recorded in profit and loss amounted to $39 for year ended December 31, 2016 (for year ended December 31, 2015 - $37). The 9,062 units related to 2016 purchases were issued in February 2017 (8,340 units related to 2015 purchases - February 2016).

(d) Restricted unit compensation plan

The Trust offers a restricted unit compensation plan for all executive officers and key employees. Under this plan, the executive officers and key employees are eligible to receive restricted units.

(Audited - in thousands of CAD dollars, except per unit amounts)

The following table presents relevant information on changes in the restricted units:

For the years ended December 31,	2016	2015
	Restricted units	Restricted units
Outstanding, beginning of year	51,083	39,816
Granted	42,919	62,868
Cancelled	(2,131)	—
Settled	(14,198)	(51,601)
Outstanding, end of year	**77,673**	**51,083**

As at December 31, 2016, the liability related to the plan was $225 (December 31, 2015 - $136). The related expense recorded in profit and loss amounted to $148 for the year ended December 31, 2016 (for the year ended December 31, 2015 - $221). As part of settlement, the Trust issued 14,198 units under this plan for the year ended December 31, 2016 (51,601 units for the year ended December 31, 2015).

16. Trust Units Issued and Outstanding

BTB is authorized to issue an unlimited number of trust units. Each trust unit represents a single vote at any meeting of unitholders and entitles the unitholder to receive a pro rata share of all distributions. The unitholders have the right to require BTB to redeem their trust units on demand. Upon receipt of the redemption notice, all rights to and under the trust units tendered for redemption are surrendered and the holder thereof is entitled to receive a price per trust unit ("Redemption Price"), as determined by a market formula. The Redemption Price is to be paid in accordance with the conditions provided for in the Declaration of Trust. BTB trust units are considered liability instruments under IFRS because the units are redeemable at the option of the holder, however they are presented as equity in accordance with IAS 32.

In June 2016, the Trust completed a public issue of 7,159,342 units, including the over-allotment option exercised in July, for total net proceeds of $30,908.

Trust units issued and outstanding are as follows:

For the years ended December 31,		2016		2015
	Units	$	Units	$
Units outstanding, beginning of year	34,705,151	184,853	34,133,967	182,284
Issue pursuant to a public issue	7,159,342	32,575	—	—
Unit issue costs	—	(1,667)	—	—
	41,864,493	215,761	34,133,967	182,284
Issue pursuant to the distribution reinvestment plan (a)	455,342	1,961	408,625	1,772
Issue pursuant to conversion of convertible debentures	—	—	29,200	144
Issue pursuant to the unit option plan (note 15 (a))	—	—	74,000	371
Issue pursuant to the employee unit purchase plan (note 15 (c))	8,340	35	7,758	37
Issue pursuant to the restricted unit compensation plan (note 15 (d))	14,198	59	51,601	245
Units outstanding, end of year	**42,342,373**	**217,816**	**34,705,151**	**184,853**

(a) Distribution reinvestment plan

BTB offers a distribution reinvestment plan for its trust unitholders. Participation in the plan is optional and under the terms of the plan, cash distributions on trust units are used to purchase additional trust units. The trust units are issued from BTB's treasury at a price based on the volume-weighted average of the trading prices on the Toronto Stock Exchange for the last five trading days before the distribution date, less a 3% discount.

For the years ended December 31, 2016 and 2015
(Audited - in thousands of CAD dollars, except per unit amounts)

(b) Distributions

For the years ended December 31,	2016	2015
	$	$
Distributions to unitholders	16,444	14,478
Distributions per unit	0.42	0.42

17. Rental Revenues from Properties

For the years ended December 31,	2016	2015
	$	$
Rental income contractually due from tenants	75,315	74,274
Lease incentive amortization	(2,177)	(2,084)
Straight-line lease adjustment	246	702
	73,384	**72,892**

18. Net Financing Costs

For the years ended December 31,	2016	2015
	$	$
Financial income	(95)	(52)
Interest on mortgage loans payable	14,582	14,360
Interest on convertible debentures	4,471	5,228
Interest on bank loans	533	690
Other interest expense	114	110
Accretion of non-derivative liability component of convertible debentures	192	629
Accretion of effective interest on mortgage loans payable, convertible debentures and bank loans	1,074	1,273
Impact of early redemption of convertible debenture series D	1,088	—
Early repayment fees of a mortgage loan	—	625
Net adjustment to fair value of derivative financial instruments	(623)	288
	21,336	**23,151**

19. Expenses for abandoned transaction

For the year ended December 31, 2015, due diligence expenses of $207 were incurred for the proposed acquisition of a major property portfolio. As certain preliminary conditions were not met, management decided to terminate the acquisition project and write off any expenses incurred to date.

For the years ended December 31, 2016 and 2015
(Audited - in thousands of CAD dollars, except per unit amounts)

20. Net changes in fair value of investment properties and disposals transaction costs

For the years ended December 31,	2016	2015
	$	$
Net changes in fair value of investment properties	6,200	(4,947)
Disposals transaction costs	—	(276)
	6,200	(5,223)

21. Expenses by Nature

For the years ended December 31,	2016	2015
	$	$
Depreciation	170	158
Employee benefits expense	5,726	4,128

22. Earnings per Unit

BTB's trust units being puttable financial instruments presented as equity in accordance with IAS 32 (see note 16), the Trust is not required to report a profit or loss per unit figure on its consolidated statements of comprehensive income. However, for disclosure purposes only, the Trust has determined basic earnings per unit using the same basis that would apply in accordance with IAS 33, *Earnings per Share*.

Net earnings per unit are calculated based on the weighted average number of units outstanding as follows:

For the years ended December 31,	2016	2015
	$	$
Net income	22,085	8,669
Weighted average number of units outstanding – basic	38,546,160	34,449,596
Earnings per unit – basic	**0.57**	**0.25**

23. Operating Lease Income

The Trust as lessor enters into leases on its investment properties. Initial lease terms are generally between three and ten years and include clauses to enable periodic upward revision of the rental charge according to prevailing market conditions. Some leases contain options to terminate before the end of the lease term.

Future minimum base rentals receivable under non-cancellable operating leases as at December 31, 2016 are as follows:

	2016
	$
Within one year	46,146
Beyond one year but within five years	144,140
Beyond five years	120,022
	310,308

(Audited - in thousands of CAD dollars, except per unit amounts)

24. Capital and Financial Risk Management

This note presents information about the Trust's management of capital and the Trust's exposure to financial risk and its objectives, policies and processes for measuring and managing risk.

(a) Capital Management

The Trust's capital consists of contributions by unitholders, convertible debentures, mortgage loans and bank loans, excluding issuance costs. In managing its capital, the Trust's objectives are to ensure that it has adequate resources for its operations and development, while maximizing returns for unitholders and maintaining a balance between debt and equity.

The Trust manages its capital structure based on changes in its operations, the economic climate and the availability of capital.

The Trust's capital is as follows:

As at December 31,	2016	2015
	$	$
Mortgage loans payable(1)	386,081	367,953
Convertible debentures(1)	49,700	72,700
Bank loans(1)	—	9,800
	435,781	**450,453**
Unitholders' equity	212,963	174,359
	648,744	**624,812**

(1) Excluding issue costs

As at December 31,	2016	2015
	%	%
Mortgage loans payable, Convertible debentures and Bank loans / total asset value ratio	66.2	71.2
Mortgage loans payable and Bank loans/ total asset value ratio	58.6	59.7

(b) Financial Risk Management

The Trust has exposure to the following risks from its use of financial instruments:

- credit risk
- interest rate risk
- liquidity risk
- fair value risk (see note 14)

This note presents information about the Trust's exposure to each of the above risks, the Trust's objectives, policies and processes for measuring and managing risk, and the Trust's management of capital. Further quantitative disclosures are included throughout these consolidated financial statements.

(i) Credit risk

Credit risk arises from the possibility that tenants may experience financial difficulty and be unable to fulfill their lease commitments. The Trust mitigates this risk by varying its tenant mix and staggering lease terms; avoiding dependence on a single tenant for a significant portion of the Trust's operating revenues and conducting credit assessments for all major new tenants. The Trust analyzes its trade receivable on a regular basis and records a provision for doubtful accounts when there is a significant risk of non-recovery. As at December 31, 2016, overdue rent receivable amounted to $1,166 (December 31, 2015 - $638), of which a provision for doubtful account of $432 (December 31, 2015 - $329) has been recorded. Management expects to recover the amounts not provisioned as all lease agreements are signed, and they are in continuous discussions for collections with the tenants.

The Trust places its cash and cash equivalent investments with Canadian financial institutions with high credit ratings. Credit ratings are actively monitored and these financial institutions are expected to meet their obligation.

(ii) Interest rate risk

Interest rate risk reflects the risk of changes in the fair value or future cash flows of a financial instrument because of fluctuations in market interest rates.

Except for one mortgage loan outstanding of $2,370 as at December 31, 2016, all other mortgage loans payable and convertible debentures bear interest at fixed rates or are covered by an interest rate swap agreement. Accordingly a 100-basis point increase or decrease in the average interest rates for the fiscal year, assuming that all other variables remain constant, would have an impact of approximately $24 on the Trust's comprehensive income for the year ended December 31, 2016.

(iii) Liquidity risk

Liquidity risk is managed by:

- maximizing cash flows from operations;
- adopting an investment property acquisition and improvement program that takes into account available liquidity;
- using credit facilities on the market;
- staggering mortgage loan maturities;
- maximizing the value of investment properties, thus increasing mortgage financing on renewal of loans; and
- issuing debt securities or BTB's units on the financial markets.

Management believes that the Trust will be able to obtain the financing required to make the payments coming due in the next year. However, there is a risk that changes affecting market conditions and access to financing may invalidate this assumption.

Some mortgage loans include subjective and restrictive covenant clauses under which the Trust must comply with financial conditions and ratios.

As at December 31, 2016, the Trust was in compliance with all the covenants to which it was subject except for the following: due to the low occupancy rate of one of its properties, the Trust does not meet the debt service coverage ratio for this loan, which must be at least 1.25. As at December 31, 2016, this ratio was 1.01. The balance of the loan as at December 31, 2016 was $5,302. The fair value of the mortgaged properties at the same date was $9,100. The Trust has always met the other loan provisions and has never been late on a monthly payment. The Trust believes that this default will be corrected in the normal course of business.

(Audited - in thousands of CAD dollars, except per unit amounts)

The Trust's cash position is regularly monitored by management. The following are contractual maturities of financial liabilities, including estimated interest payments:

As at December 31, 2016

			Estimated payment schedule					
	Carrying amount	Total contractual cash flows	2017	2018	2019	2020	2021	2022 and thereafter
	$	$	$	$	$	$	$	$
Trade and other payables	11,691	11,691	10,327	383	307	246	123	305
Distributions payable to unitholders	1,482	1,482	1,482	—	—	—	—	—
Mortgage loans payable and convertible debentures	432,042	522,578	92,795	61,672	58,133	89,125	46,623	174,230
	445,215	**535,751**	**104,604**	**62,055**	**58,440**	**89,371**	**46,746**	**174,535**

As at December 31, 2015

			Estimated payment schedule					
	Carrying amount	Total contractual cash flows	2016	2017	2018	2019	2020	2021 and thereafter
	$	$	$	$	$	$	$	$
Trade and other payables	11,693	11,693	10,365	333	272	190	125	408
Distributions payable to unitholders	1,215	1,215	1,215	—	—	—	—	—
Bank loans	9,800	9,800	9,800	—	—	—	—	—
Mortgage loans payable and convertible debentures	435,462	528,364	100,661	81,276	77,571	52,722	79,456	136,678
	458,170	**551,072**	**122,041**	**81,609**	**77,843**	**52,912**	**79,581**	**137,086**

For the years ended December 31, 2016 and 2015
(Audited - in thousands of CAD dollars, except per unit amounts)

25. Subsidiaries and Joint Arrangements

(a) Subsidiaries

The principal entities included in the Trust's consolidated financial statements are as follows:

Entity	Type	Relationship
BTB Real Estate Investment Trust ("BTB REIT")	Trust	Parent
BTB, Acquisition and operating Trust ("BTB A&ET")	Trust	100% owned by BTB REIT
BTB Real Estate Management Inc.	Corporation	100% owned by BTB A&ET
Cagim Real Estate Corporation ("CREC")	Corporation	100% owned by BTB A&ET
Lombard SEC	Limited Partnership	99.9% owned by BTB A&ET 0.1% owned by CREC
Place d'affaire Lebourgneuf Phase II, SENC ("PAL II")	General Partnership	99.9% owned by BTB A&ET 0.1% owned by CREC
Société immobilière Cagim, SEC	Limited Partnership	70.4% owned by BTB A&ET 29.5% owned by PAL II 0.1% owned by CREC

(b) Joint arrangements

The Trust has investments in joint arrangements whereby the parties that have joint control of the arrangements have rights to the assets, and obligations for the liabilities, relating to the arrangements. Therefore, the joint arrangements are classified as joint operations. The joint operations included in the Trust's consolidated financial statement are as follows:

As at December 31,	2016	2015
	%	%
Property*		
Immeuble BTB/Laplaine	50	50
Huntington/BTB Montclair	50	50
Complexe Lebourgneuf Phase II**	75	75

* The three investment properties are located in province of Quebec.

** Structured through a separate vehicle. The legal form of the separate vehicle gives the parties rights to the assets, and obligations for the liabilities, relating to the arrangement. Accordingly, the joint arrangement is classified as a joint operation.

The consolidated financial statements include the Trust's proportionate share of the assets, liabilities, revenues and expenses of these three joint arrangements.

As at and for the years ended December 31,	2016	2015
	$	$
Assets	48,319	48,025
Liabilities	30,647	30,098
Revenues	5,581	5,587
Expenses	3,266	3,444

(Audited - in thousands of CAD dollars, except per unit amounts)

26. Operating Segments

For investment properties, discrete financial information is provided to the Chief Executive Officer (''CEO'') on an aggregated investment property basis. The information provided is net rentals (including gross rent and property expenses), the change in fair value of investment properties and fair value of investment properties. The individual investment properties are aggregated into segments with similar economic characteristics. The CEO considers that this is best achieved by aggregating into commercial, office, industrial and general purpose segments.

Consequently, the Trust is considered to have four operating segments, as follows:

- Commercial
- Office
- Industrial
- General purpose

	Commercial	Office	Industrial	General purpose	Total
	$	$	$	$	$
Year ended December 31, 2016					
Investment properties	173,965	290,010	115,645	65,865	**645,485**
Rental revenue from properties	19,213	35,238	10,366	8,567	**73,384**
Net operating income	11,467	16,869	8,521	4,482	**41,339**
Year ended December 31, 2015					
Investment properties	167,513	276,063	116,950	62,125	**622,651**
Rental revenue from properties	19,015	33,963	10,605	9,309	**72,892**
Net operating income	11,567	16,380	8,795	4,552	**41,294**

During the first quarter of 2016, the classification of six investment properties was modified. The comparative figures have been reclassified to conform to the current year presentation.

27. Compensation of Key Management Personnel and Trustees

Key management personnel and trustees compensation is as follows:

For the years ended December 31,	2016	2015
	$	$
Salaries and short-term benefits	1,969	1,976
Unit-based compensation	155	264
Total	**2,124**	**2,240**

Key management personnel are comprised of the Company's executive officers.

For the years ended December 31, 2016 and 2015
(Audited - in thousands of CAD dollars, except per unit amounts)

28. Commitments and Contingencies

(a) Operating leases as lessee

The annual future payments required under operating leases expiring between 2017 and 2070 are as follows:

	Total
	$
Within one year	233
Beyond one year but within five years	883
Beyond five years	14,424
	15,540

The related expense recorded in profit and loss amounted to $232 for the year ended December 31, 2016 (for the year ended December 31, 2015- $183).

(b) Finance lease as lessee

The annual future payments required under finance leases expiring between 2018 and 2024 are as follows:

As at December 31,			2016			2015
	Future minimum lease payments	Interest	Present value of minimum lease payments	Future minimum lease payments	Interest	Present value of minimum lease payments
	$	$	$	$	$	$
Within one year	143	45	98	244	55	189
Beyond one year but within five years	515	121	394	534	144	390
Beyond five years	331	25	306	455	47	408
	989	**191**	**798**	**1,233**	**246**	**987**

The present value of the minimum lease payments is recorded in Trade and other payables.

(c) Litigation

The Trust is involved in litigations and claims which arise from time to time in the normal course of business. These litigations and claims are generally covered by insurance. In the opinion of management, any liability that may arise from such contingencies will not have a significant adverse effect on the Trust's consolidated financial statements.

29. Comparatives Figures

Certain comparative figures have been reclassified to conform to the current year's presentation.

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