

## PART VI - PROPERTY TABLE

Details of the REIT's property portfolio as at September 30, 2025 are set out in the table below:

Property Address	Property Name	City	Year Built / Renovated / Expanded	Square feet of GLA	Occupancy
<b>United States Office</b>					
20 South Clark	20 South Clark	Chicago, IL	1970 / 2018-2021	400,291	59.6%
120 South LaSalle	120 South LaSalle	Chicago, IL	1929 / 1998	655,037	76.6%
275 N Field Drive	275 N Field Drive	Chicago, IL	1989 / 2021	197,527	52.2%
<b>Total United States Office</b>				<b>1,252,855</b>	<b>67.3%</b>
<b>Greater Toronto Area Office</b>					
3000 - 3100 Steeles Avenue East	Gateway Centre	Markham, ON	1982 / 1987	244,189	74.4%
2285 Speakman Drive		Mississauga, ON	1981 / 2016	127,419	100.0%
2599 Speakman Drive		Mississauga, ON	1971 / 2011	123,368	88.0%
2251 Speakman Drive		Mississauga, ON	1965/2016	115,582	100.0%
185-195 The West Mall <sup>1</sup>	West Metro Corporate Centre	Toronto, ON	1986 / 2006	610,193	79.3%
401-405 The West Mall	Commerce West	Toronto, ON	1982 / 2009	415,514	70.1%
<b>Total Greater Toronto Area Office</b>				<b>1,636,265</b>	<b>80.0%</b>
<b>Atlantic Office</b>					
440 King Street	Kings Place	Fredericton, NB	1974 / 2001	298,610	75.9%
250 King Street		Fredericton, NB	2000	80,164	100.0%
460 Two Nations Crossing		Fredericton, NB	2008	50,229	100.0%
644 Main Street	Blue Cross Centre	Moncton, NB	1988 / 2006	326,072	97.5%
81 Albert Street		Moncton, NB	2002	64,954	92.2%
39 King Street <sup>2</sup>	Brunswick Square	Saint John, NB	1976	517,363	47.2%
100 New Gower Street	Cabot Place	St. John's, NL	1987	145,384	60.3%
10 Factory Lane	The Johnson Building	St. John's, NL	1980	216,076	73.7%
5 Springdale Street	Fortis Place	St. John's, NL	2014	143,769	67.3%
140 Water Street	TD Place	St. John's, NL	1980 / 2013	108,765	50.3%
1505 Barrington Street	Maritime Centre	Halifax, NS	1977 / 1985	518,970	79.3%
<b>Total Atlantic Office</b>				<b>2,470,356</b>	<b>72.4%</b>
<b>Western Office</b>					
280 Broadway Avenue <sup>3</sup>		Winnipeg, MB	1957	105,341	15.1%
1870 Albert Street	Saskatchewan Place	Regina, SK	1985	86,626	51.5%
<b>Total Western Office</b>				<b>191,967</b>	<b>31.5%</b>

<sup>1</sup>Includes 107,078 sq.ft. of space is undergoing tenant improvements. The paid lease term commences May 2026

<sup>2</sup>GLA and occupancy statistics do not include the Delta Brunswick Hotel.

<sup>3</sup>Includes a seven-story office building at 280 Broadway Avenue, a three-story multi-family residential building located at 70 Smith Street and two parking lots located at 286 Broadway Avenue and 68 Smith Street; excludes occupancy from residential tenants at 70 Smith Street.

Property Address	Property Name	City	Year Built / Renovated / Expanded	Interest	Square feet of GLA	Occupancy
<b>Ireland Office</b>						
Three Gateway, East Wall Road	Three Gateway	Dublin, Dublin	2006	100 %	43,212	100.0%
One Gateway, East Wall Road	One Gateway	Dublin, Dublin	2006	100 %	51,495	0.0%
Ashtown Gate Road	Ashtown Gate Blocks B&C	Dublin, Dublin	2000	100 %	33,149	80.8%
Citywest Business Campus	Citywest Blocks E&F	Dublin, Dublin	1998	100 %	45,972	71.3%
Birch House, Millennium Park	Birch House	Naas, Kildare	2006	100 %	40,333	100.0%
Chestnut House, Millennium Park	Chestnut House	Naas, Kildare	2006	100 %	31,600	66.4%
Hazel House, Millennium Park	Hazel House	Naas, Kildare	2006	100 %	19,326	100.0%
Ash House, Millennium Park	Ash House	Naas, Kildare	2006	100 %	19,108	100.0%
Willow House, Millennium Park	Willow House	Naas, Kildare	2006	100 %	17,865	95.5%
Beech House, Millennium Park	Beech House	Naas, Kildare	2006	100 %	12,778	100.0%
Athlone Business & Technology Park	Teleflex	Athlone, Westmeath	2016	100 %	45,370	100.0%
Cork Airport Business Park	Unit 2600, Cork Airport	Cork, Cork	1999	100 %	40,827	49.6%
Mallow Business Park	Blackwater House	Mallow, Cork	2000	100 %	29,930	89.0%
Letterkenny Business & Technology Park	Optum Buildings	Letterkenny, Donegal	1999 / 2007	100 %	90,548	100.0%
Waterford Business & Technology Park	IDA Waterford Block A	Waterford, Waterford	2005	100 %	28,027	100.0%
IDA Athlone Block A, Athlone Business & Technology Park	IDA Athlone Block A	Athlone, Westmeath	2009	100 %	33,693	100.0%
IDA Athlone Blocks B & B2, Athlone Business & Technology Park	IDA Athlone Blocks B & B2	Athlone, Westmeath	2009	100 %	101,230	100.0%
IDA Athlone Block C, Athlone Business & Technology Park	IDA Athlone Block C	Athlone, Westmeath	2008	100 %	26,447	100.0%
IDA Athlone Block C - Extension, Athlone Business & Technology Park	IDA Athlone Block C - Extension	Athlone, Westmeath	2022	100 %	35,897	100.0%
<b>Total Ireland Office</b>					<b>746,807</b>	<b>85.8%</b>
<b>Office</b>					<b>6,298,250</b>	<b>73.7 %</b>
<b>Non-office</b>						
Naas Enterprise Park	Unit L2 Toughers	Naas, Kildare	2000	100 %	34,494	100.0%
Coes Road	Tanola House	Dundalk, Louth	2019	100 %	86,451	100.0%
Bridge Street	Bridge Centre	Tullamore, Offaly	1995	100 %	6,238	100.0%
1450 Waverley Street	Equinix W11 Data Centre	Winnipeg, MB	2015	100 %	64,218	100.0%
<b>Non-office</b>					<b>191,401</b>	<b>100.0%</b>
<b>Total Portfolio</b>					<b>6,489,651</b>	<b>74.5%</b>