CANADIANNET
REAL ESTATE INVESTMENT TRUST

Investor Fact Sheet – Q3 2026

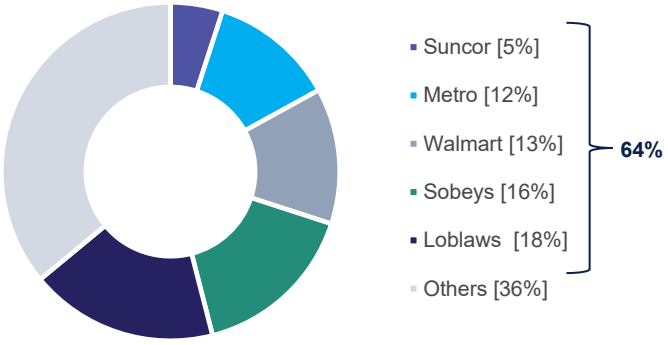
98	$302 M	$355 M	$0.36	52%
Properties	Inv. Properties	Adj. Inv. Properties[1]	Annual Dist.	Dist./ FFO[1]

CORPORATE PROFILE

Canadian Net is an open-ended real estate investment trust that has a mission to acquire and retain high-quality commercial real estate leased on a long-term, management-free, net basis.

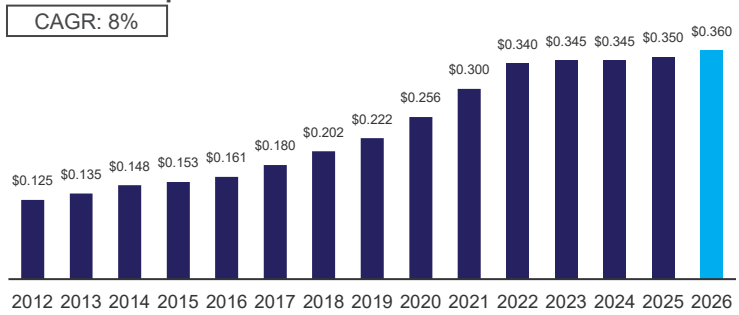
- Holds interests in 98 properties in Eastern Canada;
- 100% occupancy rate;
- Tenants composed of (1) necessity-based retailers, (2) national c-store chains, (3) QSRs, (4) others;
- **Insiders own ~16% of the Trust.**

TOP 5 TENANTS (based on NOI[1]) – 9 months 2026

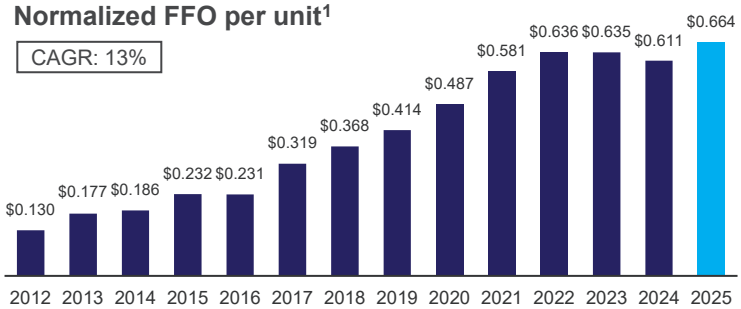


PER UNIT HIGHLIGHTS

Distribution per unit



Normalized FFO per unit[1]



BUSINESS MODEL

1. TRIPLE NET AND MANAGEMENT-FREE LEASES

Triple Net

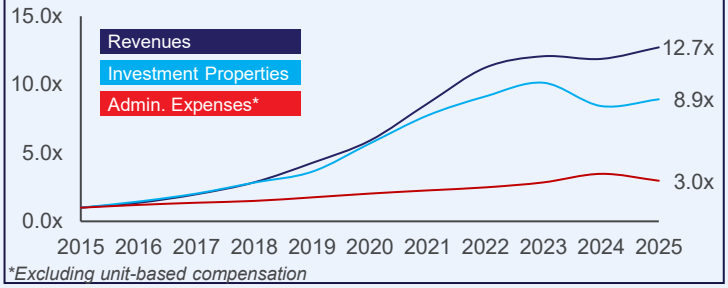
Variable costs (insurance, taxes, maintenance, etc.) are assumed by tenants

- **More stable & predictable cash flows for Canadian Net**

Management-free

Tenants are responsible for the management of the property (maintenance, minor renovations, etc.)

- **Overhead does not increase with new acquisitions**
- **New revenues translated into distributions faster**



*Excluding unit-based compensation

2. PROPERTY TYPE

- Leased to **credit rated national tenants**
- Choice of location for tenant is **revenue-driven** (need good access, visibility & high traffic) unlike other segments that are expense-driven (need to cut costs, not related to the success of the business)
- **Higher probabilities of renewal**
- **Less tenant improvements** needed to keep the tenant as location is crucial for the business, hence **smoother cash flow** for Canadian Net

3. ACQUISITION STRATEGY

- Properties are being acquired from various sources as well as retailers under sale and leaseback agreements
- Canadian Net also participates in select developments
- Typical transaction is too large for individual investors but not large enough for larger firms

(1) This is a non-IFRS financial measure that does not have any standardized IFRS meaning and as such may not be comparable to other issuers. Refer to section "Non-IFRS financial measures".

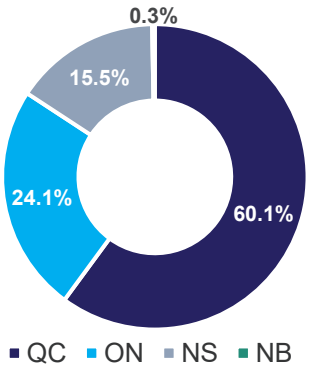
SUMMARY OF FINANCIAL INFORMATION

Periods ended September 30	9 months 2026	2025	Δ	%
Financial info				
Property rental income	21,190,003	20,651,186	538,817	3%
Net income and comprehensive income	15,293,317	11,690,874	3,602,443	31%
NOI (1)	15,265,492	15,055,315	210,177	1%
FFO (1)	10,479,913	10,168,070	311,843	3%
Normalized FFO (1)	10,479,913	10,168,070	311,843	3%
AFFO (1)	9,798,938	9,756,269	42,669	-
EBITDA (1)	20,537,760	17,087,314	3,450,446	20%
Adjusted EBITDA (1)	14,665,438	14,743,962	(78,524)	(1%)
Investment properties	302,340,061	291,142,734	11,197,327	4%
Adjusted investment properties (1)	354,836,823	341,092,506	13,744,317	4%
Total assets	331,089,647	316,821,303	14,268,344	5%
Mortgages	138,376,710	144,430,085	(6,053,375)	(4%)
Current portion of mortgages	21,510,621	12,706,069	8,804,552	69%
Credit facilities	11,325,000	12,840,000	(1,515,000)	(12%)
Total convertible debentures	3,916,860	5,984,565	(2,067,705)	(35%)
Total equity	149,179,887	135,986,974	13,192,913	10%
Weighted average units o/s - basic	20,619,313	20,587,320	31,993	-
Amounts on a per unit basis				
FFO(1)	0.508	0.494	0.014	3%
Normalized FFO(1)	0.508	0.494	0.014	3%
AFFO(1)	0.475	0.474	0.001	-
Distributions	0.265	0.260	0.005	2%
Financial ratios				
Weighted avg. interest rate	4.09%	4.02%	0.07%	
Debt to total assets(1)	53%	56%	(3%)	
Debt to total assets - Excluding convertible debentures(1)	52%	54%	(2%)	
Interest coverage ratio based on adjusted EBITDA(1)	2.7x	2.6x	0.1x	
Debt service coverage ratio based on adjusted EBITDA(1)	1.6x	1.6x	-	
Distributions as a % of FFO(1)	52%	53%	(1%)	
Distributions as a % of Normalized FFO(1)	52%	53%	(1%)	
Distributions as a % of AFFO(1)	56%	55%	1%	

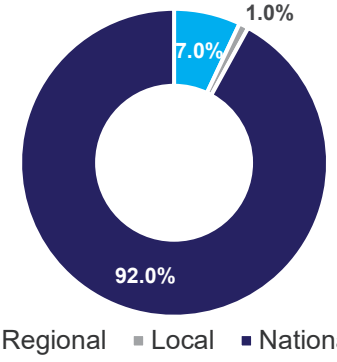
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PORTFOLIO OVERVIEW

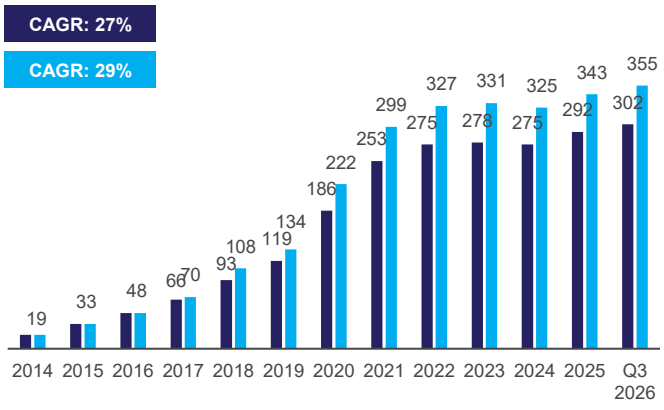
Portfolio by GLA*



2026 Tenant Mix**



Portfolio ($M)



*Gross leasable area
** Based on Net Operating Income[1] for the 9-month period ended September 30, 2026

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WHY INVEST?

Canadian Net is the only REIT in Canada that allows investors to get exposure to the highly reliable NNN and management-free retail real estate sector

Strategy

- Consolidation strategy within an unexploited real estate niche in Canada
- Business model leads to lean overhead[(1)] with virtually no capex
- Deal size under the radar of large REITs & institutions but too large for individual investors
- Debt financing strategy which strives to create wealth for its unitholders[(2)]
- **Significant insider ownership at ~16%**

Properties

- Properties with exceptional locations leased to AAA tenants
- Built-in lease escalations provide stable and predictable cash flow
- 100% occupancy leads to practically no rental losses
- Average lease term remaining of 5.5 years

Units

- Consistent distribution increases since its inception in 2011:
  - Annual distributions set at $0.36 (paid monthly)
- Distribution funded by existing cash flow and not debt

Partners



(1) Internalized management (no fee structure)
(2) Annual reimbursements reduce the capital portion of the Trust's debt

NON-IFRS FINANCIAL MEASURES

The Trust's consolidated financial statements are prepared in accordance with International Financial Reporting Standards ("IFRS"). In this fact sheet, as a complement to results provided in accordance with IFRS, the Trust discloses and discusses certain non-IFRS financial measures: FFO, FFO per unit, Normalized FFO, Normalized FFO per unit, AFFO, AFFO per unit, NOI, and Adjusted Investment Properties. These non-IFRS measures are not defined by IFRS, do not have a standardized meaning, and may not be comparable with similar measures presented by other issuers. Canadian Net has presented such non-IFRS measures as management of the Trust believes they are relevant measures of Canadian Net's underlying operating performance and debt management. Non-IFRS measures should not be considered as alternatives to net income, cash generated from (utilized in) operating activities, or comparable metrics determined in accordance with IFRS as indicators of the Trust's performance, liquidity, cash flow, and profitability. Information appearing in this news release is a select summary of results. This document should be read in conjunction with the condensed consolidated financial statements and MD&A for the Trust. Please refer to the "Non IFRS Financial Measures" section in Canadian Net's management's discussion and analysis for the period ended **September 30, 2026**, available under Canadian Net's profile on SEDAR+ at www.sedarplus.ca for a full description of these measures and, where applicable, a reconciliation to the most directly comparable measure calculated in accordance with IFRS. Such explanation is incorporated by reference herein.