Canadian Net Real Estate Investment Trust
Fonds de placement immobilier Canadien Net

106 Gun Avenue
Pointe Claire, Qc, H9R 3X3
(450) 536-5328
www.cnetreit.com

CANADIAN NET REIT ANNOUNCES 2026 THIRD-QUARTER RESULTS

– REIT also announces monthly distributions for Q1 2027 –

Montréal (Québec), November 17, 2026 - Canadian Net Real Estate Investment Trust ("Canadian Net" or the "REIT") (TSX-V: NET.UN) today reported its results for the quarter ended September 30th, 2026 ("Q3 2026") and distributions for January, February and March 2027 ("Q1 2027").

"We delivered FFO per unit[1] of $0.172 in the third quarter, an increase of 5% compared to the third quarter of 2025, bringing year-to-date FFO per unit[1] to $0.508, up 3% over the same period last year," said Kevin Henley, President and CEO. "Our results reflect the first full-quarter contribution of our Bureau en Gros acquisition in Rivière-du-Loup, along with continued organic rent growth across the portfolio. Occupancy remains at 100%, and our conservative 52% payout ratio continues to provide a strong cushion on our distribution. Looking ahead, we remain focused on unlocking capital and deploying it into accretive, necessity-based opportunities."

RESULTS FOR Q3 2026

Canadian Net reported Funds from operations[1] ("FFO") of $3.54 million, or $0.172 per unit, an increase of 5% compared to $3.38 million, or $0.164 per unit, for the quarter ended September 30, 2025 ("Q3 2025").

Rental income was $7.14 million in Q3 2026, an increase of 3.3% from Q3 2025. Net Operating Income[1] ("NOI") in Q3 2026 was $5.15 million, an increase of 1.9% from Q3 2025, reflecting mainly an increase in rental income due to property acquisitions and rent increases on existing properties.

The REIT generated a net income attributable to unitholders of $9.4 million in Q3 2026 compared to a net income of $2.9 million in Q3 2025.

RESULTS FOR THE 9-MONTH PERIOD ENDED SEPTEMBER 30, 2026

Canadian Net reported FFO[1] of $10.48 million, or $0.508 per unit, an increase of 3% compared to $10.17 million, or $0.494 per unit for the 9-month period ended September 30, 2025.

Rental income was $21.19 million for the 9-month period ended September 30, 2026, an increase of 2.6% from the same period in 2025. NOI[1] over the 9-month period ended September 30, 2026 was $15.27 million, an increase of 1.4% from the same period in 2025, reflecting mainly an increase in rental income due to property acquisitions and rent increases on existing properties.

The REIT generated a net income attributable to unitholders of $15.3 million for the 9-month period ended September 30, 2026 compared to a net income of $11.7 million for the same period last year.

The increase in FFO[1] is mainly derived from property acquisitions and increases in rent of certain existing properties, as well as lower interest charges on credit facilities and convertible debentures. The increase in FFO[1] was partially offset by higher interest charges on mortgage renewals. The increase in NOI[1] was mainly attributable to the increase in rental income from property acquisitions and rent increases on existing properties. Finally, the variance in net income attributable to unitholders is primarily attributable to the change in the fair value of investment properties.

[1] Non-IFRS financial measure with no standardized IFRS meaning and may not be comparable to other issuers. Refer to the section "Non-IFRS financial measures".

DISTRIBUTIONS

Canadian Net announced that it will make monthly cash distributions of $0.03 per unit, representing $0.36 per unit on an annualized basis, on January 29th, February 26th and March 31st, 2027, to unitholders of record on January 15th, February 12th and March 15th, 2027, respectively.

The tables below represent other financial highlights and the reconciliations of certain non-IFRS measures for Q3 2026 and Q3 2025. This information should be read in conjunction with the Condensed Consolidated Financial Statements and Management's Discussion & Analysis ("MD&A") for the quarters ended September 30th, 2026 and September 30th, 2025.

SUMMARY OF SELECTED FINANCIAL INFORMATION

	9 months			
Periods ended September 30	**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%

(1) This is a non-IFRS financial measure with no standardized IFRS meaning and may not be comparable to other issuers. Refer to the sections "Non-IFRS financial measures".

NON-IFRS FINANCIAL MEASURES

The Trust's consolidated financial statements are prepared in accordance with International Financial Reporting Standards ("IFRS"). In this press release, 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 news release should be read in conjunction with the Condensed Consolidated Interim 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.

In addition, below are the reconciling tables for the non-IFRS measures used in this press release.

Reconciliation of Investment Properties to Adjusted Investment Properties

As at September 30	2026	2025	Δ
Investment Properties			
Developed properties	302,340,061	291,142,734	4%
Joint Venture Ownership[1]			
Developed properties	48,752,212	48,641,089	-
Investment properties held for sale	2,370,375	-	NA
Properties under development	1,374,175	1,308,683	5%
Adjusted Investment Properties[2]	**354,836,823**	**341,092,506**	4%

(1) Represents Canadian Net's proportionate share
(2) This is a non-IFRS financial measure with no standardized IFRS meaning and may not be comparable to other issuers. Refer to the section "Non-IFRS financial measures"

Results of Operations

	3 months			9 months		
Periods ended September 30	**2026**	**2025**	**Δ**	**2026**	**2025**	**Δ**
Rental Income	7,144,182	6,916,249	227,933	21,190,003	20,651,186	538,817
Operating expenses	(1,998,316)	(1,866,827)	(131,489)	(5,924,511)	(5,595,871)	(328,640)
Net Operating Income[1]	5,145,866	5,049,422	96,444	15,265,492	15,055,315	210,177
Share of net income from investments in joint ventures	653,650	453,043	200,607	1,789,257	788,403	1,000,854
Change in fair values of investment properties	5,842,810	(308,554)	6,151,364	5,587,291	2,869,132	2,718,159
Unit-based compensation	(201,312)	(243,147)	41,835	(1,058,918)	(820,548)	(238,370)
Administrative expenses	(284,183)	(257,339)	(26,844)	(888,488)	(798,620)	(89,868)
Financial expenses	(1,800,600)	(1,834,618)	34,018	(5,401,317)	(5,402,808)	1,491
Net income attributable to unitholders	9,356,231	2,858,807	6,497,424	15,293,317	11,690,874	3,602,443
FFO[1]	3,538,010	3,377,871	5%	10,479,913	10,168,070	3%
FFO per unit[1]	0.172	0.164	5%	0.508	0.494	3%
Weighted avg. units o/s Basic	20,627,675	20,597,637	30,038	20,619,313	20,587,320	31,993

(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"

Reconciliation of Net Income to Funds from Operations

	3 months			9 months		
Periods ended September 30	**2026**	**2025**	**Δ**	**2026**	**2025**	**Δ**
Net income attributable to unitholders	9,356,231	2,858,807	6,497,424	15,293,317	11,690,874	3,602,443
Δ in value of investment properties	(5,842,810)	308,554	(6,151,364)	(5,587,291)	(2,869,132)	(2,718,159)
Δ in value of investment properties in joint ventures	(187,565)	(32,637)	(154,928)	(427,931)	526,196	(954,127)
Unit-based compensation	201,312	243,147	(41,835)	1,058,918	820,548	238,370
Δ fair value adjustments on derivative financial instruments	10,842	-	10,842	142,900	(416)	143,316
FFO[1]	3,538,010	3,377,871	5%	10,479,913	10,168,070	3%
FFO per unit[1]	0.172	0.164	5%	0.508	0.494	3%
Distributions	1,856,194	1,802,544	53,650	5,463,911	5,352,607	111,304
Distributions per unit	0.090	0.088	2%	0.265	0.260	2%
FFO per unit[1] - after distributions	0.082	0.076	8%	0.243	0.234	4%
Distributions as a % of FFO[1]	52%	54%	(2%)	52%	53%	(1%)
Weighted avg. units o/s Basic	20,627,675	20,597,637	30,038	20,619,313	20,587,320	31,993

(1) This is a non-IFRS financial measure with no standardized IFRS meaning and may not be comparable to other issuers. Refer to the section "Non-IFRS financial measures"

Adjusted Funds from Operations

	3 months			9 months		
Periods ended September 30	**2026**	**2025**	**Δ**	**2026**	**2025**	**Δ**
FFO [1]	3,538,010	3,377,871	160,139	10,479,913	10,168,070	311,843
Straight-line rent adjustment[2]	(33,836)	(40,653)	6,817	(108,798)	(124,845)	16,047
Maintenance/cap-ex on existing properties	(353,161)	(110,277)	(242,884)	(572,177)	(286,956)	(285,221)
AFFO[1]	3,151,013	3,226,941	(2%)	9,798,938	9,756,269	-
AFFO per unit[1]	0.153	0.157	(3%)	0.475	0.474	-
Distributions per unit	0.090	0.088	2%	0.265	0.260	2%
AFFO per unit[1] - after distributions	0.063	0.069	(9%)	0.210	0.214	(2%)
Distributions as a % of AFFO[1]	59%	56%	3%	56%	55%	1%
Weighted avg. units o/s						
Basic	20,627,675	20,597,637	30,038	20,619,313	20,587,320	31,993

(1) This is a non-IFRS financial measure with no standardized IFRS meaning and may not be comparable to other issuers. Refer to the section "Non-IFRS financial measures"
(2) Adjusted for the proportionate share of equity-accounted investments

Reconciliation of Net Income to EBITDA

	3 months			9 months		
Periods ended September 30	**2026**	**2025**	**Δ**	**2026**	**2025**	**Δ**
Net income attributable to unitholders	9,356,231	2,858,807	6,497,424	15,293,317	11,690,874	3,602,443
Net interest expense	1,786,154	1,832,177	(46,023)	5,244,443	5,396,440	(151,997)
EBITDA[1]	11,142,385	4,690,984	6,451,401	20,537,760	17,087,314	3,450,446
Δ in value of investment properties	(5,842,810)	308,554	(6,151,364)	(5,587,291)	(2,869,132)	(2,718,159)
Δ in value of investment properties in joint ventures	(187,565)	(32,637)	(154,928)	(427,931)	526,196	(954,127)
Δ in value of convertible debentures	10,842	-	10,842	142,900	(416)	143,316
Adjusted EBITDA[1]	5,122,852	4,966,901	3%	14,665,438	14,743,962	(1%)
Interest expense	1,848,031	1,900,199	(52,168)	5,464,312	5,634,008	(169,696)
Principal repayments	1,321,935	1,277,812	44,123	3,898,522	3,741,891	156,631
Debt service requirements	3,169,966	3,178,011	-	9,362,834	9,375,899	-
Interest coverage ratio based on adjusted EBITDA[1]	2.8x	2.6x	0.2x	2.7x	2.6x	0.1x
Debt service coverage based on adjusted EBITDA[1]	1.6x	1.6x	-	1.6x	1.6x	-

(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"

EARNINGS WEBCAST

Canadian Net will host a webcast on November 18th at 9:00 a.m. (EST) to discuss the results.

The link to join the webcast is the following: https://edge.media-server.com/mmc/p/2gacqz33

About Canadian Net – Canadian Net Real Estate Investment Trust is an open-ended trust that acquires and owns high-quality triple net and management-free commercial real estate properties.

Forward-Looking Statements - This press release contains forward-looking statements and information as defined by applicable securities laws. Canadian Net warns the reader that actual events may differ materially from current expectations due to known and unknown risks, uncertainties and other factors that could cause actual results to differ materially from the results anticipated in such statements. Among these include the risks related to economic conditions, the risks associated with the local real estate market, the dependence on the financial condition of tenants, the uncertainties related to real estate activities, the changes in interest rates, the availability of financing in the form of debt or equity, the effects related to the adoption of new IFRS standards, as well as other risks and factors described from time to time in the documents filed by Canadian Net with securities regulators, including the management report. Canadian Net does not update or modify its forward-looking statements even if future events occur or for any other reason unless required by law or any regulatory authority.

Neither the TSX Venture Exchange Inc. nor its Regulatory Services Provider (as that term is defined in the Policy of the TSX Venture Exchange and its Regulatory Services Provider) accepts any responsibility for the adequacy or accuracy of this release.

The September 30, 2026, financial statements and management discussion & analysis of Canadian Net may be viewed on SEDAR+ at www.sedarplus.ca.

For further information, please contact Kevin Henley at (450) 536-5328.