

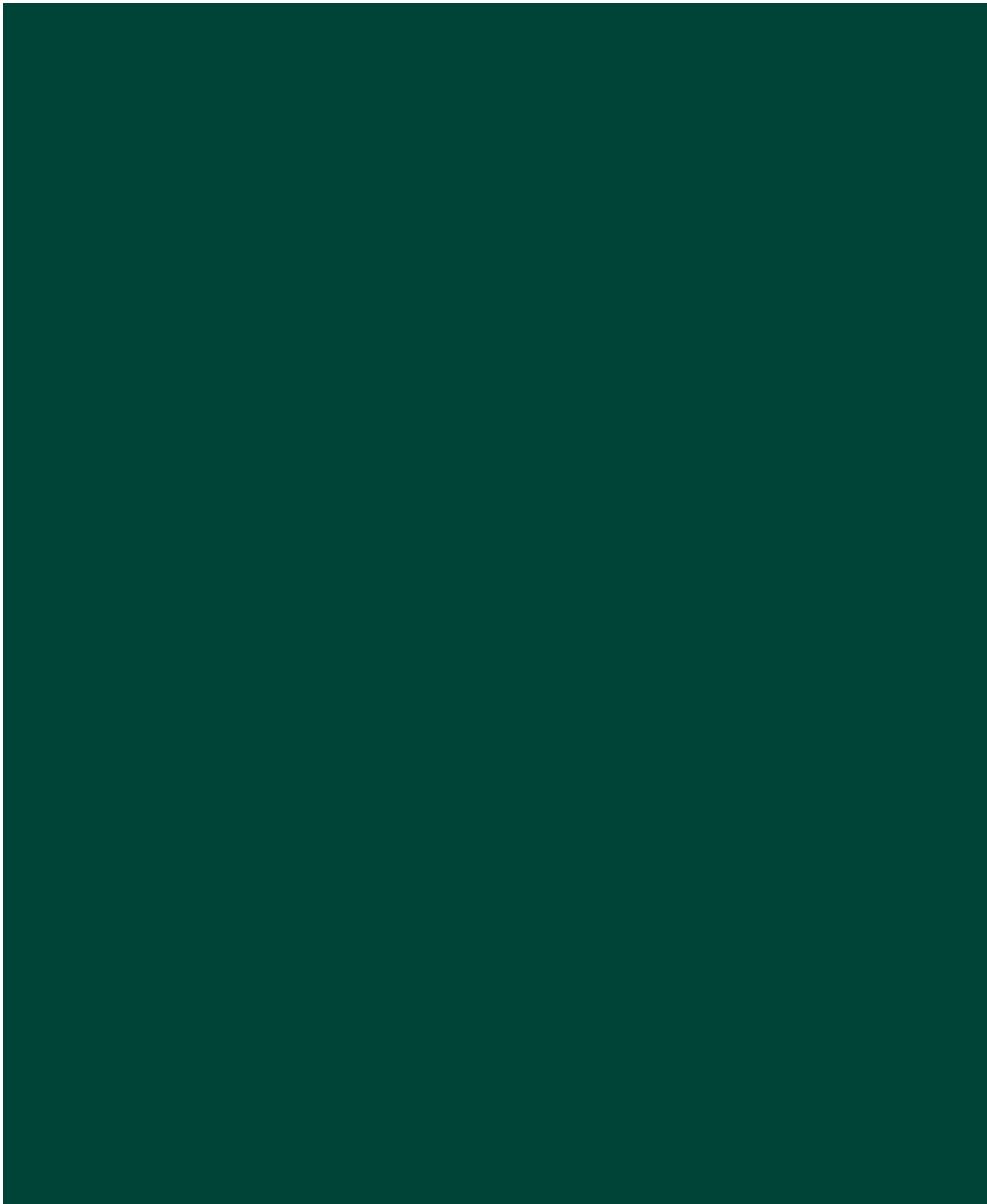
ALLIED

Quarterly Report March 31, 2022

Urban environments for
creativity and connectivity

04.27.22





ALLIED

Quarterly Report

March 31, 2022

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Letter to Unitholders

Dear Fellow Unitholder:

Allied's first-quarter results met or exceeded expectations, with AFFO per unit and average in-place net rent per occupied square foot rising to record levels. FFO per unit was 61 cents and AFFO per unit 56 cents, up from the comparable quarter last year by 4% and 7%, respectively. NAV per unit at quarter-end was \$50.92, up from the end of the first quarter last year by 5% and up from the end of 2021 by 1%. Leasing activity continued to accelerate through the quarter, with average in-place net rent per occupied square foot rising to \$25.13, up from the comparable quarter last year by 4% and up from the end of 2021 by 2%.

At the end of the first quarter, Allied completed its largest acquisition ever, along with its largest equity issuance ever, with equity being issued at \$50.30 per unit. We published our preliminary vision for integrating the six properties acquired into our large, focused and distinctive rental portfolio. The vision document is available on our website.

In my opinion, an important industry theme this year will be the large-scale rebalancing of diversified portfolios in Canada between strong and experienced real estate entities. Allied's acquisition at the end of the first quarter was an excellent example of just that. It represented an important and compelling strategic refinement for Choice Properties and a significant and well-conceived expansion of operating capability for Allied.

Allied intends to remain within two capital-allocation guidereils this year. The first is not to increase our ratio of net debt to annualized EBITDA in funding discretionary acquisitions. (The acquisition from Choice Properties will improve this ratio.) The second is not to issue large amounts of equity significantly below NAV per unit in funding such acquisitions. (We paid approximately 75% of the purchase price to Choice Properties by issuing equity at our NAV per unit as at year-end 2021.) Clearly, we can make large discretionary acquisitions within the articulated guidereils.

Allied did not trade under its ATM program in the first quarter of 2022. We currently have over \$475 million available on our revolving credit facility, with another \$100 million available through the accordion feature. This liquidity is more than sufficient to meet our current commitments over the remainder of 2022 and well into 2023.

Allied is intent on growing its business, not shrinking it, all with a view to serving knowledge-based organizations more comprehensively and profitably over time. Given our proven strategy and ability to execute, we will continue to allocate capital with a view to consolidating the ownership and operation of distinctive urban office and storefront-retail space (urban workspace) in Canada's major cities. We believe that our strategy is underpinned by the most important secular trends in Canadian and global real estate. We also believe that we have the properties, the financial strength, the people and the platform necessary to execute our strategy for the ongoing benefit of our unitholders and other constituents.

* * *

If you have any questions or comments, please don't hesitate to call me at (416) 977-0643 or e-mail me at **memory@alliedreit.com**.

Yours truly,

A handwritten signature in black ink, appearing to read "Michael Emory", with a stylized flourish at the end.

Michael Emory
PRESIDENT AND CHIEF EXECUTIVE OFFICER

Management's Discussion and Analysis of Results of Operations and Financial Condition as at March 31, 2022

Section I

–Overview

Allied is an unincorporated closed-end real estate investment trust created pursuant to the Declaration of Trust (“Declaration of Trust”) dated October 25, 2002, as amended and restated from time to time, most recently on March 4, 2022. Allied is governed by the laws of Ontario. Allied’s units (“Units”) are publicly traded on the Toronto Stock Exchange under the symbol “AP.UN”. Additional information on Allied, including its annual information form, is available on SEDAR at www.sedar.com.

This Management’s Discussion and Analysis (“MD&A”) of results of operations and financial condition relates to the three months ended March 31, 2022. Unless the context indicates otherwise, all references to “Allied”, “we”, “us” and “our” in this MD&A refer to Allied Properties Real Estate Investment Trust. The Board of Trustees of Allied, upon the recommendation of its Audit Committee, approved the contents of this MD&A.

This MD&A has been prepared with an effective date of April 27, 2022, and should be read in conjunction with the unaudited condensed consolidated financial statements and notes thereto for the three months ended March 31, 2022. Historical results and percentage relationships contained in this MD&A, including trends that might appear, should not be taken as indicative of future results, operations or performance. Unless otherwise indicated, all amounts in this MD&A are in thousands of Canadian dollars.

This section includes certain terms that do not have a standardized meaning prescribed under International Financial Reporting Standards (“IFRS”) and includes certain forward-looking statements within the meaning of applicable securities law. Refer to Non-IFRS Measures and Forward-Looking Statements on pages 21 and 25, respectively.

Q1 2022 Operating and Financial Highlights

Above all, Allied is an operator. For Allied, neither acquisition activity nor development activity is an end in itself. Rather, both are a means of providing knowledge-based organizations with distinctive urban workspace and UDC space effectively and profitably.

Q1 Operating Results

LEASED AREA

89.3%

OCCUPIED AREA

88.3%

AVERAGE IN-PLACE
NET RENT PER
OCCUPIED SQUARE
FOOT

\$25.13

↑ 4.1%

RENT GROWTH ON
RENEWING SPACE
Total rental portfolio

8.4%

Excluding Calgary

12.5%

WEIGHTED AVERAGE REMAINING
LEASE TERM IN YEARS
Rental portfolio

5.5

Q1 Financial Results

SAME ASSET NOI -
RENTAL PORTFOLIO ⁽¹⁾

↑ 2.0%

\$84.6M

FFO PER UNIT ⁽¹⁾⁽²⁾

\$0.605

↑ 4.3%

AFFO PER UNIT ⁽¹⁾⁽²⁾

\$0.558

↑ 7.1%

ESG Results

2021 GRESB SCORE FOR
STANDING INVESTMENTS

80/100

Up from
64/100 in 2020

Q1 Capital Allocation

\$814.1M

Allocated to acquisitions

\$54.4M

Allocated to development

Q1 Funding

\$750.7M

Equity issuance and
promissory note

\$133.3M

Of liquidity ⁽³⁾

Q1 Balance Sheet

NET DEBT AS A MULTIPLE OF
ANNUALIZED ADJUSTED EBITDA ⁽¹⁾

10.2x

TOTAL INDEBTEDNESS
RATIO ⁽¹⁾

33.3%

INTEREST COVERAGE
RATIO ⁽¹⁾⁽⁴⁾

3.4x

UNENCUMBERED
INVESTMENT PROPERTIES ⁽¹⁾

\$9.3B

PRO FORMA NET DEBT AS A
MULTIPLE OF ANNUALIZED
ADJUSTED EBITDA ^{(1) (5)}

9.4x

87.2% of investment properties
on a proportionate basis ⁽¹⁾

(1) This is a non-IFRS measure, refer to page 21.

(2) Excluding condominium related items and the mark-to-market expense on unit-based compensation on a diluted basis.

(3) Liquidity is the sum of cash and cash equivalents on a proportionate basis and the undrawn portion of Allied's unsecured revolving operating facility as at March 31, 2022. Subsequent to March 31, 2022, \$380,000 was repaid on the unsecured revolving operating facility.

(4) Including interest capitalized.

(5) The acquisition of six properties from Choice Properties Real Estate Investment Trust ("Choice Properties") was completed on March 31, 2022. This resulted in the associated debt but none of the associated EBITDA being recorded in our results for the three months ended March 31, 2022. This pro forma metric includes the expected annualized EBITDA from the six properties.

SUMMARY OF KEY OPERATING AND FINANCIAL PERFORMANCE MEASURES

The following table summarizes the key operating and financial performance measures for the periods listed below:

	THREE MONTHS ENDED		YEAR ENDED
	MARCH 31, 2022	MARCH 31, 2021	DECEMBER 31, 2021
(\$'000's except per-square foot, per-unit and financial ratios)			
Leased area	89.3%	91.9%	90.4%
Occupied area	88.3%	91.4%	89.9%
Average in-place net rent per occupied square foot	25.13	24.13	24.64
Leased rate for leases maturing in the period	47.1%	71.8%	57.0%
Increase in net rent on renewing leases - total rental portfolio	8.4%	(0.1)%	7.9%
Increase in net rent on renewing leases - excluding Calgary	12.5%	8.2%	9.8%
Investment properties ⁽¹⁾⁽⁴⁾	10,488,178	8,801,525	9,527,105
Unencumbered investment properties ⁽²⁾	9,257,667	6,942,140	9,064,010
Total assets ⁽¹⁾⁽⁴⁾	11,413,692	9,154,712	10,384,691
Cost of PUD as % of GBV ⁽²⁾	10.8%	10.0%	11.2%
NAV per unit ⁽⁶⁾	50.92	48.72	50.30
Debt ⁽¹⁾	3,769,606	2,660,170	3,453,284
Total indebtedness ratio ⁽²⁾	33.3%	31.1%	33.5%
Annualized Adjusted EBITDA ⁽²⁾	366,888	356,184	365,050
Net debt as a multiple of Annualized Adjusted EBITDA ⁽²⁾	10.2x	7.9x	9.4x
Pro forma net debt as a multiple of Annualized Adjusted EBITDA ⁽²⁾⁽⁷⁾	9.4x	N/A	N/A
Interest-coverage ratio - including interest capitalized and excluding financing prepayment costs ⁽²⁾⁽³⁾	3.4x	3.3x	3.4x
Rental revenue ⁽¹⁾⁽⁴⁾	144,820	140,835	568,886
Net income ⁽¹⁾	187,190	77,522	443,151
Net income excluding fair value adjustments and financing prepayment costs ⁽²⁾⁽³⁾⁽⁵⁾	74,184	63,917	261,854
Adjusted EBITDA ⁽²⁾	91,722	89,046	365,050
Same Asset NOI - rental portfolio ⁽²⁾	84,631	82,979	314,125
Same Asset NOI - total portfolio ⁽²⁾	85,952	84,527	325,734
FFO ⁽²⁾	77,340	59,415	253,376
All amounts below are excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation ⁽²⁾⁽³⁾ :			
FFO	77,573	73,797	306,559
FFO per unit (diluted)	0.605	0.580	2.405
FFO payout-ratio	72.1%	73.3%	70.6%
AFFO	71,571	66,329	266,517
AFFO per unit (diluted)	0.558	0.521	2.091
AFFO payout-ratio	78.2%	81.6%	81.2%

- (1) *This measure is presented on an IFRS basis.*
- (2) *This is a non-IFRS measure, refer to page 21.*
- (3) *For the three months ended March 31, 2022, Allied incurred \$nil, (March 31, 2021 - \$14,161, for the year ended December 31, 2021 - \$52,610) of financing prepayment costs in connection with the favourable refinancing of unsecured debentures and first mortgages.*
- (4) *Prior to Q4 2021, the comparative figures for investment properties, total assets and rental revenue were reported in this section on a proportionate share basis. The comparative figures for all prior periods have been revised to an IFRS basis.*
- (5) *Prior to Q4 2021, the comparative figures for net income excluding fair value adjustments and financing prepayment costs were calculated on a proportionate share basis. The comparative figures for all prior periods have been revised to be calculated on an IFRS basis.*
- (6) *Net asset value per unit ("NAV per unit") is calculated as follows: total equity as at the corresponding period ended, (per the unaudited condensed consolidated balance sheets) divided by the actual number of Units and class B limited partnership units of Allied Properties Exchangeable Limited Partnership ("Exchangeable LP Units") outstanding at period end.*
- (7) *The acquisition of six properties from Choice Properties was completed on March 31, 2022. This resulted in the associated debt but none of the associated EBITDA being recorded in our results for the three months ended March 31, 2022. This pro forma metric includes the expected annualized EBITDA from the six properties.*

SUMMARY OF RENTAL PROPERTIES

200 Rental Properties valued at \$9.3B ⁽³⁾

(Not including 12 Properties Under Development valued at \$1.3B) ⁽³⁾

TOTAL RENTAL
PORTFOLIO GLA

15.4M_{SF}

VANCOUVER

1.0M

SF

ALLIED OCCUPANCY	91.4%
MARKET OCCUPANCY ⁽¹⁾	92.3%
PROPERTIES	15
EMPLOYEES	16

CALGARY

1.3M

SF

ALLIED OCCUPANCY	85.1%
MARKET OCCUPANCY ⁽¹⁾	67.2%
PROPERTIES	30
EMPLOYEES	34

KITCHENER

562K

SF

ALLIED OCCUPANCY	94.3%
MARKET OCCUPANCY ⁽¹⁾⁽²⁾	73.4%
PROPERTIES	5
EMPLOYEES	4

TORONTO

5.3M

SF

INCLUDING URBAN DATA CENTRES

510K SF

ALLIED OCCUPANCY	92.3%
MARKET OCCUPANCY ⁽¹⁾	88.7%
PROPERTIES	107
UDC PROPERTIES	3
ANCILLARY PARKING FACILITIES	9
EMPLOYEES	206

MONTRÉAL

7.0M

SF

ALLIED OCCUPANCY	84.6%
MARKET OCCUPANCY ⁽¹⁾	84.5%
PROPERTIES	32
EMPLOYEES	87

OTTAWA

231K

SF

ALLIED OCCUPANCY	99.0%
MARKET OCCUPANCY ⁽¹⁾	89.8%
PROPERTIES	2
EMPLOYEES	4

(1) Source: cbre.ca, CBRE Canada Office Figures Q1 2022 Report.

(2) Kitchener market occupancy is based on the city of Waterloo market occupancy.

(3) The rental properties and properties under development values are on a proportionate basis.

BUSINESS OVERVIEW AND STRATEGY

Allied is a leading operator of distinctive urban workspace in Canada's major cities and network-dense urban data centres in Toronto that form Canada's hub for global connectivity. Allied's business is providing knowledge-based organizations with distinctive urban environments for creativity and connectivity.

DISTINCTIVE URBAN WORKSPACE

Allied was known initially for its leading role in the emergence of Class I workspace in Toronto, a format created through the adaptive re-use of light industrial structures in the Downtown East and Downtown West submarkets. This format typically features high ceilings, abundant natural light, exposed structural frames, interior brick and hardwood floors. When restored and retrofitted to high standards, Class I workspace can satisfy the needs of the most demanding office and retail users. When operated in a coordinated manner, this workspace becomes a vital part of the urban fabric and contributes meaningfully to a sense of community.

Allied went public in 2003 for the express purpose of consolidating Class I workspace that was centrally located, distinctive and cost-effective. The consolidation that ensued was continuous, enabling Allied to evolve into a leading owner operator of distinctive urban workspace in Canada's major cities.

URBAN DATA CENTRE ("UDC") SPACE

In addition to providing urban workspace, Allied provides network-dense UDC space in Downtown Toronto. Allied established this capability in 2009 through the acquisition of 151 Front W, the largest internet exchange point in Canada and the third largest in North America. Allied has since expanded this capability by retrofitting a portion of 905 King W and a portion of 250 Front W. Just as Allied's workspace does, this space provides knowledge-based businesses with distinctive urban environments for creativity and connectivity. Allied's deep expertise in adaptively re-using urban structures has contributed meaningfully to its success in operating network-dense data centre space in Downtown Toronto.

WORKSPACE INNOVATION

Allied's experience informed its approach to workspace innovation. Office users today value light, air and an open-plan. Abundant natural light and fresh air contribute enormously to human wellness and productivity. An open-plan improves collaboration and creativity. When people can move around and freely connect with one another, communication is improved, along with mutual understanding, and sparks of ingenuity occur.

Technology has contributed to workspace innovation. Light harvesting has made great strides, as has fresh air delivery. Raised-floor systems have made aesthetic and practical contributions in recent years. Aesthetically, they declutter the workspace and obviate the need for drop-ceilings. Practically, they improve air circulation by pressurizing the underfloor area and de-pressurizing the actual work environment. All this can be delivered to workspace users in an environmentally sustainable manner.

Workspace amenities have made an equivalent contribution to workspace innovation. While achievable to an extent within a single building, amenity-richness is best achieved within a surrounding urban neighbourhood. This in turn places a premium on clustering buildings within an amenity-rich urban neighbourhood. Clustering also allows Allied to accommodate needs for expansion and contraction within the neighbourhood.

Allied's experience with Class I workspace also increased its sensitivity to design. When people migrated to the suburbs in the 1950s, the sensitivity to design in the inner-cities seemed to diminish, if not disappear altogether. Heritage properties were destroyed to make way for non-descript, inward-looking buildings, and synthetic materials seemed to cover everything everywhere. Fortunately, design now matters, and design now pays. The workspace Allied created at QRC West in Toronto is an excellent example. Allied's architects came up with a creative and beautiful way to build a new office tower above two fully-restored heritage buildings. Although the design entailed additional cost, the ultimate economic and social return on the investment was exceptional. The design paid off in every conceivable way.

Finally, Allied's experience with Class I workspace put it at the forefront of creating workspace for the knowledge-based economy. This led Allied to place ever-greater emphasis on the ongoing relationship between the user and provider of workspace. Put differently, it led Allied to understand the need for a partnership-like relationship between itself and workspace users.

FOCUS AND DEFINITION

From the outset, Allied adhered to a clear investment and operating focus. It focused initially on the Class I format and continues to do so on a large scale in major urban centres in Canada. More recently, Allied expanded its focus to include hybrid structures like QRC West and King Portland Centre in Toronto and 425 Viger in Montréal, where heritage buildings were integrated with new structures in a way that resonated meaningfully with the knowledge-based organizations Allied serves. Allied will continue to do so on a large scale in major urban centres in Canada.

As Allied's business grew and evolved, it was defined not by the specific workspace format Allied owns, operates and develops, but rather by the workspace users Allied serves. If a particular format enables Allied to serve knowledge-based organizations better and more profitably, Allied will invest in it. The Well in Toronto is a good example. The workspace component will be a high-rise tower for the most part with no heritage element at all. However, because of its architecture, performance attributes and location within a vibrant and amenity-rich neighbourhood, it has attracted outstanding knowledge-based organizations.

Allied's acquisition of 1001 Boulevard Robert-Bourassa in Montréal is another good example. Through a user-led transformation, a small portion of the workspace at this property was improved in a manner consistent with the distinctive urban workspace environments that Allied develops, owns and operates. In fact, this workspace is strikingly similar to workspace occupied by Ubisoft, Framestore and Sun Life Financial at Allied's de Gaspé properties in Montréal. Allied intends to complete on a vertical plane the kind of building transformation it has completed so often on a more horizontal plane. In doing so, Allied expects to augment its ability to serve knowledge-based organizations, as well as adding meaningful value to 1001 Boulevard Robert-Bourassa over a three- to five-year timeframe.

When Allied's business is defined by the workspace users it serves, the actual format becomes less important and the specific building attributes and neighbourhood amenities take on paramount importance. Accordingly, if a conventional office tower can be transformed to provide the specific attributes and amenities favoured by knowledge-based organizations, it falls squarely within Allied's investment and operating focus. This expands Allied's opportunity-set materially.

VISION AND MISSION

Allied's vision statement is as follows: *To make a continuous contribution to cities and culture that elevates and inspires the humanity in all of us.* In isolation, this could be seen as somewhat extravagant and nebulous, but it is fully grounded and informed by Allied's mission statement, which is as follows: *To provide knowledge-based organizations with distinctive urban workspace in a manner that is sustainable and conducive to human wellness, creativity, connectivity and diversity.* Like all such statements, Allied's vision and mission statements need elaboration.

From inception, Allied's approach to workspace was both humanistic and technical. Allied sees workspace from the vantage point of people who use it rather than people who invest in it. Allied sees workspace as optimal light and air, a flexible and open floorplan and a collaborative rather than feudal relationship between owner and user. Allied sees workspace as a product of aesthetic and technical design. Finally, Allied sees workspace as part of a large, amenity-rich, urban ecosystem rather than as an instance of the monumental isolation that characterizes so many conventional office towers.

Real estate is no longer a passive investment or a static tolling business. It is a profoundly human business that needs to keep pace with demographic and technological change, as well as the ongoing change in human attitudes and values. It needs to be run with future generations in mind. This means we have to run commercial real estate to save the global environment, not destroy it. It means we have to foster human wellness, not undermine it. It means we have to promote diversity, not impose uniformity. It means we have to facilitate creativity, not encourage conformity. Finally, it means we have to build and operate as city builders.

City builders see commercial real estate as an integral part of a much larger ecosystem of infrastructure, buildings and people. The ecosystem, of course, is the city. We can only build cities well if they endure, if they stand the test of time. This means cities have to be sustainable and conducive to human wellness, creativity, connectivity and diversity. Put differently, it means they have to elevate and inspire the humanity in all of us.

City building requires commitment, innovation and imagination, something Allied strives for on an ongoing basis. In an era of remarkable and continuous urban intensification, city building is essential to sustained profitability in real estate. Sporadic profitability is achievable without reference to the principles of city building. Merchant development of commoditized structures in a boom market illustrates this perfectly. Sustained profitability, on the other hand, requires adherence to the principles of city building. It follows that Allied's vision and mission statements are the aspirational context within which Allied pursues sustained profitability for the benefit of its Unitholders.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE (“ESG”)

Environmental, social and governance sensitivities are an integral part of Allied. They flow from its evolution as an organization focused on the provision of distinctive urban workspace and network-dense UDC space in Canada’s major cities.

Long before going public, Allied focused on the adaptive re-use of older structures built over a century ago for light-industrial purposes. The goal at the time was not to minimize the impact on the environment. Rather, it was to meet what was rightly perceived to be a growing need on the part of users of workspace for environments that would assist them in attracting, motivating and retaining knowledge workers. Nevertheless, by re-cycling buildings rather than re-building them, Allied minimized the impact on the environment. This evolved into greater sensitivity as to the environmental impact of its activity.

Again, long before its initial public offering (IPO), Allied concentrated its properties in specific urban areas. The goal at the time was not to make a social contribution. Rather, it was to meet what was rightly perceived to be the need on the part of users of workspace to grow in amenity-rich, mixed-use urban communities. Nevertheless, by aggregating buildings in this way, Allied became sensitized to the impact on the surrounding communities in which it operates. Allied began to see its buildings as part of a larger urban ecosystem and to acknowledge its responsibility to the surrounding community as a whole.

Finally, the launch of Allied’s IPO in 2003 increased its sensitivity to governance. The sensitivities at the time were predominantly financial and operational, but as Allied evolved and attracted Unitholders globally, the sensitivity to a broader conception of governance increased. Allied’s Board and Management began to see governance as something that could strengthen the business significantly.

ESG OVERSIGHT

Allied’s Board and Management are committed to making its inherent approach to ESG more manifest, deliberate and measurable. They have always believed that submitting to informed scrutiny will make Allied a better business, and formally submitting to ESG scrutiny is no exception in this regard. To continue advancing its ESG performance and commitments, in 2021 Allied completed its first formal ESG Strategy, which set goals and targets for its ESG priorities. On December 1, 2021, the Board adopted an ESG Policy based on the goals established in the ESG Strategy. The ESG Policy and annual ESG Reports are available on Allied’s website at www.alliedreit.com.

The Trustees are responsible for the oversight of the ESG Strategy and initiatives developed by Management. The Board’s Governance, Compensation and Nomination Committee oversees and monitors Allied’s ESG performance and reviews Allied’s ESG Report, ESG Policy and other governance policies and practices annually. Allied established an Executive ESG Committee to assist Management and the Board in defining, designing, implementing, expanding and evaluating Allied’s ESG Strategy and ESG initiatives. The Committee reports and makes recommendations to Management and the Board at least once annually.



ESG HIGHLIGHTS

CONTINUOUS GRESB IMPROVEMENT

Allied made a commitment to submit formally to independent scrutiny of its ESG performance by 2020. The most important single step was to obtain a GRESB (formerly Global Real Estate Sustainability Benchmark) Assessment and to provide an annual ESG Report. Allied's 2020 GRESB score was 64 and recognized as a "strong first-year showing". In addition to strengths, the assessment identified clear opportunities for improvement in Allied's ESG practices and disclosure. Allied's 2021 GRESB score was 80, representing material progress in multiple areas over the initial assessment.

ALLIED MUSIC CENTRE

On December 8, 2020, Massey Hall announced that Allied made a landmark contribution to the Massey Hall Revitalization. This transformative support expands the project's original scope and introduces Canada's premiere multi-purpose performance facility, Allied Music Centre, home of historic Massey Hall. This partnership with Massey Hall will enable Allied to contribute meaningfully to its communities over an extended period of time. It will also enrich the experience of the many creative organizations and people who use Allied's urban workspace across the country. Construction is underway and planned for completion by the end of 2022.

ISSUED \$1.1 BILLION OF GREEN BONDS

On February 3, 2021, Allied announced its Green Financing Framework (the “Framework”) under which Allied or any of its subsidiaries may issue green bonds, green loans, or other financial instruments to finance and/or re-finance eligible green projects, as defined in the Framework. In February 2021, Allied issued its first green bond for \$600 million and in August 2021, Allied issued its second green bond for \$500 million. In December 2021, Allied published its Green Bond Report on the full allocation of the net proceeds of its February 2021 green bond issuance. Sustainalytics, a leading third party ESG research ratings and data firm, verified that the allocation of the net proceeds was in compliance with the Framework.

PUBLISHED ALLIED’S SECOND ANNUAL ESG REPORT

In October 2021, Allied published its second Annual ESG Report in alignment with (i) the Global Reporting Initiative (GRI) and (ii) the Sustainability Accounting Standards Board (SASB) Real Estate Standard. Allied’s third Annual ESG Report, scheduled for release in mid-2022, will outline Allied’s progress in adopting the Task Force on Climate-related Financial Disclosures (TCFD) recommendations.

ESTABLISHED ESG ACCOUNTABILITY CORPORATE TARGETS

On the recommendation of the Governance, Compensation and Nomination Committee, in 2021, the Board established four ESG Accountability Corporate Targets, the achievement of which the Governance, Compensation and Nomination Committee and the Board analyzed as part of its assessment of incentive bonus awards for the Named Executive Officers.

BUSINESS ENVIRONMENT AND OUTLOOK

Allied’s internal forecast for 2022 calls for low-to-mid-single-digit percentage growth in each of same-asset NOI, FFO per unit and AFFO per unit. While Allied does not forecast NAV per unit growth, it does expect to propel further growth in 2022. Allied also expects to allocate a large amount of capital in 2022 with the same strategic coherence and discipline it demonstrated in prior years.

Allied continues to have deep confidence in, and commitment to, its strategy of consolidating and intensifying distinctive urban workspace and network-dense UDCs in Canada’s major cities. Allied firmly believes that its strategy is underpinned by the most important secular trends in Canadian and global real estate. Allied also firmly believes that it has the properties, the financial strength, the people and the platform necessary to execute its strategy for the ongoing benefit of its unitholders and other constituents.

The foregoing sections contain non-IFRS measures and forward-looking statements. Refer to Non-IFRS Measures and Forward Looking Statements below.

NON-IFRS MEASURES

Readers are cautioned that certain terms used in the MD&A listed below, including any related per unit amounts, used by Management of Allied to measure, compare and explain the operating results and financial performance of Allied do not have any standardized meaning prescribed under IFRS and, therefore, should not be construed as alternatives to net income, cash flow from operating activities, or any other measure prescribed under IFRS. These terms are defined in the following table and reconciliations to the most comparable IFRS measure are referenced, as applicable. The following terms do not have a standardized meaning prescribed by IFRS and may not be comparable to similarly titled measures presented by other publicly traded entities.

NON-IFRS MEASURE	DEFINITION	RECONCILIATION
Allied's proportionate share or proportionate basis	All references to "proportionate share" or "proportionate basis" refer to a non-IFRS financial measure representing Allied's proportionate share of equity accounted investments. Allied applies the equity method of accounting to its joint venture, TELUS Sky, as prescribed under IFRS. Management presents the proportionate share of its interests in joint arrangements that are accounted for using the equity method as it is viewed as relevant in demonstrating Allied's performance and is the basis of many of Allied's key performance measures.	Section II - Operations, Section V - Asset Profile, Section VI - Liquidity and Capital Resources
Funds from Operations ("FFO")	FFO is a non-IFRS financial measure used by most Canadian real estate investment trusts based on a standardized definition established by REALPAC in its January 2022 White Paper ("White Paper"). FFO is defined as net income and comprehensive income less certain adjustments, on a proportionate basis, including fair value changes in investment properties and derivative instruments, incremental leasing costs and amortization of improvement allowances. FFO is reconciled to net income and comprehensive income, which is the most directly comparable IFRS measure. Management believes FFO is a key measure of operating performance.	Section II - Operations - Other Financial Performance Measures
and		
FFO excluding condominium costs, financing prepayment costs and the mark-to-market expense on unit-based compensation⁽¹⁾	FFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation starts with FFO and removes the effects of condominium revenue, condominium cost of sales, condominium marketing costs, financing prepayment costs and the mark-to-market adjustments on unit-based compensation. FFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation is reconciled to net income and comprehensive income, which is the most directly comparable IFRS measure. Management believes this is a useful measure as these condominium and financing prepayment items are not indicative of recurring operating performance, and the mark-to-market adjustments of unit-based compensation can fluctuate widely with the market.	

NON-IFRS MEASURE	DEFINITION	RECONCILIATION
<p>Adjusted Funds from Operations ("AFFO")</p> <p>and</p> <p>AFFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation⁽¹⁾</p>	<p>AFFO is a non-IFRS financial measure used by most Canadian real estate investment trusts based on a standardized definition established by REALPAC in its White Paper. AFFO is defined as FFO less amortization of straight-line rents, regular leasing expenditures, regular and recoverable maintenance capital expenditures, and incremental leasing costs (related to regular leasing expenditures). AFFO is reconciled to net income and comprehensive income, which is the most directly comparable IFRS measure. Management considers AFFO to be a useful measure of recurring economic earnings and relevant in understanding Allied's ability to service its debt, fund capital expenditures and provide distributions to Unitholders.</p> <p>AFFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation starts with AFFO and removes the effects of condominium revenue, condominium cost of sales, condominium marketing costs, financing prepayment costs and the mark-to-market adjustments on unit-based compensation. AFFO excluding condominium related items, financing prepayment costs, and the mark-to-market expense on unit-based compensation is reconciled to net income and comprehensive income, which is the most directly comparable IFRS measure. Management believes this is a useful measure as these condominium and financing prepayment items are not indicative of recurring economic earnings, and the mark-to-market adjustments of unit-based compensation can fluctuate widely with the market.</p>	<p>Section II - Operations - Other Financial Performance Measures</p>
<p>Net income excluding fair value adjustments and financing prepayment costs⁽²⁾</p>	<p>Net income excluding fair value adjustments and financing prepayment costs is a non-IFRS financial measure that starts with net income and removes the effects of fair value gains or losses on investment properties and investment properties held for sale, or derivative instruments, the mark-to-market adjustments of unit-based compensation, and financing prepayment costs on an IFRS basis. Management considers this to be a useful measure of operating performance, as fair value adjustments can fluctuate widely with the market and financing prepayment costs are non-recurring in nature.</p>	<p>Section II - Operations</p>
<p>Net Rental Income ("NRI")</p>	<p>NRI is a non-IFRS financial measure defined as rental revenue less property operating costs on a proportionate basis. It excludes condominium revenue and condominium cost of sales. The most comparable IFRS figure is operating income. Management considers NRI to be a useful measure of the operating performance of its rental properties portfolio.</p>	<p>Section II - Operations - Net Operating Income</p>
<p>Net Operating Income ("NOI")</p>	<p>NOI is a non-IFRS financial measure defined as NRI excluding the impact of non-cash items such as amortization of improvement allowances and the amortization of straight-line rents on a proportionate basis. The most directly comparable IFRS measure to NOI is Operating Income. Management believes this is a useful measure as it demonstrates the cash generating operating performance of its income producing properties.</p>	<p>Section II - Operations - Net Operating Income</p>
<p>Same Asset NOI</p>	<p>Same asset NOI is a non-IFRS measure defined as NOI for the properties that Allied owned and operated for the entire duration of both the current and comparative period. The most directly comparable IFRS measure to same asset NOI is Operating Income. Management believes this is a useful measure as NOI growth can be assessed on its portfolio excluding the impact of acquisition and disposition activities. Allied uses same asset NOI to evaluate the performance of its properties.</p>	<p>Section II - Operations - Same Asset NOI</p>

NON-IFRS MEASURE	DEFINITION	RECONCILIATION
Normalized Last Quarter Annualized (“LQA”) NOI	Normalized LQA NOI is a non-IFRS measure defined as the normalized NOI of an individual property or portfolio for the most recently completed quarter multiplied by four. In the calculation of this metric, non-recurring items are excluded from LQA NOI. The most directly comparable IFRS measure to normalized LQA NOI is Operating Income. Management considers normalized LQA NOI relevant in analyzing the operations of its rental properties on a property-by-property or portfolio basis.	N/A
Gross Book Value (“GBV”)	Gross Book Value is a non-IFRS measure defined as the total assets of Allied on a proportionate basis. The most directly comparable IFRS measure to GBV is total assets. Management believes GBV is a useful measure to assess the growth in Allied’s total portfolio of rental and development properties.	Section V - Asset Profile
Unencumbered investment properties	Unencumbered investment properties is a non-IFRS measure defined as the value of investment properties which are free and clear of any encumbrances. This is calculated on a proportionate share basis. Management believes unencumbered investment properties is a useful measure to assess the borrowing capacity of Allied.	N/A
Cost of Properties Under Development (“PUD”) as a percentage of GBV	Cost of PUD as a percentage of GBV is a non-IFRS measure defined as the book value of Allied’s properties under development, on a proportionate basis, divided by the GBV at period-end. Management believes this is a useful metric in assessing development risk. Allied has a limit of 15% as outlined in its Declaration of Trust.	Section V - Asset Profile
Adjusted Earnings Before Interest, Taxes, Depreciation and Amortization (“Adjusted EBITDA”)	Adjusted EBITDA is a non-IFRS measure calculated on a proportionate basis comprised of earnings before interest expense, income taxes, depreciation and amortization expense (including amortization of improvement allowances), gains and losses on disposal of investment properties and the fair value changes associated with investment properties and investment properties held for sale, financial instruments, and unit-based compensation.	Section II - Operations - Other Financial Performance Measures
and		
Annualized Adjusted EBITDA	Annualized Adjusted EBITDA is a non-IFRS measure calculated as the Adjusted EBITDA for the current year-to-date period annualized. The most directly comparable IFRS measure to Adjusted EBITDA and Annualized Adjusted EBITDA is net income and comprehensive income. Management believes Adjusted EBITDA and Annualized Adjusted EBITDA are useful metrics to determine Allied’s ability to service its debt, finance capital expenditures and provide distributions to its Unitholders.	
Net debt	Net debt is a non-IFRS measure, calculated on a proportionate basis, as debt less cash and cash equivalents. The most directly comparable IFRS measure to net debt is debt. Management considers net debt a useful measure for evaluating debt levels and interest coverage.	Section VI - Liquidity and Capital Resources - Debt
Net debt as a multiple of Annualized Adjusted EBITDA	Net debt as a multiple of Annualized Adjusted EBITDA and <i>pro forma</i> net debt as a multiple of Annualized Adjusted EBITDA are non-IFRS measures of Allied’s financial leverage. Net debt as a multiple of Annualized Adjusted EBITDA is defined as net debt divided by Annualized Adjusted EBITDA. <i>Pro forma</i> net debt as a multiple of Annualized Adjusted EBITDA is defined as an adjusted net debt divided by an adjusted annualized adjusted EBITDA.	N/A
and		
<i>Pro forma</i> net debt as a multiple of Annualized Adjusted EBITDA	Both measures indicate the number of years required for Allied’s Annualized Adjusted EBITDA to repay all outstanding debt, taking into consideration the cash on hand to decrease debt. Management considers these metrics a useful measure for evaluating Allied’s ability to service its debt.	

NON-IFRS MEASURE	DEFINITION	RECONCILIATION
FFO and AFFO Payout-Ratios and FFO and AFFO Payout-Ratios excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation ⁽¹⁾	FFO and AFFO payout-ratios and FFO and AFFO payout-ratios excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation are non-IFRS measures. These payout ratios are calculated by dividing the actual distributions by FFO, AFFO and FFO and AFFO excluding condominium related items, financing prepayment costs and the mark-to-market adjustments of unit-based compensation in a given period. Management considers these metrics a useful way to evaluate Allied's distribution paying capacity.	N/A
Interest Coverage Ratio and Interest Coverage Ratio - including interest capitalized and excluding financing prepayment costs	Interest coverage ratio and interest coverage ratio including interest capitalized and excluding financing prepayment costs are non-IFRS measures calculated on a trailing twelve-month basis and are defined as Adjusted EBITDA divided by interest expense with interest capitalized included and financing prepayment costs excluded. Management considers these metrics useful as they indicate Allied's ability to meet its interest cost obligations on a trailing twelve-month basis.	N/A
Total Indebtedness Ratio	Total indebtedness ratio is a non-IFRS measure of Allied's financial leverage, which is calculated on a proportionate basis by taking debt plus outstanding letters of credit divided by total assets. Management considers this metric useful as it indicates Allied's ability to meet its debt obligations.	Section V - Asset Profile

(1) The label and composition of this non-IFRS financial measure changed from the prior period to adjust for the mark-to-market expense on unit-based compensation due to the first-time issuance of performance and restricted trust units in the period.

(2) The composition of this non-IFRS financial measure changed from the prior period to adjust for the mark-to-market expense on unit-based compensation due to the first-time issuance of performance and restricted trust units in the period.

FORWARD-LOOKING STATEMENTS

Certain information included in this MD&A contains forward-looking statements within the meaning of applicable securities laws, including, among other things, statements concerning Allied's objectives and strategies to achieve those objectives, statements with respect to Management's beliefs, plans, estimates and intentions and statements concerning anticipated future events, circumstances, expectations, results, operations or performance that are not historical facts. Forward-looking statements can be identified generally by the use of forward-looking terminology, such as "indicators", "outlook", "forecast", "objective", "may", "will", "expect", "intend", "estimate", "anticipate", "believe", "should", "plans", "continue" or similar expressions suggesting future outcomes or events. In particular, certain statements in the Letter to Unitholders, Section I—Overview, under the headings "Business Overview and Strategy", "Focus and Definition", "Vision and Mission", "Environmental, Social and Governance" and "Business Environment and Outlook", Section III - Leasing under the headings "Status" and "Lease Maturity", Section V - Asset Profile, under the headings "Rental Properties", and "Development Properties", Section VI - Liquidity and Capital Resources and Section IX - Risks and Uncertainties, constitute forward-looking information. This MD&A includes, but is not limited to, forward-looking statements regarding: increases to Allied's annual NOI due to development activities; expected annualized adjusted EBITDA on the properties acquired from Choice Properties; expected capital expenditure and allocation over 2022; completion of construction and lease-up in connection with Properties Under Development ("PUDs"); growth of our same asset NOI, FFO per unit excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation and AFFO per unit excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation; continued demand for space in our target markets; the expected effect of the global pandemic and consequent economic disruption; Allied's internal forecast; the creation of future value; estimated gross leasable area ("GLA"), NOI and growth from PUDs; estimated costs of PUDs; future economic occupancy; return on investments, including yield on cost of PUDs; estimated rental NOI and anticipated rental rates; lease up of our intensification projects; anticipated available square feet of leasable area; targets for LEED certification; our ability to generate ancillary revenue; our ability to achieve risk-adjusted returns on intensification; our expectations regarding the timing of development of potential incremental density; receipt of municipal approval for value-creation projects, including intensifications; Management's expectations regarding future distributions; and completion of future financings and availability of capital. Such forward-looking statements reflect Management's current beliefs and are based on information currently available to Management.

The forward-looking statements in this MD&A are not guarantees of future results, operations or performance and are based on estimates and assumptions that are subject to risks and uncertainties, including those described in Section IX - Risks and Uncertainties, which could cause actual results, operations or performance to differ materially from the forward-looking statements in this MD&A. Those risks and uncertainties include risks associated with property ownership, property development, geographic focus, asset-class focus, competition for real property investments, financing and interest rates, Unit price changes, government regulations, environmental matters, construction liability, taxation, cybersecurity, and COVID-19. Material assumptions that were made in formulating the forward-looking statements in this MD&A include the following: that our current target markets remain stable, with no material increase in supply of directly-competitive office space; that acquisition capitalization rates remain reasonably constant; that the trend toward intensification within our target markets continues; and that the equity and debt markets continue to provide us with access to capital at a reasonable cost to fund our future growth and potentially refinance our mortgage debt as it matures. Although the forward-looking statements contained in this MD&A are based on what Management believes are reasonable assumptions, there can be no assurance that actual results, operations or performance will be consistent with these statements.

All forward-looking statements in this MD&A are qualified in their entirety by this forward-looking disclaimer. Without limiting the generality of the foregoing, the discussion in the Letter to Unitholders, Section I - Overview, Section V - Asset Profile and Section VI - Liquidity and Capital Resources are qualified in their entirety by this forward-looking disclaimer. These statements are made as of April 27, 2022, and, except as required by applicable law, Allied undertakes no obligation to update publicly or revise any such statements to reflect new information or the occurrence of future events or circumstances.

Section II

–Operations

The following sets out summary information and financial results for three months ended March 31, 2022, and the comparable period in 2021.

NET INCOME AND COMPREHENSIVE INCOME

The following table reconciles the unaudited condensed consolidated statements of income and comprehensive income on an IFRS basis to a proportionate basis, which is a non-IFRS measure, for the three months ended March 31, 2022 and March 31, 2021. Refer to Non-IFRS measures on page 21.

There is an additional table to reconcile net income and comprehensive income to net income excluding fair value adjustments and financing prepayment costs, a non-IFRS measure, for the three months ended March 31, 2022, and March 31, 2021. Refer to Non-IFRS measures on page 21.

	THREE MONTHS ENDED					
	MARCH 31, 2022			MARCH 31, 2021		
	IFRS BASIS	INVESTMENT IN JOINT VENTURE	PROPORTIONATE BASIS	IFRS BASIS	INVESTMENT IN JOINT VENTURE	PROPORTIONATE BASIS
Rental revenue	\$144,820	\$1,402	\$146,222	\$140,835	\$949	\$141,784
Property operating costs	(61,586)	(963)	(62,549)	(59,718)	(712)	(60,430)
Net rental income	83,234	439	83,673	81,117	237	81,354
Operating income	\$83,234	\$439	\$83,673	\$81,117	\$237	\$81,354
Interest expense	(16,669)	—	(16,669)	(31,848)	(2)	(31,850)
General and administrative expenses	(6,882)	—	(6,882)	(6,203)	—	(6,203)
Condominium marketing expenses	(113)	—	(113)	(221)	(9)	(230)
Amortization of other assets	(261)	—	(261)	(306)	—	(306)
Interest income	7,024	—	7,024	5,944	—	5,944
Fair value gain on investment properties and investment properties held for sale	93,928	7,292	101,220	7,201	1,047	8,248
Fair value gain on derivative instruments	19,198	—	19,198	20,565	—	20,565
Net income from joint venture	7,731	(7,731)	—	1,273	(1,273)	—
Net income and comprehensive income	\$187,190	\$—	\$187,190	\$77,522	\$—	\$77,522

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Net income and comprehensive income	\$187,190	\$77,522
Less: Fair value gain on investment properties and investment properties held for sale	(93,928)	(7,201)
Less: Fair value gain on derivative instruments	(19,198)	(20,565)
Add: Mark-to-market expense on unit-based compensation	120	—
Add: Financing prepayment costs	—	14,161
Net income excluding fair value adjustments and financing prepayment costs ⁽¹⁾	\$74,184	\$63,917

(1) The comparative figure has been revised to be calculated on an IFRS basis from proportionate basis.

On an IFRS basis, net income and comprehensive income for the three months ended March 31, 2022, increased by \$109,668 over the comparable period in 2021, primarily due to fair value adjustments, an increase in interest income, and a decrease in interest expense.

NET OPERATING INCOME (“NOI”)

Allied operates in seven urban markets – Montréal, Ottawa, Toronto, Kitchener, Calgary, Edmonton and Vancouver. For the purpose of analyzing NOI, Allied groups the cities by geographic location.

Allied’s real estate portfolio has grown through acquisitions and development activities that have positively contributed to the operating results for the three months ended March 31, 2022, as compared to the same period in the prior year.

The following table reconciles operating income to net operating income, a non-IFRS measure. Refer to non-IFRS measures on page 21.

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Operating income, IFRS basis	\$83,234	\$81,117
Add: investment in joint venture	439	237
Operating income, proportionate basis	83,673	81,354
Amortization of improvement allowances ⁽¹⁾	7,900	8,181
Amortization of straight-line rents ⁽¹⁾	(459)	(1,927)
NOI	\$91,114	\$87,608

(1) Includes Allied’s proportionate share of the equity accounted investment of the following amounts for the three months ended March 31, 2022: amortization improvement allowances of \$133 (March 31, 2021 - \$114), and amortization of straight-line rents of \$(250) (March 31, 2021 - \$(254)).

The following tables set out the NOI by segment and space type from the rental and development properties for the three months ended March 31, 2022, and the comparable period in 2021.

SEGMENT	THREE MONTHS ENDED				CHANGE	
	MARCH 31, 2022		MARCH 31, 2021		\$	%
Urban Workspace						
Montréal & Ottawa	\$28,225	31.0%	\$27,907	31.9%	\$318	1.1%
Toronto & Kitchener	36,379	39.9	35,643	40.7	736	2.1
Calgary & Edmonton	5,159	5.7	4,555	5.2	604	13.3
Vancouver	5,503	6.0	5,066	5.7	437	8.6
Urban Workspace - Total	\$75,266	82.6%	\$73,171	83.5%	\$2,095	2.9%
Urban Data Centres	\$15,848	17.4%	\$14,437	16.5%	\$1,411	9.8%
NOI	\$91,114	100.0%	\$87,608	100.0%	\$3,506	4.0%

TYPE OF SPACE	THREE MONTHS ENDED				CHANGE	
	MARCH 31, 2022		MARCH 31, 2021		\$	%
Urban Workspace - Office	\$63,767	69.9%	\$63,171	72.1%	\$596	0.9%
Urban Data Centres	15,848	17.4	14,437	16.5	1,411	9.8
Urban Workspace - Retail	8,432	9.3	7,292	8.3	1,140	15.6
Urban Workspace - Parking	3,067	3.4	2,708	3.1	359	13.3
NOI	\$91,114	100.0%	\$87,608	100.0%	\$3,506	4.0%

The increase in NOI for the three months ended March 31, 2022, was primarily the result of acquisitions in Montréal, Toronto, Vancouver, and Calgary, economic occupancy growth at 425 Viger, rent and occupancy growth in the UDC portfolio, and increased variable parking revenues. This was partially offset by known non-renewals at Cité Multimédia in Montréal and 185 Spadina Avenue in Toronto.

SAME ASSET NOI

Same asset NOI, a non-IFRS measure in the table below, refers to those investment properties that were owned by Allied from January 1, 2021, to March 31, 2022. Same asset NOI of the development portfolio for the three months ended March 31, 2022, consists of Breithaupt Phase III, Adelaide & Duncan, 185 Spadina, College & Manning, KING Toronto, The Well, QRC West Phase II, King & Brant, 400 Atlantic and Boardwalk-Revillon Building. Same asset NOI of the assets held for sale for the three months ended March 31, 2022, consists of four investment properties that Allied classified as assets held for sale. Refer to non-IFRS measures on page 21.

	THREE MONTHS ENDED		CHANGE	
	MARCH 31, 2022	MARCH 31, 2021	\$	%
Urban Workspace				
Montréal & Ottawa	\$27,256	\$27,605	\$(349)	(1.3)%
Toronto & Kitchener	32,036	32,039	(3)	0.0
Calgary	4,443	3,843	600	15.6
Vancouver	5,048	5,055	(7)	(0.1)%
Urban Workspace	68,783	68,542	241	0.4%
Urban Data Centres	15,848	14,437	1,411	9.8%
Rental Portfolio - Same Asset NOI	\$84,631	\$82,979	\$1,652	2.0%
Urban Workspace	803	1,090	(287)	(26.3)%
Development Portfolio - Same Asset NOI	\$803	\$1,090	\$(287)	(26.3)%
Assets Held for Sale - Same Asset NOI	\$518	\$458	\$60	13.1%
Total Portfolio - Same Asset NOI	\$85,952	\$84,527	\$1,425	1.7%
Acquisitions	1,849	58	1,791	
Lease terminations	124	182	(58)	
Development fees and corporate items	3,189	2,841	348	
NOI	\$91,114	\$87,608	\$3,506	4.0%
Amortization of improvement allowances	(7,900)	(8,181)	281	
Amortization of straight-line rents	459	1,927	(1,468)	
Operating income, proportionate basis	\$83,673	\$81,354	\$2,319	2.9%
Less: investment in joint venture	439	237	202	85.2%
Operating income, IFRS basis	\$83,234	\$81,117	\$2,117	2.6%

Same asset NOI of the total portfolio increased by 1.7% for the three months ended March 31, 2022. Same asset NOI of the rental portfolio increased by 2.0% as a result of higher occupancy in Calgary, higher economic occupancy at 425 Viger in Montréal, and an increase in variable parking revenue. This was partially offset by known non-renewals at Cité Multimédia in Montréal. Same asset NOI of the UDC portfolio increased by 9.8% as a result of occupancy, rent and ancillary revenue growth.

Same asset NOI of the development portfolio decreased by 26.3%. This was primarily due to lower occupancy at 185 Spadina as development commences.

INTEREST EXPENSE

Interest expense for the three months ended March 31, 2022, and 2021, are as follows:

	THREE MONTHS ENDED		CHANGE	
	MARCH 31, 2022	MARCH 31, 2021	\$	%
Interest on debt:				
Mortgages payable	\$1,087	\$6,796	\$(5,709)	(84)%
Construction loans payable	1,007	453	554	122
Unsecured Facility	1,908	462	1,446	313
Unsecured Debentures	18,674	14,256	4,418	31
Unsecured term loan	2,153	2,155	(2)	—
Interest on lease liabilities	2,312	2,269	43	2
Amortization, premium on debt	(159)	(227)	68	(30)
Amortization, net financing costs	606	587	19	3
	\$27,588	\$26,751	\$837	3%
Less: Interest capitalized to qualifying investment properties and residential inventory	(10,919)	(9,064)	(1,855)	20
Interest expense excluding financing prepayment costs	\$16,669	\$17,687	\$(1,018)	(6)%
Financing prepayment costs	—	14,161	(14,161)	(100)
Interest expense, IFRS basis	\$16,669	\$31,848	\$(15,179)	(48)%

For the three months ended March 31, 2022, interest expense on an IFRS basis decreased by \$15,179 or 48% over the comparable period primarily due to a financing prepayment cost in the comparative period, a lower balance of mortgages payable and higher capitalized interest, partially offset by a higher balance of unsecured debentures and higher draws on the Unsecured Facility.

For the three months ended March 31, 2022, capitalized interest increased over the comparable period with the continuation of development and upgrade activities across the portfolio.

In accordance with IAS 23 - *Borrowing Costs*, interest may be capitalized on properties in connection with activity required to get the assets ready for their intended use (refer to note 2 (g) in Allied's audited consolidated financial statements for the year ended December 31, 2021, for further details). This would include upgrade work as well as work completed in relation to a future development, such as obtaining zoning approval, completing site approval plans, engineering and architectural drawings. On completion of upgrade and development activity, the ability to capitalize interest expense ends, partially offsetting the positive impact of lease commencement.

GENERAL AND ADMINISTRATIVE EXPENSES

General and administrative expenses for the three months ended March 31, 2022 and 2021, are as follows:

	THREE MONTHS ENDED		CHANGE	
	MARCH 31, 2022	MARCH 31, 2021	\$	%
Salaries and benefits	\$5,611	\$4,837	\$774	16%
Professional and trustees fees	2,177	1,370	807	59
Office and general expenses	1,311	1,335	(24)	(2)
	\$9,099	\$7,542	\$1,557	21%
Capitalized to qualifying investment properties	(2,217)	(1,339)	(878)	66
Total general and administrative expenses, IFRS basis	\$6,882	\$6,203	\$679	11%

For the three months ended March 31, 2022, general and administrative expenses increased by \$679 or 11% from the comparative period primarily due to higher consulting fees, compensation expense and trustee fees as more Trustees selected compensation in the form of restricted units (instead of cash) which fully vest in the period.

INTEREST INCOME

Interest income for the three months ended March 31, 2022 and 2021, are as follows:

	THREE MONTHS ENDED		CHANGE	
	MARCH 31, 2022	MARCH 31, 2021	\$	%
Interest on loans receivable	\$6,364	\$5,637	\$727	13%
Guarantee fees	619	133	486	365
Interest on cash and cash equivalents and other	41	174	(133)	(76)
Interest income, IFRS basis	\$7,024	\$5,944	\$1,080	18%

For the three months ended March 31, 2022, interest income increased by \$1,080 or 18% over the comparative period primarily due to a higher balance of loans receivable and an increase in guarantee fees.

OTHER FINANCIAL PERFORMANCE MEASURES

FUNDS FROM OPERATIONS (“FFO”) AND FFO EXCLUDING CONDOMINIUM RELATED ITEMS, FINANCING PREPAYMENT COSTS AND THE MARK-TO-MARKET EXPENSE ON UNIT-BASED COMPENSATION

Allied’s calculation of FFO, a non-IFRS measure, is in compliance with REALPAC’s standardized definition in the White Paper. FFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation, a non-IFRS measure, starts with the standardized definition of FFO and removes the effects of condominium revenue, condominium cost of sales, condominium marketing costs, financing prepayment costs and the mark-to-market expense on unit-based compensation. Refer to non-IFRS measures on page 21.

Allied initiated condominium pre-sales at KING Toronto, a 50/50 joint venture with Westbank, in the fourth quarter of 2018. For the three months ended March 31, 2022, Allied incurred \$113, respectively, (at its share) of condominium marketing costs in connection with the pre-sales activity. (Marketing costs associated with merchant development are expensed when incurred.) Allied and Westbank have initiated construction of KING Toronto.

For the three months ended March 31, 2022, FFO per unit excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation totaled \$0.605. This is an increase of \$0.025 or 4.3% over the comparable period in the prior year. The increase was primarily due to an increase in NOI, an increase in interest income and a decrease in interest expense, partially offset by an increase in general and administrative expenses.

To ensure sufficient cash is retained to meet capital improvement and leasing objectives, Allied strives to maintain an appropriate FFO pay-out ratio excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation. Refer to non-IFRS measures on page 21. For the three months ended March 31, 2022, the FFO pay-out ratio excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation was 72.1%.

ADJUSTED FUNDS FROM OPERATIONS (“AFFO”) EXCLUDING CONDOMINIUM RELATED ITEMS, FINANCING PREPAYMENT COSTS AND THE MARK-TO-MARKET EXPENSE ON UNIT-BASED COMPENSATION

Allied’s calculation of AFFO, a non-IFRS measure, is in compliance with REALPAC’s standardized definition in the White Paper. AFFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation, a non-IFRS measure, starts with the standardized definition of AFFO and removes the effects of condominium revenue, condominium cost of sales, condominium marketing costs, financing prepayment costs and the mark-to-market expense on unit-based compensation. Refer to non-IFRS measures on page 21.

For the three months ended March 31, 2022, AFFO per unit excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation totaled \$0.558. This represents an increase of \$0.037 or 7.1% over the comparable period in the prior year. The increase was primarily due to the changes in FFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation discussed above and lower amortization of straight-line rents, partially offset by higher regular leasing expenditures.

To ensure sufficient cash is retained to meet capital improvement and leasing objectives, Allied strives to maintain an appropriate AFFO pay-out ratio excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation, which is the ratio of actual distributions to AFFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation in a given period. For the three months ended March 31, 2022, the AFFO pay-out ratio excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation was 78.2%.

RECONCILIATION OF FFO AND AFFO

The following table reconciles Allied's net income to FFO, FFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation and AFFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation, which are on a non-IFRS basis, for the three months ended March 31, 2022 and March 31, 2021. Refer to non-IFRS measures on page 21.

	THREE MONTHS ENDED		
	MARCH 31, 2022	MARCH 31, 2021	CHANGE
Net income and comprehensive income	\$187,190	\$77,522	\$109,668
Adjustment to fair value of investment properties and investment properties held for sale	(93,928)	(7,201)	(86,727)
Adjustment to fair value of derivative instruments	(19,198)	(20,565)	1,367
Incremental leasing costs	2,353	1,958	395
Amortization of improvement allowances	7,767	8,067	(300)
Adjustments relating to joint venture:			
Adjustment to fair value on investment properties	(7,292)	(1,047)	(6,245)
Amortization of improvement allowances	133	114	19
Interest expense ⁽¹⁾	315	567	(252)
FFO	\$77,340	\$59,415	\$17,925
Condominium marketing costs	113	221	(108)
Financing prepayment costs	—	14,161	(14,161)
Mark-to-market expense on unit-based compensation	120	—	120

	THREE MONTHS ENDED		
	MARCH 31, 2022	MARCH 31, 2021	CHANGE
FFO excluding condominium related items, financing prepayment costs and mark-to-market expense on unit-based compensation	\$77,573	\$73,797	\$3,776
Amortization of straight-line rents	(209)	(1,673)	1,464
Regular leasing expenditures ⁽²⁾	(3,195)	(2,491)	(704)
Regular maintenance capital expenditures	(386)	(708)	322
Incremental leasing costs (related to regular leasing expenditures)	(1,647)	(1,370)	(277)
Recoverable maintenance capital expenditures	(315)	(972)	657
Adjustment relating to joint venture:			
Amortization of straight-line rents	(250)	(254)	4
AFFO excluding condominium related items, financing prepayment costs and mark-to-market expense on unit-based compensation	\$71,571	\$66,329	\$5,242
Weighted average number of units ⁽³⁾			
Basic	128,074,012	127,259,218	814,794
Diluted	128,279,982	127,329,378	950,604
Per unit - basic			
FFO	\$0.604	\$0.467	\$0.137
FFO excluding condominium related items, financing prepayment costs and mark-to-market expense on unit-based compensation	\$0.606	\$0.580	\$0.026
AFFO excluding condominium related items, financing prepayment costs and mark-to-market expense on unit-based compensation	\$0.559	\$0.521	\$0.038
Per unit - diluted			
FFO	\$0.603	\$0.467	\$0.136
FFO excluding condominium related items, financing prepayment costs and mark-to-market expense on unit-based compensation	\$0.605	\$0.580	\$0.025
AFFO excluding condominium related items, financing prepayment costs and mark-to-market expense on unit-based compensation	\$0.558	\$0.521	\$0.037
Pay-out Ratio			
FFO	72.4%	91.1%	(18.7)%
FFO excluding condominium related items, financing prepayment costs and mark-to-market expense on unit-based compensation	72.1%	73.3%	(1.2)%
AFFO excluding condominium related items, financing prepayment costs and mark-to-market expense on unit-based compensation	78.2%	81.6%	(3.4)%

(1) This amount represents interest expense on Allied's joint venture investment in TELUS Sky and is not capitalized under IFRS, but is allowed as an adjustment under REALPAC's definition of FFO.

(2) Refer to Capital Expenditures on page 37 for a description of regular leasing expenditures.

(3) The weighted average number of units includes Units and Exchangeable LP Units. The Exchangeable LP Units are classified as equity in the unaudited condensed consolidated balance sheets as non-controlling interests.

CAPITAL EXPENDITURES

Our portfolio requires ongoing maintenance capital expenditures and leasing expenditures.

Regular maintenance capital expenditures are costs incurred to maintain and sustain the existing property infrastructure such as for structural repairs. Recoverable maintenance capital expenditures are typically not structural in nature, but allow the building to operate more efficiently, such as investing in building automation systems and HVAC systems. These improvements provide a direct benefit to users and can be recovered over the useful life of the asset according to the lease. Both regular maintenance capital expenditures and recoverable maintenance capital expenditures are deducted in the calculation of AFFO.

Regular leasing expenditures are leasing costs incurred to maintain the existing revenues of a property and are deducted in the calculation of AFFO. These costs are considered operational, and typically include improvement allowances, landlord's work and leasing commissions required to replace or renew users at existing rates or market rates.

Revenue-enhancing capital is invested to increase the revenue generating ability of the properties. These typically include investments to change the use of space, increase gross leasable area, or materially improve the aesthetics or efficiency of a property. Development costs are investments to generate new revenue streams and/or to increase the productivity of a property. These consists of pre-development costs, carrying costs, direct construction costs, leasing costs, improvement allowances, borrowing costs, and direct costs of internal staff directly attributable to the projects under development.

For the three months ended March 31, 2022, Allied incurred (i) \$3,195 in regular leasing expenditures or \$12.94 per occupied square foot, (ii) \$386 in regular maintenance capital expenditures and (iii) \$315 of recoverable maintenance capital expenditures.

For the three months ended March 31, 2022, Allied invested \$82,535 of revenue enhancing capital into the rental and development portfolio to enhance its income-producing capability and in ongoing development activity.

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Regular maintenance capital expenditures	\$386	\$708
Recoverable maintenance capital expenditures	\$315	\$972
Regular leasing expenditures	\$3,195	\$2,491
Revenue-enhancing capital and development costs	\$82,535	\$83,576

EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION AND AMORTIZATION ("EBITDA")

The following table reconciles Allied's net income and comprehensive income to Adjusted EBITDA, a non-IFRS measure, for the three months ended March 31, 2022 and March 31, 2021. Refer to non-IFRS measures on page 21.

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Net income and comprehensive income for the period	\$187,190	\$77,522
Interest expense	16,669	31,850
Amortization of other assets	261	306
Amortization of improvement allowances	7,900	8,181
Fair value gain on investment properties and investment properties held for sale	(101,220)	(8,248)
Fair value gain on derivative instruments	(19,198)	(20,565)
Mark-to-market expense on unit-based compensation	120	—
Adjusted EBITDA	\$91,722	\$89,046

Section III

–Leasing

Allied strives to maintain high levels of occupancy and leased area. At March 31, 2022, Allied's rental portfolio was 89.3% leased.

STATUS

Leasing status for the rental portfolio as at March 31, 2022, is summarized below:

	GLA	AS A % OF TOTAL GLA ⁽¹⁾
Leased area (occupied & committed) - beginning of period	12,861,227	90.4%
Vacancy committed for future leases	(70,606)	
Occupancy - beginning of period	12,790,621	89.9%
Previously committed vacant space now occupied	3,562	
New leases and expansions on vacant space	68,083	
New vacancies during the period	(239,681)	
Surrender/early termination agreements	(62,710)	
Suite additions, remeasurements and removals	6,862	
Occupancy (Pre-2022 acquisitions, dispositions and transfers)	12,566,737	88.3%
Occupancy related to acquired properties	1,107,651	
Occupancy related to transfers to PUD	(55,213)	
Occupancy - end of period	13,619,175	88.3%
Vacancy committed for future leases	155,632	
Leased area (occupied & committed) - end of period	13,774,807	89.3%

(1) Excludes properties under development and residential GLA.

Of the 15,416,840 square feet total GLA in Allied's rental portfolio, 13,619,175 square feet were occupied on March 31, 2022. Another 155,632 square feet were subject to contractual lease commitments with users whose leases commence subsequent to March 31, 2022, bringing the leased area to 13,774,807 square feet, which represents 89.3% of Allied's total rental portfolio GLA.

The table below outlines the rental portfolio's leased area as at March 31, 2022, for the stabilized properties and the transitional properties. Transitional properties consist of six properties (810 Saint Antoine, El Pro Lofts - 644 Courcelle, RCA Building - 1001 Lenoir, 342 Water, 375 Water and the retail portion of 1001 Boulevard Robert-Bourassa) where we have suppressed occupancy to facilitate longer term upgrade plans.

MARCH 31, 2022		
	LEASED AREA (SF)	LEASED AREA (%)
Stabilized rental portfolio	13,269,987	90.6%
Transitional rental portfolio	504,820	65.6%
Total rental portfolio	13,774,807	89.3%

The table below outlines the timing of the contractual lease commitments by commencement of occupancy:

FIXTURING COMMENCEMENT (OCCUPANCY)	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	TOTAL
Lease commitments - GLA	81,760	40,055	3,858	9,480	14,929	5,550	155,632
% of lease commitments	52.6%	25.6%	2.5%	6.1%	9.6%	3.6%	100.0%

In most instances, occupancy commences with a fixturing period prior to rent commencement. During the fixturing period, straight-line rent revenue is recognized, and no recoverable costs are paid by the user. Thereafter, recoverable costs are paid by the user and recognized as rental revenue. In cases where interest and realty taxes were being capitalized prior to occupancy (in accordance with IFRS), capitalization ends on occupancy. During occupancy, rental revenue is recognized and interest and realty taxes are expensed.

In some instances, particularly in ground up developments, there may be fixturing periods outside of the term of the lease while base building work is being completed. In this case, capitalization is taking place so revenue is not recognized.

The table below outlines the timing of the contractual lease commitments by commencement of rent payment:

RENT COMMENCEMENT (ECONOMIC OCCUPANCY)	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q4 2023	TOTAL
Lease commitments - GLA	7,980	49,555	28,858	25,047	22,147	22,045	155,632
% of lease commitments	5.1%	31.9%	18.5%	16.1%	14.2%	14.2%	100.0%

Allied monitors the level of sub-lease space being marketed in its rental portfolio, below is a summary:

	MARCH 31, 2022	DECEMBER 31, 2021	SEPTEMBER 30, 2021	JUNE 30, 2021
Toronto	225,815	229,434	264,944	344,914
Montréal	126,618	169,429	176,260	203,850
Calgary	18,823	21,610	46,403	32,005
Vancouver	10,536	7,654	28,906	46,161
Total square feet	381,792	428,127	516,513	626,930
% of Total GLA	2.5%	3.0%	3.7%	4.5%

The decline in the sub-lease space in the market for the three months ended March 31, 2022, is primarily due to users withdrawing space from the sub-lease market in favour of reoccupying.

ACTIVITY

Allied places a high value on user retention, and when retention is neither possible nor desirable, Allied strives to introduce high-quality new users to its portfolio.

Leasing activity in connection with the rental portfolio as at March 31, 2022, is summarized in the following table:

	LEASABLE SF ⁽¹⁾	LEASED SF BY MARCH 31	% LEASED BY MARCH 31	UNLEASED SF AT MARCH 31
Unleased area on January 1, 2022, including re-measurement	1,713,023	142,940	8.3%	1,570,083
Maturities during the three months ended March 31, 2022 ⁽²⁾	301,974	142,121	47.1%	159,853
Maturities in remainder of 2022	1,426,877	112,238	7.9%	1,314,639
Total	3,441,874	397,299		3,044,575
Maturities related to properties acquired in 2022	138,543			
Maturities in future years		20,623		
Total	3,580,417	417,922		

(1) Excludes the impact of properties under development and assets held for sale.

(2) Some maturities occurred at March 31, 2022, and are included in Allied's leased area as at March 31, 2022.

On January 1, 2022, 1,713,023 square feet of GLA was unleased. By the three months ended March 31, 2022, Allied had leased 142,940 square feet of this GLA, leaving 1,570,083 square feet to be leased (net of vacancy transferred to PUD, if any).

Leases for 301,974 square feet of GLA matured in the three months ended March 31, 2022, at the end of which Allied leased 142,121 square feet of GLA, leaving 159,853 square feet to be leased.

Leases for 1,426,877 square feet of GLA will mature in the remainder of 2022. By the three months ended March 31, 2022, Allied had leased 112,238 square feet of this GLA, leaving 1,314,639 square feet to be leased.

Allied acquired properties on March 31, 2022, with 138,543 square feet of GLA that is maturing in 2022.

The tables below summarize the rental rates achieved for leases that were renewed in the three months ended March 31, 2022.

LEASING SPREAD ON RENEWALS	THREE MONTHS ENDED MARCH 31, 2022			
	EXPIRING RATE	RENEWAL RATE	SPREAD	SQUARE FEET
Ending to Starting Base Rent				
Total Portfolio	\$22.62	\$24.51	8.4%	225,900
Excluding Calgary	\$27.26	\$30.67	12.5%	168,547
Average to Average Base Rent				
Total Portfolio	\$21.72	\$25.32	16.6%	225,900
Excluding Calgary	\$26.25	\$31.66	20.6%	168,547

LEASE RENEWAL RATE	FOR THE THREE MONTHS ENDED MARCH 31, 2022		
	ABOVE IN-PLACE RENTS	AT IN-PLACE RENTS	BELOW IN-PLACE RENTS
% of total leased SF	55.6%	28.5%	15.9%
Maturing leases - weighted average rent	\$28.41	\$15.10	\$15.87
Renewal rate - weighted average rent	\$33.11	\$15.10	\$11.34

Leasing activity resulted in an increase of 8.4% in the net rent per square foot from maturing leases upon renewal for the three months ended March 31, 2022. Excluding transactions in Calgary, the rental rates achieved on maturing leases resulted in an increase of 12.5% in net rent per square foot for the three months ended March 31, 2022.

The following table outlines leasing activity during the three months ended March 31, 2022.

	FOR THE THREE MONTHS ENDED MARCH 31, 2022		
	NEW LEASES	RENEWALS	TOTAL
Tours			240
Net leased square feet	197,364	225,900	423,264
Number of transactions	45	51	96
Lease term (in years)	7.6	3.2	5.2
Net effective rent (per square foot per year) ⁽¹⁾			
Net annualized rent	\$25.14	\$25.32	\$25.24
Tenant improvements	(3.34)	(2.02)	(2.64)
Leasing commissions	(1.71)	(0.64)	(1.14)
Landlord's work	(0.59)	—	(0.27)
Total leasing costs	\$(5.64)	\$(2.66)	\$(4.05)
Net effective rent	\$19.50	\$22.66	\$21.19

(1) Calculated based on a weighted average of leased square feet.

USER PROFILE

The following sets out Allied's user-mix on the basis of percentage of rental revenue for the three months ended March 31, 2022:

CATEGORY	% OF RENTAL REVENUE MARCH 31, 2022
Business services and professional	33.5%
Telecommunications and information technology	31.7%
Media and entertainment	11.6%
Retail	9.3%
Government	4.6%
Financial services	4.3%
Parking and other	2.6%
Life sciences	1.4%
Educational and institutional	1.0%
	100.0%

The following sets out information on the top-10 users by rental revenue for the three months ended March 31, 2022:

USER	% OF RENTAL REVENUE MARCH 31, 2022	WEIGHTED AVERAGE REMAINING LEASE TERM (YEARS)	% OF TOTAL GLA	CREDIT RATING DBRS/S&P/ MOODY'S
Global Technology Provider*	4.5%	1.8	0.7%	-/AAA/Aaa**
Ubisoft	2.5%	10.2	3.8%	Not Rated
Cologix	2.4%	16.3	0.5%	-/B/B3
Google Canada Corporation	2.3%	7.6	2.4%	-/AA+/Aa2**
Equinix	2.2%	3.1	0.4%	-/BBB/Baa3
Bell Canada	1.5%	13.6	0.2%	BBB/BBB+/Baa2
National Capital Commission, a Canadian Crown Corporation	1.4%	18.9	1.4%	Not Rated
Morgan Stanley	1.4%	7.7	1.6%	AH/BBB+/A1
TELUS Communications Inc.	1.3%	15.2	0.6%	BBBH/BBB+/Baa1
Société Québécoise des Infrastructures	1.2%	5.9	2.0%	Not Rated
	20.7%	9.1	13.6%	

* Cloud infrastructure, interconnection and office space

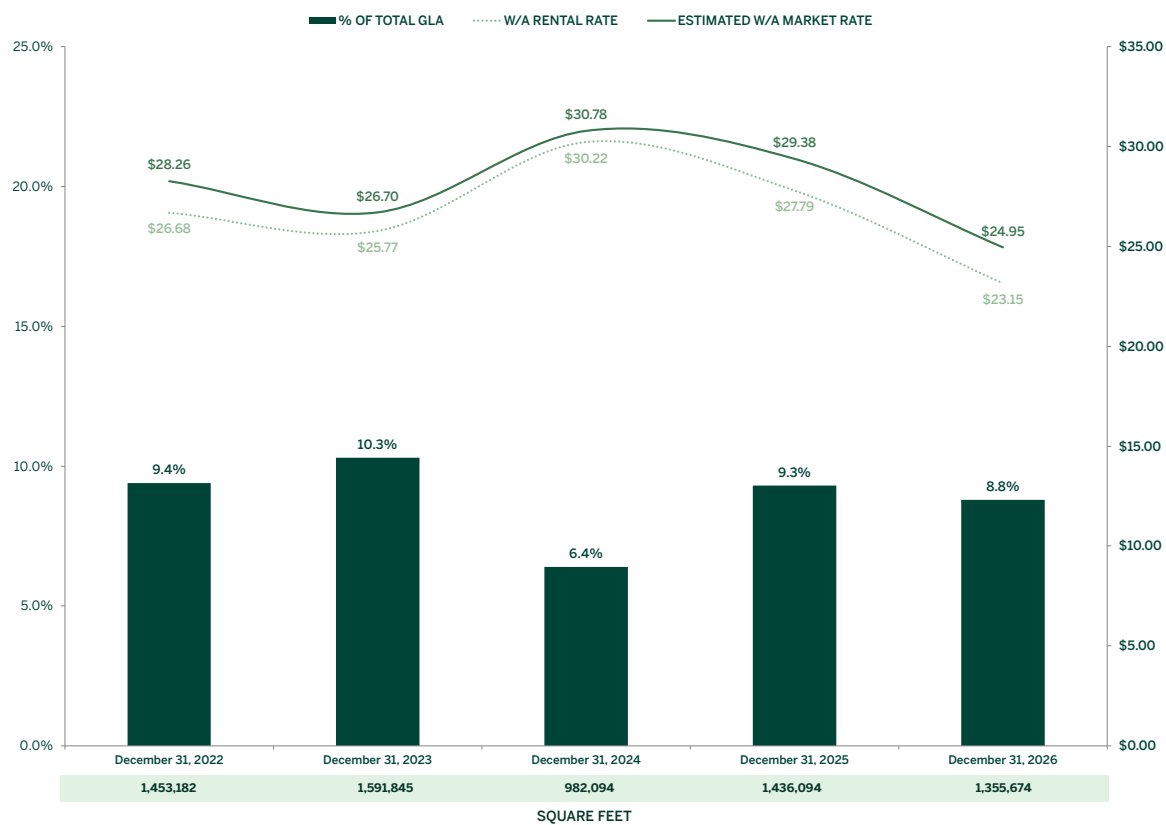
** Credit rating for parent company

LEASE MATURITY

As at March 31, 2022, 89.3% of the GLA in Allied's rental portfolio was leased and its weighted average term to maturity was 5.5 years. The estimated weighted average market net rental rate is based on Management's estimates of today's market rental rates and is supported in part by independent appraisals of certain relevant properties. There can be no assurance that Management's current estimates are accurate or that they will not change with the passage of time.

The following contains information on the urban workspace and UDC leases that mature up to 2026 and the corresponding estimated weighted average market rental rate as at March 31, 2022. Where the renewal rate on maturity is contractually predetermined, it is reflected below as the market rental rate.

TOTAL RENTAL PORTFOLIO	SQUARE FEET	% OF TOTAL GLA	WEIGHTED AVERAGE IN-PLACE RENTAL RATE	ESTIMATED WEIGHTED AVERAGE MARKET RENTAL RATE
December 31, 2022	1,453,182	9.4%	26.68	28.26
December 31, 2023	1,591,845	10.3%	25.77	26.70
December 31, 2024	982,094	6.4%	30.22	30.78
December 31, 2025	1,436,094	9.3%	27.79	29.38
December 31, 2026	1,355,674	8.8%	23.15	24.95



The following tables contain information on lease maturities by segment:

MONTRÉAL & OTTAWA	SQUARE FEET	% OF SEGMENT GLA	WEIGHTED AVERAGE IN-PLACE RENTAL RATE	ESTIMATED WEIGHTED AVERAGE MARKET RENTAL RATE
December 31, 2022	468,949	6.5%	18.01	18.76
December 31, 2023	461,463	6.4%	17.33	18.19
December 31, 2024	323,255	4.5%	17.82	18.08
December 31, 2025	328,663	4.5%	17.97	17.91
December 31, 2026	587,998	8.1%	17.54	18.90

TORONTO & KITCHENER	SQUARE FEET	% OF SEGMENT GLA	WEIGHTED AVERAGE IN-PLACE RENTAL RATE	ESTIMATED WEIGHTED AVERAGE MARKET RENTAL RATE
December 31, 2022	667,389	12.5%	24.87	26.92
December 31, 2023	656,371	12.3%	24.59	28.61
December 31, 2024	394,265	7.4%	32.23	32.91
December 31, 2025	736,439	13.8%	26.15	29.71
December 31, 2026	517,069	9.7%	26.95	30.02

CALGARY	SQUARE FEET	% OF SEGMENT GLA	WEIGHTED AVERAGE IN-PLACE RENTAL RATE	ESTIMATED WEIGHTED AVERAGE MARKET RENTAL RATE
December 31, 2022	121,862	9.5%	14.65	13.72
December 31, 2023	208,268	16.2%	21.81	13.65
December 31, 2024	87,991	6.9%	21.34	14.92
December 31, 2025	210,156	16.4%	19.09	13.96
December 31, 2026	87,230	6.8%	15.54	14.84

VANCOUVER	SQUARE FEET	% OF SEGMENT GLA	WEIGHTED AVERAGE IN-PLACE RENTAL RATE	ESTIMATED WEIGHTED AVERAGE MARKET RENTAL RATE
December 31, 2022	125,361	12.2%	28.35	33.51
December 31, 2023	241,375	23.4%	37.35	37.87
December 31, 2024	122,123	11.9%	34.13	37.09
December 31, 2025	47,009	4.6%	37.23	37.91
December 31, 2026	160,413	15.6%	33.07	33.80

URBAN DATA CENTRES	SQUARE FEET	% OF SEGMENT GLA	WEIGHTED AVERAGE IN-PLACE RENTAL RATE	ESTIMATED WEIGHTED AVERAGE MARKET RENTAL RATE
December 31, 2022	69,621	13.7%	120.47	121.10
December 31, 2023	24,368	4.8%	136.68	136.95
December 31, 2024	54,460	10.7%	94.90	102.19
December 31, 2025	113,827	22.3%	78.98	85.28
December 31, 2026	2,964	0.6%	158.75	158.75

Section IV

–Historical Performance

The following sets out summary information and financial results for the eight most recently completed fiscal quarters.

	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
Rental revenue ⁽¹⁾	\$144,820	\$146,722	\$142,654	\$138,675	\$140,835	\$145,173	\$139,673	\$136,504
Condominium revenue ⁽¹⁾	—	—	—	—	—	—	65	113
Property operating costs ⁽¹⁾	\$(61,586)	\$(63,917)	\$(59,112)	\$(56,748)	\$(59,718)	\$(62,421)	\$(60,647)	\$(59,204)
Operating income ⁽¹⁾	\$83,234	\$82,805	\$83,542	\$81,927	\$81,117	\$82,752	\$79,091	\$77,413
Net income and comprehensive income ⁽¹⁾	\$187,190	\$159,921	\$107,185	\$98,523	\$77,522	\$83,842	\$69,013	\$92,961
Weighted average units (diluted) ⁽²⁾	128,279,982	127,611,273	127,447,002	127,443,551	127,329,378	127,298,000	124,390,540	123,207,219
Distributions ⁽¹⁾	\$55,966	\$54,225	\$54,101	\$54,094	\$54,101	\$52,493	\$51,354	\$50,784
FFO ⁽³⁾	\$77,340	\$75,691	\$41,690	\$76,580	\$59,415	\$74,742	\$70,276	\$68,624
FFO per unit (diluted) ⁽³⁾	\$0.603	\$0.593	\$0.327	\$0.601	\$0.467	\$0.587	\$0.565	\$0.557
FFO pay-out ratio ⁽³⁾	72.4%	71.6%	129.8%	70.6%	91.1%	70.2%	73.1%	74.0%
All amounts below are excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation ⁽⁴⁾								
FFO ⁽³⁾	\$77,573	\$76,520	\$79,537	\$76,705	\$73,797	\$74,969	\$70,486	\$68,652
FFO per unit (diluted) ⁽³⁾	\$0.605	\$0.600	\$0.624	\$0.602	\$0.580	\$0.589	\$0.567	\$0.557
FFO payout-ratio ⁽³⁾	72.1%	70.9%	68.0%	70.5%	73.3%	70.0%	72.9%	74.0%
AFFO ⁽³⁾	\$71,571	\$66,076	\$66,132	\$67,980	\$66,329	\$64,623	\$59,796	\$61,216
AFFO per unit (diluted) ⁽³⁾	\$0.558	\$0.518	\$0.519	\$0.533	\$0.521	\$0.508	\$0.481	\$0.497
AFFO payout-ratio ⁽³⁾	78.2%	82.1%	81.8%	79.6%	81.6%	81.2%	85.9%	83.0%
NAV per unit ⁽⁵⁾	\$50.92	\$50.30	\$49.50	\$49.07	\$48.72	\$48.54	\$48.29	\$48.52
Net debt as a multiple of annualized adjusted EBITDA ⁽³⁾⁽⁶⁾	10.2x	9.4x	8.9x	8.1x	7.9x	7.4x	7.2x	7.6x
Total indebtedness ratio ⁽³⁾	33.3%	33.5%	32.9%	31.0%	31.1%	29.2%	28.8%	29.3%
Total rental GLA	15,417	14,234	14,106	13,936	13,886	13,991	13,930	14,097
Leased rental GLA	13,775	12,861	12,781	12,772	12,755	12,947	12,990	13,343
Leased area %	89.3%	90.4%	90.6%	91.6%	91.9%	92.5%	93.3%	94.7%

(1) This measure is presented on an IFRS basis.

(2) Starting Q1 2022, this includes the weighted average number of Units and Exchangeable LP Units.

(3) This is a non-IFRS measure, refer to page 21.

(4) In the first, third and fourth quarters of 2021, Allied incurred \$14,161, \$37,728 and \$721, respectively, of financing prepayment costs in connection with the favourable refinancing of unsecured debentures and first mortgages.

(5) Net asset value per unit ("NAV per unit") is calculated as follows: total equity as at the corresponding period ended, (per the unaudited condensed consolidated balance sheets) divided by the actual number of Units and Exchangeable LP Units outstanding at period end.

(6) The pro forma net debt as a multiple of annualized adjusted EBITDA including the expected annualized EBITDA from the six properties acquired from Choice Properties on March 31, 2022, is 9.4x.

Allied's quarterly results are impacted by occupancy, the economic productivity of the portfolio, acquisitions, the magnitude and timing of development expenditures and project completions, and changes in the fair values of investment properties.

Section V

–Asset Profile

The following table reconciles the unaudited condensed consolidated balance sheet on an IFRS basis to a proportionate basis, a non-IFRS measure, as at March 31, 2022, and December 31, 2021. Refer to non-IFRS measures on page 21.

	MARCH 31, 2022			DECEMBER 31, 2021		
	IFRS BASIS	INVESTMENT IN JOINT VENTURE	PROPORTIONATE BASIS	IFRS BASIS	INVESTMENT IN JOINT VENTURE	PROPORTIONATE BASIS
Assets						
Non-current assets						
Investment properties	\$10,488,178	\$132,030	\$10,620,208	\$9,527,105	\$124,960	\$9,652,065
Residential inventory	182,421	—	182,421	170,980	—	170,980
Investment in joint venture and loan receivable	132,113	(132,113)	—	124,790	(124,790)	—
Loans and notes receivable	228,365	—	228,365	223,456	—	223,456
Other assets	44,806	1,370	46,176	28,185	1,370	29,555
	11,075,883	1,287	11,077,170	10,074,516	1,540	10,076,056
Current assets						
Cash and cash equivalents	10,444	1,839	12,283	22,548	2,170	24,718
Loans and notes receivable	146,707	—	146,707	144,306	—	144,306
Accounts receivable, prepaid expenses and deposits	69,098	452	69,550	57,061	709	57,770
Investment properties held for sale	111,560	—	111,560	86,260	—	86,260
	337,809	2,291	340,100	310,175	2,879	313,054
Total assets	\$11,413,692	\$3,578	\$11,417,270	\$10,384,691	\$4,419	\$10,389,110
Liabilities						
Non-current liabilities						
Debt	\$3,717,889	\$—	\$3,717,889	\$3,417,138	\$—	\$3,417,138
Other liabilities	40,931	—	40,931	44,635	—	44,635
Lease liabilities	157,941	—	157,941	157,550	—	157,550
	3,916,761	—	3,916,761	3,619,323	—	3,619,323
Current liabilities						
Debt	51,717	—	51,717	36,146	—	36,146
Accounts payable and other liabilities	329,063	3,578	332,641	303,450	4,419	307,869
	380,780	3,578	384,358	339,596	4,419	344,015
Total liabilities	4,297,541	3,578	4,301,119	3,958,919	4,419	3,963,338

	MARCH 31, 2022			DECEMBER 31, 2021		
	IFRS BASIS	INVESTMENT IN JOINT VENTURE	PROPORTIONATE BASIS	IFRS BASIS	INVESTMENT IN JOINT VENTURE	PROPORTIONATE BASIS
Equity						
Unitholders' equity	\$6,565,491	\$—	\$6,565,491	\$6,425,772	\$—	\$6,425,772
Non-controlling interests	550,660	—	550,660	—	—	—
Total equity	7,116,151	—	7,116,151	6,425,772	—	6,425,772
Total liabilities and equity	\$11,413,692	\$3,578	\$11,417,270	\$10,384,691	\$4,419	\$10,389,110

As at March 31, 2022, Allied's portfolio consisted of 216 investment properties (200 rental properties, 12 development properties and four investment properties held for sale), with a fair value of \$10,620,208, including one equity accounted investment in a joint venture.

Changes to the carrying amounts of investment properties on a proportionate basis, a non-IFRS measure, are summarized in the following table. Refer to non-IFRS measures on page 21.

	THREE MONTHS ENDED MARCH 31, 2022		
	RENTAL PROPERTIES	PROPERTIES UNDER DEVELOPMENT	TOTAL
Balance, beginning of period	\$8,413,235	\$1,238,830	\$9,652,065
Additions:			
Acquisitions	774,598	39,549	814,147
Improvement allowances ⁽¹⁾	13,407	(946)	12,461
Leasing commissions ⁽¹⁾	5,758	1,305	7,063
Capital expenditures ⁽¹⁾	28,824	54,412	83,236
Dispositions	—	(15,254)	(15,254)
Transfers from PUD ⁽¹⁾	28,380	(28,380)	—
Transfers to PUD	(35,920)	35,920	—
Transfers to other assets	(2,247)	—	(2,247)
Transfers to investment properties held for sale	(25,300)	—	(25,300)
Finance leases	260	—	260
Amortization of straight-line rent and improvement allowances ⁽¹⁾	(8,246)	803	(7,443)
Fair value gain on investment properties and investment properties held for sale ⁽¹⁾	112,459	(11,239)	101,220
Balance, end of period	\$9,305,208	\$1,315,000	\$10,620,208

⁽¹⁾ Includes Allied's proportionate share of the equity accounted investment of the following amounts for the three months ended March 31, 2022: improvement allowances of \$(136); leasing commissions of \$nil; capital expenditures of \$(201); amortization of straight-line rent and improvement allowances of \$115; and fair value gain on investment properties of \$7,292.

For the three months ended March 31, 2022, Allied capitalized \$10,919 of borrowing costs to its capital expenditures on a proportionate basis, \$8,506 of which related to development activity and \$1,199 to upgrade activity in the rental portfolio (primarily 250 Front W, RCA Building and 1001 Boulevard Robert-Bourassa). Allied capitalized \$1,214 of borrowing costs to qualifying residential inventory.

As at March 31, 2022, Allied had four properties classified as investment properties held for sale. These properties are considered to be non-core assets. The investment properties held for sale increased by \$25,300 from \$86,260 as at December 31, 2021, to \$111,560 as at March 31, 2022, due to the addition of a new investment property held for sale.

The appraised fair value of investment properties and investment properties held for sale is most commonly determined using the following methodologies:

Discounted cash flow method (“DCF method”) - Under this approach, discount rates are applied to the projected annual operating cash flows, generally over a ten-year period, including a terminal value of the properties based on a capitalization rate applied to the estimated net operating income (“NOI”), a non-IFRS measure, in the terminal year. This method is primarily used to value the rental portfolio.

Comparable sales method - This approach compares a subject property’s characteristics with those of comparable properties which have recently sold. The process uses one of several techniques to adjust the price of the comparable transactions according to the presence, absence, or degree of characteristics which influence value. These characteristics include the cost of construction incurred at a property under development. This method is primarily used to value the development portfolio, ancillary parking facilities and investment properties held for sale.

Direct capitalization method - Under this approach, capitalization rates are applied to the estimated stabilized NOI of the properties. Estimated stabilized NOI is based on projected rental revenue and property operating costs, and external evidence such as current market rents for similar properties, and is further adjusted for estimated vacancy loss and capital reserves. Currently, this method is used only to value residential use.

Allied’s portfolio is valued by an external appraiser each quarter. Management verifies all major inputs to the valuations, analyzes the change in fair values at the end of each reporting period and reviews the results with the independent appraiser every quarter. There were no material changes to the valuation techniques during the period. For properties with a leasehold interest with a term less than 40 years, the resulting valuation methodology is based upon a full-term discounted cash flow model.

In valuing the investment properties as at March 31, 2022, the independent appraiser compares the value derived using the DCF method to the value that would have been calculated by applying a capitalization rate to NOI. This is done to assess the reasonability of the value obtained under the DCF method. The resulting portfolio weighted average capitalization rate was 4.59%, detailed in the table below:

OVERALL CAPITALIZATION RATE	MARCH 31, 2022			DECEMBER 31, 2021		
	RANGE %	WEIGHTED AVERAGE %	FAIR VALUE \$ ⁽¹⁾	RANGE %	WEIGHTED AVERAGE %	FAIR VALUE \$ ⁽¹⁾
Montréal & Ottawa	4.50% - 6.75%	5.02%	\$2,656,483	4.50% - 6.75%	5.03%	\$2,546,217
Toronto & Kitchener	3.75% - 5.75%	4.33%	3,964,554	3.75% - 5.75%	4.39%	3,605,222
Calgary	5.00% - 7.00%	5.72%	422,401	5.00% - 7.00%	5.79%	417,594
Vancouver	3.50% - 4.00%	3.76%	1,018,928	3.50% - 4.00%	3.76%	711,180
Urban Data Centres	4.50% - 5.25%	4.79%	1,242,842	5.00% - 5.75%	5.30%	1,133,022
Rental Properties	3.50% - 7.00%	4.62%	\$9,305,208	3.50% - 7.00%	4.74%	\$8,413,235
Properties Under Development	4.00% - 7.00%	4.30%	1,315,000	4.00% - 7.00%	4.24%	1,238,830
Total Investment Properties	3.50% - 7.00%	4.59%	\$10,620,208	3.50% - 7.00%	4.69%	\$9,652,065

(1) Presented on a proportionate basis, which is a non-IFRS measure. Refer to non-IFRS measures on page 21.

RENTAL PROPERTIES

Allied's rental portfolio was built by consolidating the ownership of urban office properties and network-dense urban data centres. Scale within each city of focus proved to be important as Allied grew. It enabled Allied to provide users with greater expansion flexibility, more parking and better human and digital connectivity than its direct competitors. Scale across the country also proved to be important. It enabled Allied to serve national and global users better, to expand its growth opportunities and to achieve meaningful geographic diversification.

URBAN WORKSPACE

Allied has evolved into a leading owner operator of urban workspace in Canada's major cities. It currently owns 200 rental properties in six Canadian cities and four investment properties held for sale. Listed below are Allied's top-10 urban workspace rental properties measured by Normalized Last Quarter Annualized ("LQA") NOI, a non-IFRS measure. Refer to non-IFRS measures on page 21. These properties represent 28.9% of the total LQA NOI for the three months ended March 31, 2022.

PROPERTY NAME	NORMALIZED LQA NOI	APPRAISED FAIR VALUE	CAP RATE	PRINCIPAL USERS
1001 Boulevard Robert-Bourassa, Montréal	\$16,739	\$373,890	5.25%	AON Canada Inc, Autorité Régionale de Transport Métropolitain, Hydro-Québec, National Bank of Canada
Le Nordelec, Montréal	15,289	308,020	5.00%	Gsoft, Unity Technologies, Yellow Pages Media
Cité Multimédia, Montréal	14,188	408,010	4.75%	Acceo Solutions, Morgan Stanley, Technicolor
QRC West, Toronto	12,818	318,220	4.00%	eOne, Sapient Canada
747 Rue du Square Victoria, Montréal	9,650	280,240	4.75%	Dassault Systèmes Canada, Otera Capital Inc., Secretariat of the Convention on Biological Diversity, Société Québécoise des Infrastructures
5455 de Gaspé Avenue, Montréal	9,469	151,270	5.00%	Attraction Media, Framestore, Ubisoft
555 Richmond Street West, Toronto	7,677	191,850	4.50%	Centre Francophone de Toronto, Synaptive
King Portland Centre, Toronto	7,067	182,380	3.81%	Indigo, Shopify
375 Water Street, Vancouver	6,405	228,730	3.75%	Incognito Software Inc., Global Technology Provider, Quarterdeck Brewing Co
The Chambers, Ottawa	5,934	106,780	N/A	National Capital Commission, a Canadian Crown Corporation
Total	\$105,236	\$2,549,390	4.40%	

NETWORK-DENSE URBAN DATA CENTRES

Allied operates three network-dense UDCs in downtown Toronto: 151 Front W (“151”), 250 Front W (“250”) and 905 King W (“905”). Listed below are Allied’s UDCs measured by Normalized LQA NOI, a non-IFRS measure. Refer to non-IFRS measures on page 21. UDCs represent 17.2% of the total LQA NOI for the three months ended March 31, 2022.

PROPERTY NAME	NORMALIZED LQA NOI	APPRAISED FAIR VALUE	CAP RATE	PRINCIPAL USERS
151 Front W, Toronto	\$41,447	\$768,260	4.50%	Bell, Cologix, Digital Realty, Equinix
250 Front W, Toronto	16,344	359,880	5.25%	AWS, Global Technology Provider
905 King W, Toronto	4,754	114,700	5.25%	Beanfield, Global Technology Provider, Cologix
Total	\$62,545	\$1,242,840	4.79%	

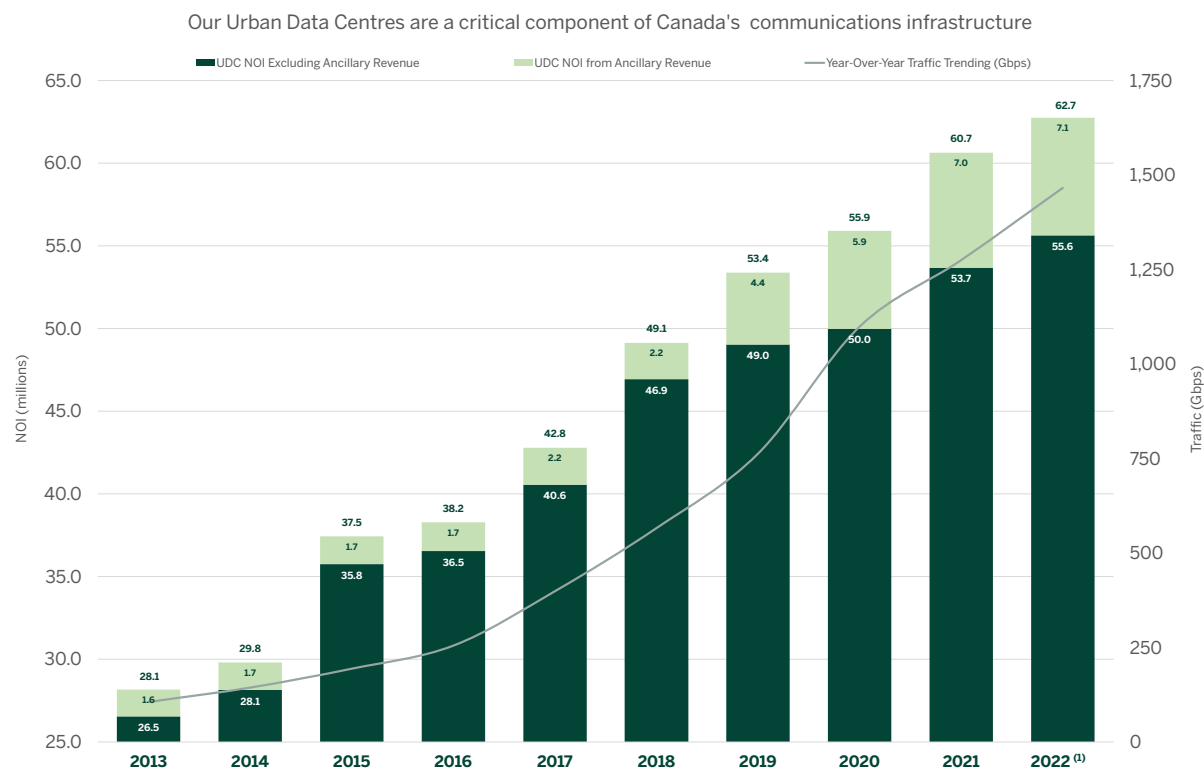
Allied has two basic sources of rental revenue from 151, 250 and 905. The largest source, regular rental revenue, derives from leasing and sub-leasing space to ultimate users. A smaller but material source, ancillary rental revenue, derives from conduit fees, rack fees and interconnection fees charged on a recurring monthly basis for cross-connects that enable different types of users to interconnect with low-latency and redundancy, reducing network costs and improving network security and performance.

Regular rental revenue represents 88.6% of Normalized LQA NOI from UDCs for the three months ended March 31, 2022. Ancillary rental revenue represents 11.4% of Normalized LQA NOI from UDCs. Ancillary rental revenue is comprised of revenue from the rental of conduit space, rack space and cross-connects.

	NORMALIZED LQA NOI	% OF NORMALIZED LQA NOI
Regular rental revenue	\$55,427	88.6%
Ancillary rental revenue	7,118	11.4%
Total Normalized LQA NOI	\$62,545	100.0%

Allied acquired 151 in 2009 and both 250 and 905 are connected to it via a multi-layered, diverse infrastructure of high-density fibre that Allied owns.

151 is the largest internet exchange point (IXP) in Canada and the third largest in North America. It houses Toronto Internet Exchange (TorIX), a not-for-profit organization that enables internet networks to connect and exchange traffic. With 300 peers connecting, TorIX has experienced a steady and dramatic increase in traffic since 2009, with traffic in the first quarter of 2022 exceeding 1,400 gigabits per second. The following sets out Allied's increase in UDC NOI in relation to the growth in traffic through TorIX.



(1) Reflects NOI for the three months ended March 31, 2022, with the remainder of the year based on Normalized LQA NOI for the most recently completed quarter. All other periods reflect NOI for the corresponding year.

151 is a carrier-neutral facility. With a critical mass of carrier networks, TorIX and numerous other networks, 151 is Canada's hub for global connectivity and is the gateway to Canada for all major North American cities and numerous major international cities.

As a critical component of Canada's communications infrastructure, 151 is a network-dense urban data centre, distinct from conventional suburban data centres. The latter are analogous to interchanges on small highways. While valuable, they are relatively easy to replicate. 151 is analogous to a massive interchange on an intersecting series of super-highways. It is exceptionally valuable and very difficult to replicate.

Allied leases 173,000 square feet of GLA at 250 pursuant to a long-term lease that expires on June 2, 2062. As a result of substantial capital improvements completed by Allied, including high-density fibre connections to 151, 250 has become an important interconnected cloud-hosting facility in Canada, providing retail, wholesale and managed services.

Allied acquired 905 in 2003. As a result of substantial capital improvements completed by Allied, including connecting it to 151 with high-density fibre, 59,056 square feet of GLA at the property has become an important urban data centre.

Allied expects that cross-connects at 250 and 905 will give rise to recurring ancillary rental revenue. Cross-connects utilize the existing infrastructure at 250 and 905 without occupying any of the unleased GLA or requiring additional capital expenditure by Allied.

URBAN DATA CENTRE USER PROFILE

The following sets out Allied's user-mix for UDCs, on the basis of percentage of rental revenue for the three months ended March 31, 2022:

CATEGORY	% OF RENTAL REVENUE MARCH 31, 2022
Network	69.8%
Cloud	29.4%
Enterprise	0.8%
	100.0%

ACQUISITIONS

During the three months ended March 31, 2022, Allied acquired the following properties from third parties:

PROPERTY	ACQUISITION DATE	ACQUISITION COST ⁽¹⁾	OFFICE GLA	RETAIL GLA	TOTAL GLA	UNDERGROUND PARKING STALLS
108 East 5th Avenue, Vancouver ^{(2) (3)}	February 23, 2022	\$39,549	N/A	N/A	N/A	N/A
1010 Sherbrooke W, Montréal	March 31, 2022	116,248	326,754	1,600	328,354	276
110 Yonge, Toronto ⁽³⁾	March 31, 2022	55,757	78,106	2,376	80,482	72
525 University, Toronto	March 31, 2022	137,967	192,771	9,325	202,096	178
175 Bloor E, Toronto ⁽³⁾	March 31, 2022	166,547	295,554	9,177	304,731	264
1508 West Broadway, Vancouver ⁽⁴⁾	March 31, 2022	166,408	83,193	64,183	147,376	265
1185 West Georgia, Vancouver	March 31, 2022	131,671	161,498	4,357	165,855	157
Total		\$814,147	1,137,876	91,018	1,228,894	1,212

(1) Includes transaction costs.

(2) This property is a property under development.

(3) Allied owns a 50% interest in these properties. The GLA is at Allied's ownership. The parking spaces are at 100% ownership.

(4) Allied acquired a leasehold interest in 1508 West Broadway.

On April 8, 2022, Allied completed the purchase of 540 King Street West in Toronto for a total purchase price of \$25,000.

DISPOSITIONS

On January 24, 2022, Allied and its partners closed on the fifth and final phase of The Well air rights, the associated underground parking and transfer floor slab developments for net cash consideration of \$14,841 (at Allied's share), which represented the fair value at the time of disposition, so accordingly there was no gain or loss recorded. In addition, during the three months ended March 31, 2022, Allied received cash of \$413 (at Allied's share) for the release of a holdback related to the disposition of the first phase of The Well air rights.

RENTAL PROPERTIES UNDERGOING INTENSIFICATION APPROVAL

One way Allied creates value is by intensifying the use of underutilized land. The land beneath the buildings in Toronto is significantly underutilized in relation to the existing zoning potential. This is also true of some of Allied's buildings in Kitchener, Montréal, Calgary, Edmonton, and Vancouver. These opportunities are becoming more compelling as the urban areas of Canada's major cities intensify. Since Allied has captured the unutilized land value at a low cost, it can achieve attractive risk-adjusted returns on intensification.

Allied began tracking the intensification potential inherent in the Toronto portfolio in the fourth quarter of 2007 (see our MD&A dated March 7, 2008, for the quarter and year ended December 31, 2007). At the time, the 46 properties in Toronto comprised 2.4 million square feet of GLA and were situated on 780,000 square feet (17.8 acres) of underutilized land immediately east and west of the Downtown Core. The 115 properties in Toronto (including properties in the development portfolio) now comprise 4.8 million square feet of GLA and are situated on 40.2 acres of underutilized land immediately east and west of the Downtown Core. With achievable rezoning, the underlying land in our Toronto portfolio could permit up to 12.1 million square feet of GLA, 7.3 million square feet more than currently is in place.

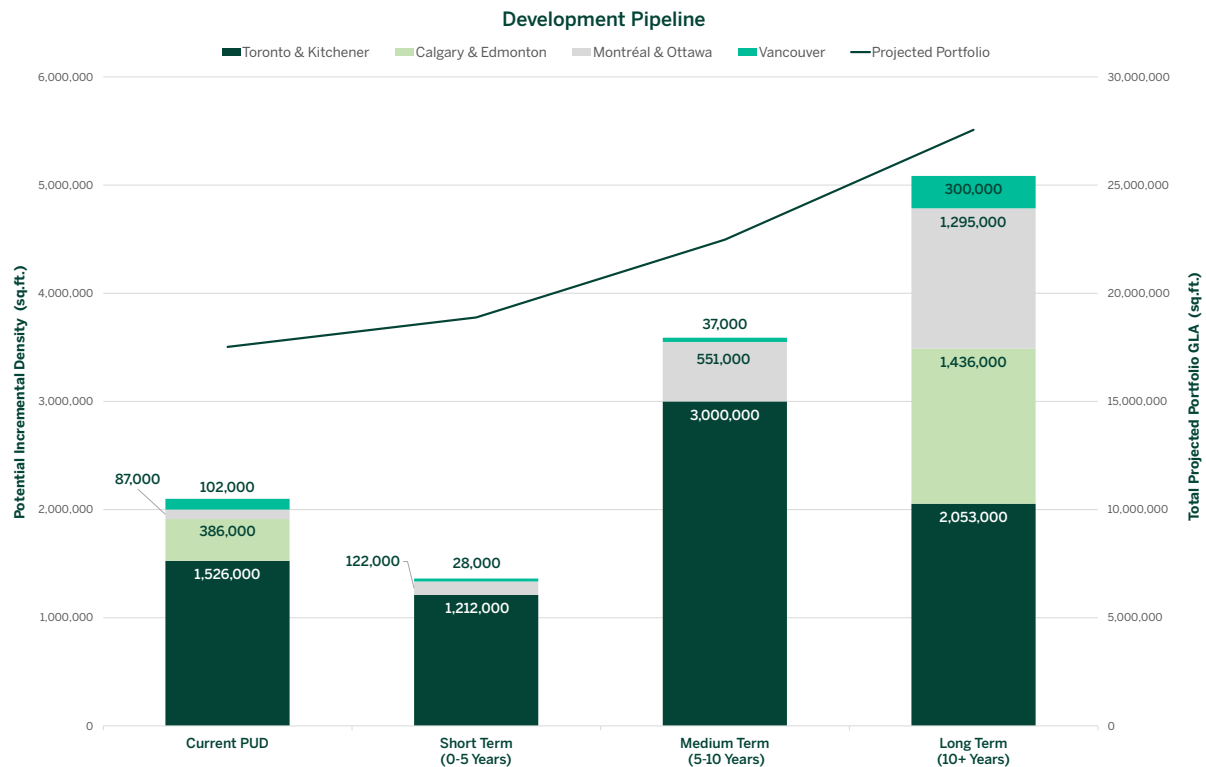
Allied entered the Montréal market in April of 2005. The 33 properties in Montréal now comprise 7 million square feet of GLA. As they are much larger buildings on average than those comprising the Toronto portfolio, the 45.5 acres of land on which they sit (immediately south, east and northeast of the Downtown Core) are more fully utilized than the land in the Toronto portfolio. Nevertheless, the underlying land in the Montréal portfolio could permit up to 9.1 million square feet of GLA, 2.1 million square feet more than currently is in place.

There is similar potential inherent in the rest of Allied's portfolio, which is quantified in the chart below. Across Canada on a portfolio-wide basis, there is 12.1 million square feet of potential incremental density, of which 2.1 million square feet is currently in PUD, and the remaining 10.0 million square feet is potential incremental density. Of the 10.0 million square feet of potential incremental density, 3.3 million square feet is reflected in the appraised fair values, mainly at properties where zoning approvals are in place. The remaining 6.7 million square feet is not reflected in the appraised fair values.

Potential Incremental Density (in sq.ft.) - Geographic Breakdown

CITY	CURRENT GLA	CURRENT PUD (ESTIMATED ON COMPLETION)	POTENTIAL INCREMENTAL DENSITY	TOTAL POTENTIAL GLA
Toronto	4,785,290	1,379,347	5,932,795	12,097,432
Kitchener	562,295	147,000	332,216	1,041,511
Montréal	7,014,674	87,473	1,967,801	9,069,948
Ottawa	231,468	—	—	231,468
Calgary	1,283,063	88,000	1,435,973	2,807,036
Edmonton	—	297,851	—	297,851
Vancouver	1,030,050	102,000	365,030	1,497,080
Toronto Urban Data Centres	510,000	—	—	510,000
Total	15,416,840	2,101,671	10,033,815	27,552,326

The timing of development for the 10.0 million square feet of potential incremental density is impossible to predict with precision, however the chart below provides a reasonable estimate of when the potential could begin to be realized. One factor is our self-imposed limitation on development activity. The focus in the short-term and the long-term remains on the Toronto portfolio.



Allied has initiated the intensification approval process for five properties in Toronto, two properties in Montréal and one property in Vancouver, all of which are owned in their entirety by Allied. These properties are identified in the following table:

PROPERTY NAME	NORMALIZED LQA NOI	APPRAISED FAIR VALUE	REZONING APPROVAL STATUS	USE	CURRENT GLA	ESTIMATED GLA ON COMPLETION	ESTIMATED COMPLETION
The Castle ⁽¹⁾	\$5,493	\$120,300	In progress	Office, limited retail	179,907	460,000	Unscheduled
King & Peter ⁽²⁾	2,707	83,130	Completed	Office, limited retail	86,230	790,000	Unscheduled
Union Centre	1,878	146,980	Completed	Office, limited retail	41,787	1,330,000	Unscheduled
Bathurst Street Assembly ⁽³⁾	822	46,450	In progress	Office, residential, retail	36,919	318,000	Unscheduled
365 Railway	662	19,440	In progress	Office	31,528	60,000	Unscheduled
Adelaide & Spadina ⁽⁴⁾	324	24,790	Completed	Office, retail	11,015	230,000	Unscheduled
Le Nordelec - Lot A ⁽⁵⁾	—	24,300	In progress	Office	—	230,000	Unscheduled
Le Nordelec - Lot E ⁽⁶⁾	—	5,000	Completed	Office	7,550	135,000	Unscheduled
Total	\$11,886	\$470,390			394,936	3,553,000	

(1) The Castle is comprised of 41-53 Fraser, 8 Pardee Avenue and 135 Liberty Street.

(2) King & Peter is comprised of 82 Peter and 388 King W.

(3) Bathurst Street Assembly is comprised of 141 Bathurst, 579 Richmond, the surface parking lot at 555 Richmond and the associated ancillary residential properties at Bathurst and Richmond.

(4) Adelaide & Spadina is comprised of 383 Adelaide W and 387 Adelaide W.

(5) Le Nordelec - Lot A is comprised of 1900 Saint Patrick, a component of the 1751 Richardson & 1700 Saint-Patrick property.

(6) Le Nordelec - Lot E is comprised of 1301-1303 Montmorency.

Estimated GLA is based on applicable standards of area measurement and the expected or actual outcome of rezoning. These properties are currently generating NOI and will continue to do so until Allied initiates construction. With respect to the ultimate intensification of these properties, a significant amount of pre-leasing will be required on the larger projects before construction commences. The design-approval costs have been, and will continue to be, funded by Allied for its share.

DEVELOPMENT PROPERTIES

Development is another way to create value and a particularly effective one for Allied, given the strategic positioning of its portfolio in the urban areas of Canada's major cities. Urban intensification is the single most important trend in relation to Allied's business. Not only does it anchor Allied's investment and operating focus, it provides the context within which Allied creates value for its Unitholders.

It is expected that development activity will become a more important component of Allied's growth as projects are completed. The expectation is largely contingent upon completing the development projects in the manner contemplated. The most important factor affecting completion will be successful lease-up of space in the development portfolio. The material assumption is that the office leasing market in the relevant markets remains stable. Pursuant to Allied's Declaration of Trust, the cost of Properties Under Development cannot exceed 15% of GBV. At March 31, 2022, the cost of Allied's Properties Under Development was 10.8% of GBV (December 31, 2021 - 11.2%). This self-imposed limitation is intended to align the magnitude of Allied's development activity with the overall size of the business.

Properties Under Development consist of properties purchased with the intention of being developed before being operated and properties transferred from the rental portfolio once activities changing the condition or state of the property, such as the de-leasing process, commence.

Allied has the following 12 Properties Under Development:

PROPERTY NAME	USE	ESTIMATED GLA ON COMPLETION (SF)	% OF OFFICE DEVELOPMENT PRE-LEASED
The Well, Toronto ⁽¹⁾⁽³⁾	Office, retail	763,000	90
Adelaide & Duncan, Toronto ⁽¹⁾⁽⁴⁾	Office, retail, residential	230,000	100
Boardwalk-Revillon Building, Edmonton ⁽⁵⁾	Office, retail	297,851	53
The Lougheed (604-1st SW), Calgary ⁽²⁾	Office, retail	88,000	—
400 Atlantic, Montréal	Office, retail	87,473	35
185 Spadina, Toronto	Office	55,213	—
Breithaupt Phase III, Kitchener ⁽¹⁾	Office	147,000	100
QRC West Phase II, Toronto ⁽⁶⁾	Office, retail	93,134	100
422-424 Wellington W, Toronto	Retail	8,000	N/A
KING Toronto, Toronto ⁽¹⁾⁽⁷⁾	Office, retail	100,000	—
108 East 5th Avenue, Vancouver ⁽¹⁾	Office	102,000	54
King & Brant, Toronto ⁽⁸⁾	Office, retail, residential	130,000	—
Total		2,101,671	65%

(1) These properties are co-owned, reflected in the table above at Allied's ownership interest.

(2) While initially working toward repositioning this property for a different use, Allied is now working toward restoring and retrofitting the property to the highest possible standards for workspace in the creative economy.

(3) Each of Allied and RioCan own an undivided 50% interest in The Well. The GLA components (in square feet) at Allied's 50% share will be as follows: approximately 584,000 of office, 179,000 of retail and the residential air rights. The residential air rights and associated underground parking and transfer floor slab developments ("The Well Air Rights") were sold by the co-ownership as previously announced, with the first phase closed in Q4 2020, the second and third phases closed in Q2 2021, the fourth phase closed in Q4 2021 and the last phase closed in January 2022.

(4) The GLA components (in square feet) at our 50% share are as follows: 144,000 of residential, 77,000 of office and 9,000 of retail.

(5) The GLA components (in square feet) are as follows: 233,559 of office and 64,292 of retail.

(6) The GLA components (in square feet) are as follows: 77,434 of office and 15,700 of retail.

(7) Allied entered into a joint arrangement with Westbank to develop KING Toronto. As part of the arrangement, Allied sold a 50% undivided interest to Westbank. KING Toronto is comprised of the following properties: 489 King W, 495 King W, 499 King W, 511-529 King W, 533 King W, 539 King W. The GLA components (in square feet) at our 50% share will be as follows: 60,000 of retail and 40,000 of office.

(8) Allied has received permission to intensify 544 King W and 7-9 Morrison. The approval permits approximately 120,000 square feet of office space and 10,000 square feet of retail space. Allied is exploring the opportunity to increase the permitted leasable area.

The following table sets out the fair value of Allied's Properties Under Development as at March 31, 2022, as well as Management's estimates with respect to the financial outcome on completion:

PROPERTY NAME	TRANSFER TO RENTAL PORTFOLIO	APPRAISED VALUE	ESTIMATED ANNUAL NOI	ESTIMATED TOTAL COST	ESTIMATED YIELD ON COST	ESTIMATED COST TO COMPLETE
The Well, Toronto ⁽¹⁾⁽²⁾	Q3 2022 to Q4 2023	\$786,950	\$37,500 - 43,250	768,000	4.9% - 5.6%	156,700
Adelaide & Duncan, Toronto ⁽¹⁾⁽³⁾	Q3 2022	144,730	9,625 - 11,125	197,300	4.9% - 5.6%	65,500
Boardwalk-Revillon Building, Edmonton	Q3 2022	63,860	4,915 - 5,315	106,441	4.6% - 5.0%	10,500
The Lougheed (604-1st SW), Calgary	Q4 2022	13,090	1,600 - 2,200	61,909	2.6% - 3.6%	2,100
400 Atlantic, Montréal	Q4 2022	8,110	900 - 1,500	19,116	4.7% - 7.8%	3,100
185 Spadina, Toronto	Q4 2022	36,620	1,700 - 2,000	16,052	10.6% - 12.5%	5,400
Breithaupt Phase III, Kitchener ⁽¹⁾⁽⁴⁾	Q2 2023	67,690	5,375 - 5,500	78,652	6.8% - 7.0%	20,500
QRC West, Phase II, Toronto	Q3 2023	52,570	4,500 - 4,600	86,010	5.2% - 5.3%	45,600
422-424 Wellington W, Toronto	Q4 2023	27,500	700 - 900	40,911	1.7% - 2.2%	11,000
KING Toronto, Toronto ⁽¹⁾⁽⁵⁾	Q2 2024	54,050	5,000 - 6,000	88,143	5.7% - 7.2%	29,200
108 East 5th Avenue, Vancouver ⁽¹⁾	Q2 2024	38,980	4,350 - 4,600	104,731	4.2% - 4.4%	65,700
King & Brant, Toronto	TBD	20,850	TBD	TBD	TBD	TBD
Total		\$1,315,000	\$76,165 - 86,990+			

(1) These properties are co-owned, reflected in the table above at Allied's ownership percentage of assets and liabilities.

(2) The estimated costs are net of the actual gross proceeds from the sale of the The Well Air Rights of \$111,758 (at Allied's share). The transfer to rental portfolio for The Well will occur in phases as base building work is completed.

(3) The project is anticipated to be completed in two phases. The commercial phase is scheduled for completion in Q3 2022 and the residential phase is scheduled for completion in Q4 2023.

(4) Breithaupt Phase III is comprised of 43 Wellington, 53 & 55 Wellington, 305 Joseph, 20 Breithaupt and 2-4 Stewart.

(5) Allied entered into a joint arrangement with Westbank to develop KING Toronto. As part of the arrangement, Allied sold a 50% undivided interest to Westbank. KING Toronto is comprised of the following properties: 489 King W, 495 King W, 499 King W, 511-529 King W, 533 King W, 539 King W. The appraised value relates to the commercial component. The estimated total cost is net of the estimated gross proceeds from the sale of the residential inventory of \$290,000 - \$295,000.

Estimated NOI from development completion is based on stabilized occupancy and, in the first year, its impact is moderated by the discontinuation of capitalized costs. The following table sets out Allied's estimated annual NOI from its current developments (using the mid-point of the range above).

	2022	2023	2024	2025	2026
Estimated annual NOI	\$9,225	\$44,240	\$63,451	\$75,056	\$81,578

The initial cost of Properties Under Development includes the acquisition cost of the property, direct development costs, realty taxes and borrowing costs directly attributable to the development. Borrowing costs and realty taxes associated with direct expenditures on Properties Under Development are capitalized. The amount of capitalized borrowing costs is determined first by reference to borrowings specific to the project, where relevant, and otherwise by applying a weighted average cost of borrowings to eligible expenditures after adjusting for borrowings associated with other specific developments.

Transfer to the rental portfolio occurs when the property is capable of operating in the manner intended by Management. Generally this occurs upon completion of construction and receipt of all necessary occupancy and other material permits. In some instances, particularly in ground up developments like The Well and Breithaupt Phase III, base building work is underway during the fixturing period. In this case, transfer to the rental portfolio occurs when the base building work is complete. Estimated annual NOI is based on 100% economic occupancy. The most important factor affecting estimated annual NOI is the successful lease-up of vacant space in the development properties at current levels of net rent per square foot. The material assumption is that the office leasing market in the relevant markets remains stable. Estimated total cost includes acquisition cost, estimated total construction, financing costs and realty taxes. The material assumption made in formulating the estimated total cost is that construction and financing costs remain stable for the remainder of the development period. Estimated yield on cost is the estimated annual NOI as a percentage of the estimated total cost. Estimated cost to complete is the difference between the estimated total cost and the costs incurred to date.

The Well Development Update:

The Well is a large-scale development project that will be completed in phases starting in 2022. The office is 90% pre-leased and rent commencement is anticipated to begin in the third quarter of 2022. The retail space at The Well is 57% pre-leased, and will begin operating in the spring of 2023.

The current stacking plan for The Well is set out below:

WORKSPACE LEASED SQUARE FOOTAGE - 90%

- 1 Media & Entertainment Service Provider
- 2 Konrad Group
- 3 Spaces/IWG
- 4 Unity Technologies

- 5 Shopify

- 6 Torstar
- 7 Intuit
- 8 BDP Quadrangle
- 9 Dyson
- 10 Financeit
- 11 Index Exchange
- 12 Middlefield
- 13 Digital Media Service Provider
- 14 Woodbourne Canada
- 15 Matthews, Dinsdale & Clark LLP

Floor 2: 26,013 sf
 Floors 2-4: 89,908 sf
 Floors 3-4: 61,976 sf
 Floor 5: 31,003 sf
 Floor 6: 31,003 sf
 Floors 3-4: 144,198 sf
 Floors 5-6: 109,746 sf
 Floors 7-9: 89,324 sf
 Floors 10-11: 59,963 sf
 Floors 16-19: 113,687 sf
 Floors 20-21: 47,526 sf
 Floor 22: 24,579 sf
 Floors 23-24: 49,158 sf
 Floors 25-30: 108,814 sf
 Floor 31: 11,799 sf
 Floor 32: 11,799 sf
 Floor 33: 11,799 sf
 Floors 34-35: 23,598 sf

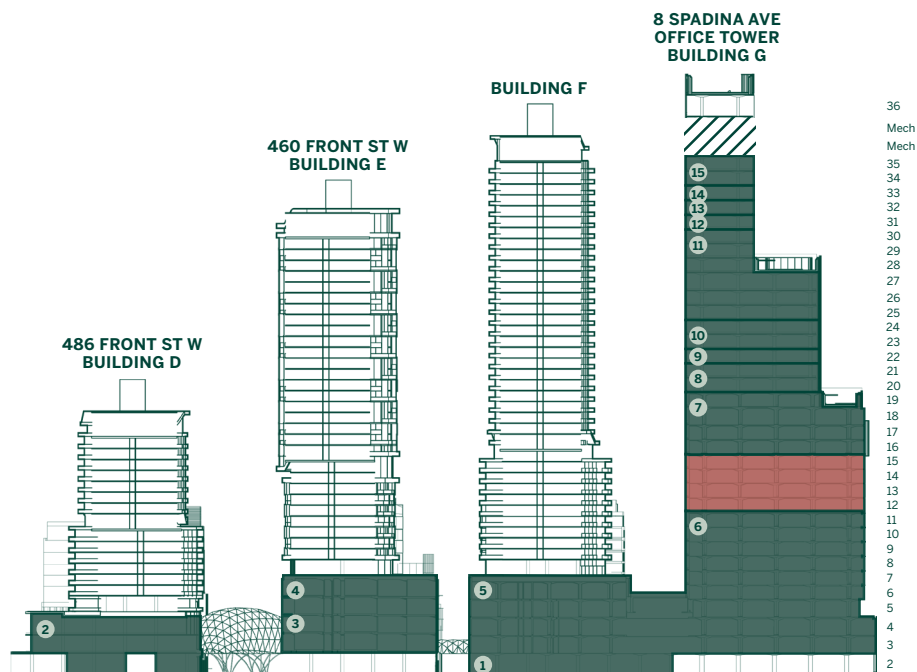
RENT COMMENCEMENT

Q2 2023
 Q3 2023
 Q2 2023
 Q2 2023
 Q4 2022
 Q4 2022
 Q2 2023
 Q1 2023
 Q1 2023
 Q4 2022
 Q4 2022
 Q4 2022
 Q3 2022
 Q2 2023
 Q3 2023
 Q4 2022
 Q4 2022
 Q1 2023

LEGEND

- AVAILABLE OFFICE SPACE
122,219 SF *
- LEASED OFFICE SPACE
1,045,893 SF *
- BUILDINGS D, E AND F REPRESENT RESIDENTIAL DENSITY IN WHICH ALLIED HAS NO INTEREST

*SQUARE FEET AT 100% OWNERSHIP (OF WHICH ALLIED'S SHARE IS 50%)



RESIDENTIAL INVENTORY

Residential inventory is as follows:

	MARCH 31, 2022	DECEMBER 31, 2021
KING Toronto	\$182,421	\$170,980

The changes in the aggregate carrying value of Allied's residential inventory is as follows:

	MARCH 31, 2022	DECEMBER 31, 2021
Balance, beginning of period	\$170,980	\$140,038
Development expenditures	11,441	30,942
Balance, end of period	\$182,421	\$170,980

Residential inventory consists of assets that are developed by Allied for sale in the ordinary course of business. Allied may transfer an investment property to residential inventory based on a change in use, as evidenced by the commencement of development activities with the intention to sell. Alternatively, a transfer from residential inventory to investment property would be evidenced by the commencement of leasing activity.

On November 30, 2018, Allied entered into a joint arrangement with Westbank to develop KING Toronto. KING Toronto is a mixed-use property comprised of office, retail and residential uses. As part of the arrangement Allied sold a 50% undivided interest to Westbank. The residential component will be developed and sold as condominium units, totaling 440 units. As at March 31, 2022, 365 units or 83% have been pre-sold, subject to customary closing conditions. Management expects the condominium sales to close in 2024.

DEVELOPMENT COMPLETIONS

PROPERTY	COMPLETION	INVESTMENT	LQA NOI	UNLEVERED YIELD ON COST	FAIR VALUE	VALUE CREATION	VALUE CREATION AS % OF COST
QRC West, Toronto	2015	\$130,000	\$12,819	9.9%	\$318,220	\$188,220	144.8%
The Breithaupt Block, Kitchener	2016	\$25,020	\$2,571	10.3%	\$50,160	\$25,140	100.5%
180 John, Toronto	2017	\$27,500	\$1,579	5.7%	\$36,600	\$9,100	33.1%
189 Joseph, Kitchener	2017	\$11,360	\$716	6.3%	\$13,110	\$1,750	15.4%

In 2004, Allied expanded into Montréal with the purchase of 425 Viger. At the time, the property comprised of 200,000 square feet of GLA and was fully leased. In 2007, Allied purchased the adjacent parking lot with the intention of intensifying the combined property once the main user's lease expired. Allied began the intensification activity in Q1 2018, and completed the project in Q2 2020. The property now consists of 316,320 square feet of GLA.

425 VIGER

	INVESTMENT					
Land Costs	\$30,076					
Hard & Soft Costs	66,353					
Capitalized Interest & Operating Costs	7,839	LQA NOI	UNLEVERED YIELD ON COST	FAIR VALUE	VALUE CREATION	VALUE CREATION AS % OF COST
Total Development Costs	\$104,268	\$8,264	7.9%	\$168,980	\$64,712	62.1%

In 2012, Allied entered into an equal two-way joint arrangement with RioCan to develop King Portland Centre. Allied and RioCan each acquired an undivided 50% interest in 642 King W and 620 King W and subsequently put them into development, completing 642 King W in early 2018 and 620 King W in early 2019. They are comprised of 299,126 square feet of GLA (Allied's share 149,563 square feet) and are 100% leased. (602-606 King W are excluded from the figures below as they were never under development.) The property is LEED Platinum certified for core and shell.

KING PORTLAND CENTRE

	INVESTMENT					
Land Costs	\$21,478					
Hard & Soft Costs	64,437					
Capitalized Interest & Operating Costs	5,033					
Condominium Profits	(14,270)	LQA NOI	UNLEVERED YIELD ON COST	FAIR VALUE	VALUE CREATION	VALUE CREATION AS % OF COST
Total Development Costs	\$76,678	\$6,340	8.3%	\$157,510	\$80,832	105.4%

The fair values are provided by Allied's external appraiser, which are calculated based on the discounted cash flow method.

LOANS RECEIVABLE

As at March 31, 2022, total loans receivable outstanding is \$374,894 (December 31, 2021 - \$367,579).

In February 2015, Allied entered into a joint arrangement with Westbank and completed the acquisition of an undivided 50% interest in Adelaide & Duncan. As part of the arrangement, Allied advanced \$21,173 to Westbank for its purchase of a 50% undivided interest in the property. The facility is secured by a charge on the property (subordinated to the construction lender) and assignment of rents and leases. Interest accrues and is payable monthly at a rate of 7.75% per annum. The loan is repayable when the joint arrangement obtains external permanent financing. As at March 31, 2022, the loan receivable outstanding is \$21,173 (December 31, 2021 - \$21,173).

On August 1, 2017, Allied entered into an arrangement with Westbank to provide a credit facility of up to \$100,000, plus interest, for the land acquisition and the pre-development costs of 400 West Georgia in Vancouver. The facility is secured by Westbank's covenant and a charge on the property (subordinated to the construction lender). On February 11, 2019, the facility was increased to \$160,000. Interest accrues to the credit facility monthly at a rate of 6.75% per annum. The credit facility matures on August 31, 2022, and has a one-year extension option to August 31, 2023. On placement of permanent financing, Allied intends to acquire a 50% undivided interest in 400 West Georgia based on total development costs. As at March 31, 2022, the loan receivable outstanding is \$146,684 (December 31, 2021 - \$144,271).

On November 30, 2018, Allied entered into a joint arrangement with Westbank to develop KING Toronto. As part of the arrangement, Allied advanced \$67,030 to Westbank for its purchase of a 50% undivided interest in the property. The facility will initially be secured by a first mortgage on the property. On placement of construction financing, the mortgage will be secured by a charge on the property (subordinated to the construction lender). Interest accrues at a rate of 7.00% per annum and is payable on loan repayment. The loan is repayable at the earlier of November 30, 2023, or the closing of the condominium units. As at March 31, 2022, the loan receivable outstanding is \$92,140 (December 31, 2021 - \$90,586).

On March 18, 2019, Allied made an amendment to the joint arrangement with Perimeter to develop Breithaupt Phase III and a loan receivable arrangement to provide 50% of the pre-development costs. The facility is secured by a charge on the property (subordinated to the construction lender). Interest accrues at a rate of 7.00% per annum and is payable on loan repayment. The loan is repayable in instalments upon completion of development and rent commencement, which is anticipated to begin in the second quarter of 2023. As at March 31, 2022, the loan receivable outstanding is \$10,077 (December 31, 2021 - \$10,256) due to repayments made earlier than anticipated.

On July 31, 2019, Allied entered into an arrangement with Westbank to provide a credit facility of up to \$185,000, plus interest, for the land acquisition and the pre-development costs of 720 Beatty Street in Vancouver. The funding will initially be secured by a first mortgage on the property for a fixed term. On placement of construction financing, the mortgage will be secured by a charge on the property (subordinated to the construction lender). Interest accrues to the credit facility monthly at a rate of 7.00% per annum. The credit facility matures on December 9, 2025. On placement of permanent financing, Allied intends to acquire a 50% undivided interest in 720 Beatty based on an agreed upon formula. As at March 31, 2022, the loan receivable outstanding is \$104,820 (December 31, 2021 - \$101,293).

The table below summarizes the loans receivable as at March 31, 2022, and December 31, 2021.

	MARCH 31, 2022	DECEMBER 31, 2021
Adelaide & Duncan	\$21,173	\$21,173
400 West Georgia	146,684	144,271
KING Toronto	92,140	90,586
Breithaupt Phase III	10,077	10,256
720 Beatty	104,820	101,293
Total loans receivable	\$374,894	\$367,579

Section VI

–Liquidity and Capital Resources

Allied's liquidity and capital resources are used to fund capital investments including development activity, leasing costs, interest expense and distributions to Unitholders. The primary source of liquidity is net operating income generated from rental properties, which is dependent on rental and occupancy rates, the structure of lease agreements, leasing costs, and the rate and amount of capital investment and development activity, among other variables.

Allied has financed its operations through the use of equity, mortgage debt secured by rental properties, construction loans, a promissory note payable, unsecured operating lines, senior unsecured debentures and unsecured term loans. Conservative financial management has been consistently applied through the use of long term, fixed rate, debt financing. Allied's objective is to maximize financial flexibility while continuing to strengthen the balance sheet. Management intends to achieve this by continuing to access the equity market, unsecured debenture market, unsecured loans and growing the pool of unencumbered investment properties, which totals \$9,257,667, representing 87.2% of investment properties, on a proportionate basis, as at March 31, 2022. Refer to non-IFRS measures on page 21.

In November 2021, Allied established an at-the-market equity program (the "ATM Program") which allows it to issue and sell up to \$300,000 of Units to the public, from time to time, at its discretion. The ATM Program is designed to provide Allied with additional financing flexibility which may be used in conjunction with other existing funding sources. Allied intends to use the net proceeds from the ATM Program for development, repayment of indebtedness and general trust purposes.

DEBT

The following illustrates the calculation of debt (net of transaction costs) on an IFRS basis and net debt, a non-IFRS measure, as at March 31, 2022, and December 31, 2021. Refer to non-IFRS measures on page 21.

	MARCH 31, 2022	DECEMBER 31, 2021
Mortgages payable	\$131,697	\$118,057
Construction loans payable	147,434	132,696
Promissory note payable	192,428	—
Unsecured revolving operating facility	460,000	365,000
Senior unsecured debentures	2,588,476	2,587,989
Unsecured term loan	249,571	249,542
Debt, IFRS basis	\$3,769,606	\$3,453,284
Less cash and cash equivalents ⁽¹⁾	12,283	24,718
Net debt	\$3,757,323	\$3,428,566

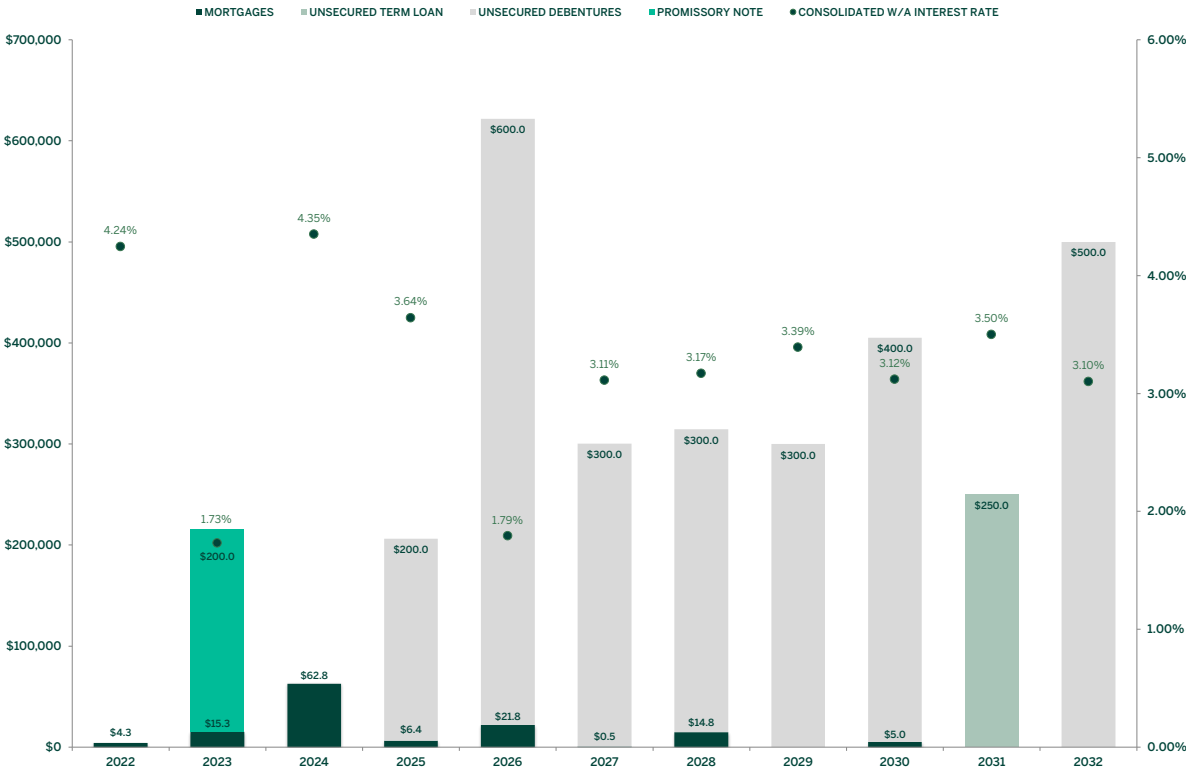
(1) This is on a proportionate basis and includes cash and cash equivalents attributable to TELUS Sky totaling \$1,839 as at March 31, 2022 (December 31, 2021 - \$2,170).

The table below summarizes the scheduled principal maturity for Allied's mortgages payable, promissory note payable, Unsecured Debentures and unsecured term loan:

	MORTGAGES PAYABLE	W/A INTEREST RATE OF MATURING MORTGAGES	PROMISSORY NOTE PAYABLE	W/A INTEREST RATE	SENIOR UNSECURED DEBENTURES	W/A INTEREST RATE	UNSECURED TERM LOAN	W/A INTEREST RATE	TOTAL	CONSOLIDATED W/A INTEREST RATE OF MATURING DEBT
Remaining 2022	\$4,271	4.24%	\$—	—%	\$—	—%	\$—	—%	\$4,271	4.24%
2023	15,299	4.30	200,000	1.57	—	—	—	—	215,299	1.73
2024	62,821	4.35	—	—	—	—	—	—	62,821	4.35
2025	6,423	—	—	—	200,000	3.64	—	—	206,423	3.64
2026	21,834	3.59	—	—	600,000	1.73	—	—	621,834	1.79
2027	487	—	—	—	300,000	3.11	—	—	300,487	3.11
2028	14,750	4.04	—	—	300,000	3.13	—	—	314,750	3.17
2029	—	—	—	—	300,000	3.39	—	—	300,000	3.39
2030	5,000	—	—	—	400,000	3.12	—	—	405,000	3.12
2031	—	—	—	—	—	—	250,000	3.50	250,000	3.50
2032	—	—	—	—	500,000	3.10	—	—	500,000	3.10
	\$130,885	3.80%	\$200,000	1.57%	\$2,600,000	2.86%	\$250,000	3.50%	\$3,180,885	2.87%

Allied's consolidated weighted average interest rate of maturing debt decreased by 7 basis points to 2.87% as at March 31, 2022, from 2.94% as at December 31, 2021. The reduction was due to a \$200,000 promissory note payable issued on March 31, 2022, as part of the consideration for the acquisition of six properties from Choice Properties, bearing a weighted average interest rate of 1.57%.

The weighted average term of Allied's debt (excluding construction loans and the Unsecured Facility) is 6.2 years. The chart below summarizes the maturities of principal in regards to debt obligations as at March 31, 2022:



MORTGAGES PAYABLE

As at March 31, 2022, mortgages payable, net of financing costs, total \$131,697 and have a weighted average stated interest rate of 3.80% (December 31, 2021 - 3.39%). The weighted average term of the mortgage debt is 3.5 years (December 31, 2021 - 4.0 years). The mortgages are secured by a first registered charge over specific investment properties and first general assignments of leases, insurance and registered chattel mortgages.

The following table contains information on the remaining contractual mortgage maturities:

	PRINCIPAL REPAYMENTS	BALANCE DUE AT MATURITY	MARCH 31, 2022	DECEMBER 31, 2021
Remaining 2022	\$2,473	\$1,798	\$4,271	
2023	3,069	12,230	15,299	
2024	2,528	60,293	62,821	
2025	6,423	—	6,423	
2026	1,391	20,443	21,834	
2027	487	—	487	
2028	293	14,457	14,750	
2030	5,000	—	5,000	
Mortgages, principal	\$21,664	\$109,221	\$130,885	\$118,094
Net premium on assumed mortgages			1,833	1,066
Net financing costs			(1,021)	(1,103)
			\$131,697	\$118,057

CONSTRUCTION LOANS PAYABLE

As at March 31, 2022 and December 31, 2021, Allied's obligations under the construction loans are as follows:

JOINT ARRANGEMENT	OWNERSHIP	DATE OF MATURITY	MARCH 31, 2022	DECEMBER 31, 2021
Adelaide & Duncan	50%	August 11, 2023	\$68,608	\$62,048
Breithaupt Phase III	50%	December 2, 2022	34,413	31,041
KING Toronto	50%	December 17, 2024	44,413	39,607
			\$147,434	\$132,696

On January 31, 2019, the Adelaide & Duncan joint arrangement obtained a \$270,000 construction lending facility from a syndicate of Canadian banks, in which Allied's 50% share is \$135,000. The loan matures on August 11, 2023, and bears interest at bank prime plus 35 basis points or bankers' acceptance rate plus 135 basis points. Allied is providing a joint and several guarantee, limited to \$135,000, to support the construction facility and is earning a related guarantee fee. On August 23, 2019, the Adelaide & Duncan joint arrangement entered into a swap agreement to fix 75% of the construction costs up to \$209,572 at 2.86%.

On February 21, 2020, Allied and Perimeter obtained a \$138,000 construction loan for the Breithaupt Phase III joint arrangement from a syndicate of Canadian banks, in which Allied's 50% share is \$69,000. The loan matures on December 2, 2022, and bears interest at bank prime or bankers' acceptance rate plus 120 basis points. Allied is providing a joint and several guarantee, limited to \$69,000, to support the facility and is earning a related guarantee fee.

On December 17, 2020, Allied and Westbank obtained a \$465,000 green construction loan for the KING Toronto joint arrangement from a syndicate of Canadian banks, in which Allied's 50% share is \$232,500. The loan matures on December 17, 2024, and bears interest at bank prime plus 45 basis points or bankers' acceptance rate plus 145 basis points. Allied is providing a joint and several guarantee, limited to \$232,500, to support the facility and is earning a related guarantee fee.

PROMISSORY NOTE PAYABLE

On March 31, 2022, Allied acquired a portfolio of six properties from Choice Properties, which was partially settled with the issuance of a \$200,000 promissory note. The promissory note is secured by a first registered charge on five of the six properties acquired.

	INTEREST RATE	DATE OF MATURITY	FREQUENCY OF INTEREST PAYMENT	MARCH 31, 2022	DECEMBER 31, 2021
Promissory note payable	1.00% for 2022, 2.00% for 2023	December 31, 2023	Quarterly	\$200,000	\$—
Net discount on promissory note payable				(7,572)	—
				\$192,428	\$—

UNSECURED REVOLVING OPERATING FACILITY

As at March 31, 2022, and December 31, 2021, Allied's obligation under the unsecured revolving operating facility (the "Unsecured Facility") is as follows:

	MATURITY DATE	INTEREST RATES ON DRAWINGS	MARCH 31, 2022				
			STANDBY FACILITY FEE	FACILITY LIMIT	LETTERS OF CREDIT	DRAWINGS AVAILABLE	AMOUNT AVAILABLE
Unsecured Facility limit \$600,000 ⁽¹⁾	January 30, 2025	Prime + 0.20% or Bankers' acceptance + 1.20% ⁽²⁾	0.24%	\$600,000	\$(460,000)	\$(19,025)	\$120,975

(1) This Unsecured Facility contains a \$100,000 accordion feature, allowing Allied to increase the amount available under the facility to \$700,000.

(2) The interest rates on drawings for this facility are subject to certain conditions being met. In the event that these conditions are not met, this Unsecured Facility will bear interest at bank prime plus 45 basis points or bankers' acceptance plus 145 basis points with a standby fee of 29 basis points.

DECEMBER 31, 2021							
	MATURITY DATE	INTEREST RATES ON DRAWINGS	STANDBY FEE	FACILITY LIMIT	LETTERS OF CREDIT DRAWINGS	AMOUNT AVAILABLE	
Unsecured Facility limit \$600,000 ⁽¹⁾	January 30, 2025	Prime + 0.20% or Bankers' acceptance + 1.20% ⁽²⁾	0.24%	\$600,000	\$(365,000)	\$(19,025)	\$215,975

(1) This Unsecured Facility contains a \$100,000 accordion feature, allowing Allied to increase the amount available under the facility to \$700,000.

(2) The interest rates on drawings for this facility are subject to certain conditions being met. In the event that these conditions are not met, this Unsecured Facility will bear interest at bank prime plus 45 basis points or bankers' acceptance plus 145 basis points with a standby fee of 29 basis points.

Subsequent to March 31, 2022, Allied repaid \$380,000 of its Unsecured Facility using proceeds from an unsecured term loan entered into on April 22, 2022.

SENIOR UNSECURED DEBENTURES

As at March 31, 2022, and December 31, 2021, Allied's obligations under the senior unsecured debentures are as follows:

SERIES	INTEREST RATE	DATE OF MATURITY	INTEREST PAYMENT DATE	MARCH 31, 2022	DECEMBER 31, 2021
Series C	3.636%	April 21, 2025	April 21 and October 21	\$200,000	\$200,000
Series D	3.394%	August 15, 2029	February 15 and August 15	300,000	300,000
Series E	3.113%	April 8, 2027	April 8 and October 8	300,000	300,000
Series F	3.117%	February 21, 2030	February 21 and August 21	400,000	400,000
Series G	3.131%	May 15, 2028	May 15 and November 15	300,000	300,000
Series H	1.726%	February 12, 2026	February 12 and August 12	600,000	600,000
Series I	3.095%	February 6, 2032	February 6 and August 6	500,000	500,000
Unsecured Debentures, principal				\$2,600,000	\$2,600,000
Net financing costs				(11,524)	(12,011)
				\$2,588,476	\$2,587,989

The Series C, D, E, F, G, H and I Senior Unsecured Debentures are collectively referred to as the "Unsecured Debentures".

The respective financing costs recognized are amortized using the effective interest method and recorded to interest expense.

UNSECURED TERM LOAN

As at March 31, 2022 and December 31, 2021, Allied's obligation under the unsecured term loan is as follows:

	INTEREST RATE	DATE OF MATURITY	FREQUENCY OF INTEREST PAYMENT	MARCH 31, 2022	DECEMBER 31, 2021
Unsecured term loan	3.496%	January 14, 2031	Monthly	\$250,000	\$250,000
Net financing costs				(429)	(458)
				\$249,571	\$249,542

The respective financing costs are amortized using the effective interest method and recorded to interest expense.

On April 22, 2022, Allied entered into an additional unsecured term loan with a financial institution for \$400,000 at a rate of prime plus 10 basis points ("bps") or bankers' acceptance plus 110 bps, due on October 22, 2025. The proceeds from the loan were used to reduce amounts drawn on the Unsecured Facility. Debt financing costs of \$640 were incurred and recorded against the principal owing.

CREDIT RATINGS

Allied's credit ratings as at March 31, 2022, are summarized below:

DEBT	RATING AGENCY	LONG-TERM CREDIT RATING	TREND/OUTLOOK
Issuer Rating & Unsecured Debentures	DBRS Limited	BBB	Stable
Issuer Rating & Unsecured Debentures	Moody's Investors Service Inc.	Baa2	Stable

DBRS Limited ("DBRS") and Moody's Investors Service Inc. ("Moody's") provide issuer ratings and credit ratings of debt securities for commercial issuers that indicate the risk associated with a borrower's capabilities to fulfill its obligations. The minimum DBRS investment grade rating is "BBB (low)," with the highest rating being "AAA." The minimum Moody's investment grade rating is "Baa3," with the highest rating being "Aaa".

With these ratings, Allied's ability to access the debt capital markets on favourable financial terms will be enhanced. Allied expects the ratings to be particularly helpful as Allied fortifies the balance sheet with a view to bringing added financial flexibility and discipline to the urban development program.

The above-mentioned ratings assigned to Allied and the Unsecured Debentures are not recommendations to buy, sell or hold any securities of Allied. Allied has paid customary rating fees to DBRS and Moody's in connection with the above-mentioned ratings. There can be no assurance that any rating will remain in effect for any given period of time or that a rating will not be lowered, withdrawn or revised by the rating agency if in its judgment circumstances so warrant.

FINANCIAL COVENANTS

The Unsecured Facility, unsecured term loan and Unsecured Debentures contain numerous financial covenants. Failure to comply with the covenants could result in a default, which, if not waived or cured, could result in adverse financial consequences. The related covenants are as follows:

UNSECURED FACILITY AND UNSECURED TERM LOAN

The following outlines the covenants as defined in the agreements governing the Unsecured Facility and unsecured term loan. The covenants are calculated on a proportionate basis, as required in these agreements. Refer to non-IFRS measures on page 21.

COVENANT	THRESHOLD	MARCH 31, 2022	DECEMBER 31, 2021
Indebtedness ratio	Below 60%	33.3%	33.5%
Secured indebtedness ratio	Below 45%	4.2%	2.5%
Debt service coverage ratio ⁽¹⁾	Consolidated adjusted EBITDA to be more than 1.5 times debt service payments	2.3x	2.1x
Equity maintenance	At least \$1,250,000 plus 75% of future equity issuances (\$2,819,658)	6,565,491	6,425,772
Unencumbered property assets value ratio	Unencumbered property assets to be more than 1.4 times total unsecured debt	2.8x	2.8x
Distribution payout ratio	Maintain distributions below 100% of FFO	71.4%	71.2%

(1) The debt service coverage ratio as at March 31, 2022 includes financing prepayment costs of \$38,449 for the twelve months ended March 31, 2022 (December 31, 2021 - \$52,610). Excluding these financing prepayment costs, the debt service coverage ratio as at March 31, 2022, would be 3.1x (December 31, 2021 - 2.9x).

SENIOR UNSECURED DEBENTURES

The following outlines the requirements of covenants specified in the trust indenture with respect to the Unsecured Debentures. The covenants are calculated on a proportionate basis, which is in line with the trust indenture. Refer to non-IFRS measures on page 21.

COVENANT	THRESHOLD	MARCH 31, 2022	DECEMBER 31, 2021
Pro forma interest coverage ratio	Maintain a 12-month rolling consolidated pro forma EBITDA of at least 1.65 times pro forma interest expense	3.6x	3.5x
Pro forma asset coverage test	Maintain net consolidated indebtedness below 65% of net aggregate assets on a pro forma basis	33.1%	33.5%
Equity maintenance	Maintain Unitholders' equity above \$300,000	6,565,491	6,425,772
Pro forma unencumbered net aggregate adjusted asset ratio	Maintain pro forma unencumbered net aggregate adjusted assets above 1.4 times consolidated unsecured indebtedness	3.0x	3.0x

As at March 31, 2022, Allied was in compliance with the terms and covenants of the agreements governing the Unsecured Facility, the unsecured term loan and the Unsecured Debentures.

A number of other financial ratios are also monitored by Allied, such as net debt as a multiple of annualized adjusted EBITDA and interest coverage ratio - including interest capitalized and excluding financing prepayment costs. These ratios are presented in Section I—Overview.

EQUITY

The equity of Allied is comprised of Units issued by Allied and Exchangeable LP Units issued by Allied Properties Exchangeable Limited Partnership (“the Partnership”):

UNITS (AUTHORIZED - UNLIMITED)

Each Unit represents a single vote at any meeting of Unitholders and entitles the Unitholder to receive a *pro rata* share of all distributions, in accordance with the conditions provided for in the Declaration of Trust.

EXCHANGEABLE LP UNITS (AUTHORIZED - UNLIMITED)

Exchangeable LP Units issued by the Partnership are economically equivalent to Units, receive distributions equal to the distributions paid on the Units and are exchangeable, on a one-for-one basis, at the holder’s option, for Units. All Exchangeable LP Units are held, directly or indirectly, by Choice Properties.

The 11,809,145 Exchangeable LP Units issued on March 31, 2022, in connection with the acquisition of six properties from Choice Properties contain lock-up and standstill restrictions. The lock-up will expire based on the following schedule:

LOCK-UP EXPIRATION DATE	NUMBER OF EXCHANGEABLE LP UNITS ELIGIBLE FOR RELEASE
June 30, 2023	2,952,286
September 30, 2023	2,952,286
December 31, 2023	2,952,286
March 31, 2024	2,952,287
.....
	11,809,145

Each Exchangeable LP Unit is accompanied by one special voting unit of Allied (“Special Voting Unit”) which provides the holder thereof with the right to one vote at all meetings of Unitholders. The Declaration of Trust was amended on March 4, 2022 to provide for the creation and issuance of the Special Voting Units.

The following represents the number of Units and Exchangeable LP Units issued and outstanding, and the related carrying value of equity, for the three months ended March 31, 2022 and the year ended December 31, 2021.

	NUMBER ISSUED AND OUTSTANDING			AMOUNT		
	UNITS	EXCHANGEABLE LP UNITS	TOTAL EQUITY	UNITS	EXCHANGEABLE LP UNITS	TOTAL EQUITY
Balance - January 1, 2021	127,259,218	—	127,259,218	\$3,884,661	\$—	\$3,884,661
Restricted Unit Plan (net of forfeitures)	—	—	—	(2,141)	—	(2,141)
Unit Option Plan - options exercised	1,533	—	1,533	56	—	56
Unit issuance (net of costs)	477,100	—	477,100	20,079	—	20,079
Balance - December 31, 2021	127,737,851	—	127,737,851	\$3,902,655	\$—	\$3,902,655
Balance - January 1, 2022	127,737,851	—	127,737,851	\$3,902,655	\$—	\$3,902,655
Restricted Unit Plan (net of forfeitures)	—	—	—	(2,480)	—	(2,480)
Long-term incentive plan	—	—	—	—	—	—
Unit Option Plan - options exercised	2,544	—	2,544	80	—	80
Unit issuance (net of costs)	211,800	11,809,145	12,020,945	9,184	550,660	559,844
Balance - March 31, 2022	127,952,195	11,809,145	139,761,340	\$3,909,439	\$550,660	\$4,460,099

During the three months ended March 31, 2022, the acquisition of six office assets from Choice Properties was satisfied in part by the issuance of 11,809,145 Exchangeable LP Units. The Exchangeable LP Units were recognized as non-controlling interests in the unaudited condensed consolidated statements of equity.

During the three months ended March 31, 2022, Allied issued 211,800 Units under the at-the-market program (“ATM Program”) in settlement of trades executed at the end of December 2021 at a weighted average price of \$44.02 per Unit for gross proceeds of \$9,324, and incurred commissions of \$140, for net proceeds of \$9,184.

During the three months and year ended December 31, 2021, Allied issued 477,100 Units under the ATM Program at a weighted average price of \$44.07 per Unit for gross proceeds of \$21,028, and incurred commissions of \$315, for net proceeds of \$20,713. Issuance costs on the ATM Program were \$634 for the year ended December 31, 2021. The commissions and issuance costs were applied against the gross proceeds and charged against Unitholders’ equity.

Allied does not hold any of its own Units, nor does Allied reserve any Units for issue under options and contracts.

As at April 27, 2022, 127,952,195 Units and 1,723,837 options to purchase Units were issued and outstanding.

The weighted average number of Units and Exchangeable LP Units for the purpose of calculating basic and diluted income per unit is as follows:

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Units	127,942,799	127,259,218
Exchangeable LP Units ⁽¹⁾	131,213	—
Total units - basic	128,074,012	127,259,218
Unit Option Plan	205,970	70,160
Total units - fully diluted	128,279,982	127,329,378

(1) Issued on March 31, 2022.

NORMAL COURSE ISSUER BID

On February 22, 2022, Allied received approval from the Toronto Stock Exchange (“TSX”) for the renewal of its normal course issuer bid (“NCIB”), which entitles Allied to purchase up to 12,602,594 of its outstanding Units, representing approximately 10% of its public float as at February 10, 2022. The NCIB commenced February 24, 2022, and will expire on February 23, 2023, or such earlier date as Allied completes its purchases pursuant to the NCIB. All purchases under the NCIB will be made on the open market through the facilities of the TSX or alternate trading systems in Canada at market prices prevailing at the time of purchase. Any Units that are repurchased will either be cancelled or delivered to participants under Allied’s Restricted Unit Plan or to employees pursuant to Allied’s employee programs.

During the three months ended March 31, 2022, Allied purchased 57,147 Units for \$2,480 at a weighted average price of \$43.40 per Unit under its NCIB program for delivery to participants under Allied’s Restricted Unit Plan.

COMPENSATION PLANS

Allied adopted a unit option plan (the “Unit Option Plan”) providing for the issuance, from time to time, at the discretion of the trustees, of options to purchase Units for cash. Participation in the Unit Option Plan is restricted to certain employees of Allied. The Unit Option Plan complies with the requirements of the TSX. The exercise price of any option granted will not be less than the closing market price of the Units on the day preceding the date of grant. The term of the options may not exceed ten years. Options granted prior to February 22, 2017 vest evenly over three years; options granted subsequently vest evenly over four years from the date of grant. All options are settled in Units. Effective December 2021, no further options will be granted under the Unit Option Plan.

At March 31, 2022, Allied had granted options to purchase up to 1,723,837 Units outstanding, of which 1,156,478 had vested. At December 31, 2021, Allied had options to purchase 1,726,381 Units outstanding, of which 842,672 had vested.

For the three months ended March 31, 2022, Allied recorded a unit-based compensation expense of \$281 (March 31, 2021 - \$450) in general and administrative expense in the unaudited condensed consolidated statements of income and comprehensive income related to the Unit Option Plan.

In March 2010, Allied adopted a restricted unit plan (the “Restricted Unit Plan”), whereby restricted Units (“Restricted Units”) are granted to certain key employees and trustees, at the discretion of the Board of Trustees. The Restricted Units are purchased in the open market. Employees and trustees who are granted Restricted Units have the right to vote and to receive distributions from the date of the grant. Generally, the Restricted Units granted to employees vest as to one-third on each of the three anniversaries following the date of the grant. Restricted Units granted to non-management trustees are fully vested. Whether vested or not, without the specific authority of the Governance and Compensation Committee, the Restricted Units may not be sold, mortgaged or otherwise disposed of for a period of six years following the date of the grant, except that in the case of a non-management trustee, the release date will be automatically accelerated to the date such person ceases to hold office as a trustee of Allied. The Restricted Unit Plan contains provisions providing for the vesting or forfeiture of unvested Restricted Units within specified time periods in the event the employee’s employment is terminated, and authorizes the Chief Executive Officer, in his or her discretion, to accelerate the release date and vesting of Restricted Units in certain circumstances where an employee’s employment is terminated. At March 31, 2022, Allied had 318,513 Restricted Units outstanding (December 31, 2021 - 296,810).

For the three months ended March 31, 2022, Allied recorded a unit-based compensation expense of \$1,430 (three months ended March 31, 2021 - \$1,034) in general and administrative expense in the unaudited condensed consolidated statements of income and comprehensive income related to the Restricted Unit Plan.

In December 2021, Allied adopted a cash settled performance and restricted trust unit plan (the “PTU/RTU Plan”) whereby performance trust units and/or restricted trust units (together, “Plan Units”) are granted to certain employees at the discretion of the Board. Plan Units are subject to such vesting, settlement, performance criteria and adjustment factors as are established by the Board at the time of the grant and accumulate distribution equivalents in the form of additional Plan Units. The PTU/RTU Plan contains provisions providing for the vesting or forfeiture of unvested Plan Units within specified time periods in the event the employee’s employment is terminated, and authorizes the Chief Executive Officer, in their discretion, to amend the vesting and settlement of Plan Units in certain circumstances where an employee’s employment is terminated. The following is a summary of the activity of Allied’s PTU/RTU Plan:

	THREE MONTHS ENDED	YEAR ENDED
	MARCH 31, 2022	DECEMBER 31, 2021
Plan Units, beginning of period	—	—
Granted	172,500	—
Distributions equivalents	537	—
Plan Units, end of period	173,037	—

For the three months ended March 31, 2022, Allied recorded a unit-based compensation expense of \$545 (March 31, 2021 - \$nil) in general and administrative expense in the unaudited condensed consolidated statements of income and comprehensive income.

DISTRIBUTIONS

Allied is focused on increasing distributions to its Unitholders on a regular and prudent basis. During the first 12 months of operations, Allied made regular monthly distributions of \$1.10 per Unit on an annualized basis. The distribution increases since then are set out in the table below:

	MARCH, 2004	MARCH, 2005	MARCH, 2006	MARCH, 2007	MARCH, 2008	DECEMBER, 2012	DECEMBER, 2013
Annualized increase per Unit	\$0.04	\$0.04	\$0.04	\$0.04	\$0.06	\$0.04	\$0.05
% increase	3.6%	3.5%	3.4%	3.3%	4.8%	3.0%	3.7%
Annualized distribution per Unit	\$1.14	\$1.18	\$1.22	\$1.26	\$1.32	\$1.36	\$1.41

	DECEMBER, 2014	DECEMBER, 2015	DECEMBER, 2016	DECEMBER, 2017	DECEMBER, 2018	JANUARY, 2020	JANUARY, 2021	JANUARY, 2022
Annualized increase per Unit	\$0.05	\$0.04	\$0.03	\$0.03	\$0.04	\$0.05	\$0.05	\$0.05
% increase	3.5%	2.7%	2.0%	2.0%	2.6%	3.1%	3.0%	2.9%
Annualized distribution per Unit	\$1.46	\$1.50	\$1.53	\$1.56	\$1.60	\$1.65	\$1.70	\$1.75

On each date that a distribution is declared by Allied on the Units, a distribution in an equal amount per unit is declared by the Partnership on the Exchangeable LP Units. Holders of Exchangeable LP Units may elect to receive a loan from the Partnership, without interest, in lieu of receiving all or a portion of the distributions declared by the Partnership, which will be payable in full on the first business day following the end of the fiscal year in which such loan was made. During the three months ended March 31, 2022, there were no Exchangeable LP Units outstanding on the declaration date for distributions on the Allied Units, consequently no distributions were declared on the Exchangeable LP Units during the period.

SOURCES OF DISTRIBUTIONS

For the three months ended March 31, 2022, Allied declared \$55,966 in distributions (March 31, 2021 - \$54,101).

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Distributions declared	\$55,966	\$54,101
Net income	\$187,190	\$77,522
Cash flows provided by operating activities	\$68,671	\$61,049
AFFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation ⁽¹⁾	\$71,571	\$66,329
AFFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation payout ratio ⁽¹⁾	78.2%	81.6%
Excess of net income over distributions declared	\$131,224	\$23,421
Excess of cash flows provided by operating activities over distributions declared	\$12,705	\$6,948
Excess of cash provided by AFFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation over distributions declared	\$15,605	\$12,228

(1) This is a non-IFRS measure, refer to page 21.

In determining the amount of distributions to be made to Unitholders, Allied's Board of Trustees consider many factors, including provisions in its Declaration of Trust, macro-economic and industry specific environments, the overall financial condition of Allied, future capital requirements, debt covenants, and taxable income. In accordance with Allied's distribution policy, Management and the Board of Trustees regularly review Allied's rate of distributions to ensure an appropriate level of cash and non-cash distributions. Management anticipates that distributions declared will, in the foreseeable future, continue to vary from net income as net income includes fair value adjustments and other non-cash items. While cash flows from operating activities are generally sufficient to cover distribution requirements, timing of expenses and seasonal fluctuations in non-cash working capital may result in a shortfall. These seasonal or short-term fluctuations will be funded, if necessary, by the Unsecured Facility. As such, the cash distributions are not an economic return of capital, but a distribution of sustainable cash flow from operations. Based on current facts and assumptions, Management does not anticipate cash distributions will be reduced or suspended in the foreseeable future.

The rate of distribution as at March 31, 2022, amounts to \$1.75 per Unit per annum (December 31, 2021 - \$1.70 per Unit per annum).

COMMITMENTS

At March 31, 2022, Allied had future commitments as set out below, excluding the amount held within equity accounted investments:

	MARCH 31, 2022	DECEMBER 31, 2021
Capital expenditures and committed acquisitions	\$474,403	\$473,779

As at March 31, 2022, commitments of \$599 (December 31, 2021 - \$354) were held within equity accounted investments.

The above does not include Allied's lease liability commitments, which are disclosed in note 12 of the unaudited condensed consolidated financial statements for the three months ended March 31, 2022.

Section VII

–Accounting Estimates and Assumptions

SIGNIFICANT ACCOUNTING POLICIES

Accounting policies and any respective changes are discussed in Allied's unaudited condensed consolidated financial statements for the three months ended March 31, 2022, and the notes contained therein.

Section VIII

–Disclosure Controls and Internal Controls

Management maintains appropriate information systems, procedures and controls to provide reasonable assurance that information that is publicly disclosed is complete, reliable and timely. The Chief Executive Officer (the “CEO”) and Chief Financial Officer (the “CFO”) of Allied, along with the assistance of senior Management under their supervision, have designed disclosure controls and procedures to provide reasonable assurance that material information relating to Allied is made known to the CEO and CFO, and have designed internal controls over financial reporting to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with IFRS.

No changes were made in the design of internal controls over financial reporting during the period ended March 31, 2022, that have materially affected, or are reasonably likely to materially affect, Allied’s internal controls over financial reporting.

It should be noted that a control system, no matter how well conceived and operated, can provide only reasonable, not absolute, assurance that the objectives of the control system are met. Because of the inherent limitations in all control systems, no evaluation of controls can provide absolute assurance of control issues, including whether instances of fraud, if any, have been detected. These inherent limitations include, among other items: (i) that Management’s assumptions and judgments could ultimately prove to be incorrect under varying conditions and circumstances; (ii) the impact of any undetected errors; and (iii) that controls may be circumvented by the unauthorized acts of individuals, by collusion of two or more people, or by Management override.

Section IX

–Risks and Uncertainties

There are certain risk factors inherent in the investment and ownership of real estate. Real estate investments are capital intensive, and success from real estate investments depends upon maintaining occupancy levels and rental income flows to generate acceptable returns. These success factors are dependent on general economic conditions and local real estate markets, demand for leased premises and competition from other available properties.

Allied's portfolio is focused on a particular asset class in seven metropolitan real estate markets in Canada. This focus enables Management to capitalize on certain economies of scale and competitive advantages that would not otherwise be available.

COVID-19 RISK

The ongoing COVID-19 pandemic, and government restrictive measures intended to contain or manage its impact, could adversely affect Allied's business, financial condition and results of operations. Various measures have been taken by the Canadian federal and provincial governments and other authorities to mitigate the transmission of COVID-19 and its variants, including social distancing recommendations, occupancy limits in enclosed spaces, quarantines, and travel restrictions, some of which remain in effect. The nature and extent of these measures may change depending on the efficacy of vaccination programs, the emergence of new variants of the COVID-19 virus, and any resurgence of COVID-19 positive cases. As a result of the continuously evolving circumstances surrounding COVID-19, uncertainty remains with respect to Allied's revised internal forecast, the most significant being the fact that it cannot predict how consumers will respond as the restriction measures continue or change in Canada. In addition, Allied cannot predict the extent and severity of the economic disruption flowing from the global pandemic.

The global pandemic could have adverse consequences on Allied including, but not limited to, business continuity interruptions, disruptions and costs of development activities, unfavorable market conditions, and threats to the health and safety of employees. Allied's users may also face business challenges as a result of the pandemic that may adversely affect their business and their ability to pay rent as required under the leases. Allied has afforded rent deferrals to certain users. There can be no assurance that deferred rents will be collected in accordance with deferral arrangements or at all. Any inability to collect rents in a timely manner or at all could adversely affect Allied's business and financial results.

Allied is a party to various joint arrangements and partnerships with different entities. If these joint arrangements or partnerships do not perform as expected or default on financial obligations due in whole or in part to factors related to COVID-19, Allied has an associated risk. Allied has mitigated these risks by negotiating contractual rights upon default, by entering into agreements with financially stable partners and by working with partners who have a successful record of completing development projects.

Certain of the materials and products used in the development of Allied's Properties Under Development are sourced from third-party suppliers and manufacturers in China and elsewhere. The COVID-19 pandemic has resulted in the extended shutdown of certain businesses across the world which may in turn result in disruptions or delays to the supply of such materials and products including disruptions from the temporary closure of third-party supplier and manufacturer facilities and interruptions in product supply. Any disruption of Allied's suppliers and their contract manufacturers may have an impact on the planned development of Allied's Properties Under Development and related timelines.

The duration of business disruptions and related financial impact of COVID-19 cannot be reasonably estimated at this time nor can Allied predict how consumers and users will respond while restrictive measures continue or during the transition to a fully reopened economy. In response to the pandemic, Allied has developed and implemented a plan to monitor and mitigate risks posed to its employees, users and business. Allied's plan is guided by local public health authorities and governments in each of its markets. Allied continues to closely monitor business operations and may take further actions that respond to directives of governments and public health authorities or that are in the best interests of employees, users, suppliers or other stakeholders, as necessary.

However, no such plan can eliminate the risks associated with events of this magnitude, and much of the impacts will be the result of matters beyond Allied's control. There can be no assurance that the measures undertaken to date will eliminate the risk of disruption to Allied's business operations and development activity, and there can be no assurance that Allied's users will be able to maintain their business operations and continue to be able to pay rent in full, on a timely basis or at all. Such events could materially adversely affect Allied's operations, reputation and financial condition, including the fair value of Allied's properties.

The global pandemic has caused an economic slowdown and increased volatility in financial markets, which has negatively impacted the market price for the equity securities of Allied. Governments and central banks have responded with monetary and fiscal interventions intended to stabilize economic conditions. However, it is not currently known how these interventions will impact debt and equity markets or the economy generally. Although the impact of COVID-19, and its duration, on the global economy remains uncertain, disruptions caused by COVID-19 may materially adversely affect Allied's users, the debt and equity markets and Allied's operations and financial performance. It could also potentially affect Allied's current credit ratings, total return and distributions. Even after the COVID-19 pandemic has subsided, Allied may experience material adverse impacts to its business as a result of the global economy as well as lingering effects on Allied's employees, suppliers, third-party service providers and/or users.

FINANCING AND INTEREST RATE RISK

Allied is subject to risk associated with debt financing. The availability of debt to re-finance existing and maturing loans and the cost of servicing such debt will influence Allied's success. In order to minimize risk associated with debt financing, Allied strives to re-finance maturing loans with long-term fixed-rate debt and to stagger the maturities over time. For Allied's current debt-maturity schedule, refer to page 75.

Interest rates on debt are between 1.00% and 7.35% with a weighted average interest rate of 2.87%. The weighted average term of our debt (excluding construction loans and the Unsecured Facility) is 6.2 years. Refer to note 11(b) and (d) of the unaudited condensed consolidated financial statements for further details.

Allied is additionally subject to risk associated with equity financing. The ability to access the equity capital markets at appropriate points in time and at an acceptable cost will influence Allied's success. In order to minimize the risk associated with equity financing, Allied engages in extensive investor relations activity with retail and institutional investors globally and strives to fix the cost of equity in conjunction with a clear use of proceeds.

CREDIT RISK

Allied is subject to credit risk arising from the possibility that users may not be able to fulfill their lease obligations. Allied strives to mitigate this risk by maintaining a diversified user-mix and limiting exposure to any single user. Allied's exposure to top-10 users is 20.7% of gross revenue and the credit quality of our top-10 users continues to improve.

As Allied has invested in mortgages to facilitate acquisitions, further credit risks arise in the event that borrowers default on the repayment of their mortgages to Allied. Allied's mortgage investments will typically be subordinate to prior ranking mortgage or charges. Not all of Allied's financing activities will translate into acquisitions. As at March 31, 2022, Allied had \$374,894 in loans receivable, the majority of which is loaned to affiliates of a single private company. In the event of a large commercial real estate market correction, the fair market value of an underlying property may be unable to support the mortgage investment. Allied mitigates this risk by obtaining corporate guarantees and/or registered mortgage charges.

UNIT PRICE RISK

Unit price risk arises from the unit-based compensation liabilities which are recorded at fair value at each quarter-end date. Allied's unit-based compensation liabilities negatively impact operating income when the Unit price rises and positively impact operating income when the Unit price declines.

LEASE ROLL-OVER RISK

Allied is subject to lease roll-over risk. Lease roll-over risk arises from the possibility that Allied may experience difficulty renewing or replacing users occupying space covered by leases that mature. Allied strives to stagger its lease maturity schedule so that it is not faced with a disproportionately large level of lease maturities in a given year. For Allied's current lease maturity schedule, refer to page 46.

In evaluating lease roll-over risk, it is informative to determine Allied's sensitivity to a decline in occupancy. For every full-year decline of 100 basis points in occupancy at its average rental rate per square foot, Allied's annual AFFO excluding condominium related items, financing prepayment costs and the mark-to-market expense on unit-based compensation would decline by approximately \$5,849 (approximately \$0.046 per unit). The decline in AFFO excluding condominium related items and financing prepayment costs per unit would be more pronounced if the decline in occupancy involved space leased above the average rental rate per square foot and less pronounced if the decline in occupancy involved space leased below the average rental rate per square foot.

ENVIRONMENTAL AND CLIMATE CHANGE RISK

As an owner of real estate, Allied is subject to various federal, provincial and municipal laws relating to environmental matters. Such laws provide that Allied could be liable for the costs of removal of certain hazardous substances and remediation of certain hazardous locations. The failure to remove or remediate such substances or locations, if any, could adversely affect Allied's ability to sell such real estate or to borrow using such real estate as collateral and could potentially also result in claims against Allied. Allied is not aware of any material non-compliance with environmental laws at any of the properties. Allied is also not aware of any pending or threatened investigations or actions by environmental regulatory authorities in connection with any of the properties or any pending or threatened claims relating to environmental conditions at the properties.

Allied will make the necessary capital and operating expenditures to ensure compliance with environmental laws and regulations. Although there can be no assurances, Allied does not believe that costs relating to environmental matters will have a material adverse effect on Allied's business, financial condition or results of operation. However, environmental laws and regulations may change and Allied may become subject to more stringent environmental laws and regulations in the future. Compliance with more stringent environmental laws and regulations could have an adverse effect on Allied's business, financial condition or results of operation. It is Allied's operating policy to obtain a Phase I environmental assessment conducted by an independent and experienced environmental consultant prior to acquiring a property. Phase I environmental assessments have been performed in respect of all properties.

Natural disasters and severe weather such as floods, blizzards and rising temperatures may result in damage to the properties. The extent of Allied's casualty losses and loss in operating income in connection with such events is a function of the severity of the event and the total amount of exposure in the affected area. Allied is also exposed to risks associated with inclement winter weather, including increased need for maintenance and repair of its buildings. In addition, climate change, to the extent it causes changes in weather patterns, could have effects on Allied's business by increasing the cost of property insurance, and/or energy at the properties. As a result, the consequences of natural disasters, severe weather and climate change could increase Allied's costs and reduce Allied's cash flow.

DEVELOPMENT RISK

As an owner of Properties Under Development, Allied is subject to development risks, such as construction delays, cost over-runs and the failure of users to take occupancy and pay rent in accordance with lease arrangements. In connection with all Properties Under Development, Allied incurs development costs prior to (and in anticipation of) achieving a stabilized level of rental revenue. In the case of the development of ancillary or surplus land, these risks are managed in most cases by not commencing construction until a satisfactory level of pre-leasing is achieved. Overall, these risks are managed through Allied's Declaration, which states that the cost of development cannot exceed 15% of GBV.

TAXATION RISK

On June 22, 2007, specified investment flow through trusts or partnerships ("SIFT") rules were introduced and changed the manner in which certain trusts are taxed. Certain distributions from a SIFT would not be deductible in computing the SIFT's taxable income and therefore the distributions would be subject to trust entity level tax, at the general tax rate applicable to Canadian corporations. Trusts that meet the REIT exemption are not subject to SIFT rules. The determination as to whether Allied qualifies for the REIT exemption in a particular taxation year can only be made with certainty at the end of that taxation year. Asset tests need to be met at all times in the taxation year and revenue tests need to be met for the taxation year. While there is uncertainty surrounding the interpretation of the relevant provisions of the REIT exemption and application of SIFT rules, Allied expects that it will qualify for the REIT exemption.

In the event that the SIFT rules apply to Allied, the impact to Unitholders will depend on the status of the holder and, in part, on the amount of income distributed which would not be deductible by Allied in computing its income in a particular year and what portions of Allied's distributions constitute "non-portfolio earnings", other income and return of capital.

JOINT ARRANGEMENT RISK

Allied has entered into various joint arrangements and partnerships with different entities. If these joint arrangements or partnerships do not perform as expected or default on financial obligations, Allied has an associated risk. Allied reduces this risk by seeking to negotiate contractual rights upon default, by entering into agreements with financially stable partners and by working with partners who have a successful record of completing development projects.

CYBERSECURITY RISK

The efficient operation of Allied's business is dependent on computer hardware and software systems. Information systems are vulnerable to cybersecurity incidents. A cybersecurity incident is considered to be any material adverse event that threatens the confidentiality, integrity or availability of Allied's information resources. A cybersecurity incident is an intentional attack or an unintentional event including, but not limited to, malicious software, attempts to gain unauthorized access to data or information systems, and other electronic security breaches that could lead to disruptions in critical systems, unauthorized release of confidential or otherwise protected information and corruption of data. Allied's primary risks that could directly result from the occurrence of a cyber incident include operational interruption, damage to its reputation, damage to its business relationships with users, the disclosure of confidential information including personally identifiable information, potential liability to third parties, loss of revenue, additional regulatory scrutiny and fines, as well as litigation and other costs and expenses. Allied undertakes regular internal and external assessments of its information security posture, including annual third-party penetration testing and ongoing third-party assessment of Allied's information technology footprint. Allied has adopted ISO 27001:2013 as a guiding framework for its portfolio and has obtained ISO 27001 certification and a SOC 2 Type 2 audit report for its UDC portfolio. For information stored with or processed by third parties, Allied undertakes due diligence prior to working with them and uses contractual means to ensure compliance to standards set by Allied. Allied's employees complete information security training every four months and an external Information Technology General Controls audit is completed annually. Additionally, Allied monitors and assesses risks surrounding collection, usage, storage, protection, and retention/destruction practices of personal data. Allied also maintains information security risk insurance coverage. Since inception, Allied has not experienced an unauthorized intrusion or infiltration of its systems that has resulted in a data breach. These measures, as well as Allied's increased awareness of a risk of a cyber incident, do not guarantee that its financial results will not be negatively impacted by such an incident.

REAL ESTATE RISK

Allied is subject to the conventional risks associated with the ownership of real estate. Allied strives to mitigate these risks by remaining fully informed on best practices, trends and legislative and demographic changes in the commercial real estate markets within which we operate. Allied additionally strives to mitigate these risks by focusing intently on execution.

Section X

–Property Table

MARCH 31, 2022 PROPERTIES	Urban Workspace			Total GLA	% Total GLA	Total Vacant & Unleased	Total Leased	Leased %
	Office GLA	Retail GLA	Urban Data Centres GLA					
28 Atlantic	10,065	—	—	10,065		—	10,065	100.0%
32 Atlantic	50,434	—	—	50,434		—	50,434	100.0%
47 Jefferson	6,884	—	—	6,884		—	6,884	100.0%
64 Jefferson	78,820	—	—	78,820		—	78,820	100.0%
905 King W	51,262	1,400	—	52,662		—	52,662	100.0%
College & Manning - 547-549 College	—	2,818	—	2,818		—	2,818	100.0%
College & Manning - 559-563 College ⁽¹⁾	24,627	2,634	—	27,261		3,202	24,059	88.3%
College & Palmerston - 491 College ⁽¹⁾	8,863	3,717	—	12,580		—	12,580	100.0%
The Castle - 135 Liberty	55,152	—	—	55,152		—	55,152	100.0%
The Castle - 41 Fraser	14,857	—	—	14,857		—	14,857	100.0%
The Castle - 47 Fraser	7,468	3,480	—	10,948		—	10,948	100.0%
The Castle - 49 Fraser	17,472	—	—	17,472		10,363	7,109	40.7%
The Castle - 53 Fraser	78,797	—	—	78,797		—	78,797	100.0%
The Castle - 8 Pardee	—	2,681	—	2,681		—	2,681	100.0%
King West	404,701	16,730	—	421,431	2.7%	13,565	407,866	96.8%
12 Brant	—	11,936	—	11,936		—	11,936	100.0%
141 Bathurst	10,101	—	—	10,101		1,718	8,383	83.0%
183 Bathurst	24,136	5,643	—	29,779		13,924	15,855	53.2%
241 Spadina	24,833	6,046	—	30,879		6,162	24,717	80.0%
379 Adelaide W	38,560	3,045	—	41,605		23,676	17,929	43.1%
383 Adelaide W	4,515	—	—	4,515		—	4,515	100.0%
387 Adelaide W	6,500	—	—	6,500		—	6,500	100.0%
420 Wellington W	31,221	3,163	—	34,384		—	34,384	100.0%
425 Adelaide W	72,404	2,858	—	75,262		6,723	68,539	91.1%
425-439 King W	66,486	23,497	—	89,983		—	89,983	100.0%
432 Wellington Street W	—	8,997	—	8,997		—	8,997	100.0%
441-443 King W	6,377	2,904	—	9,281		—	9,281	100.0%
445-455 King W	31,523	16,304	—	47,827		—	47,827	100.0%
460 King W	10,144	4,285	—	14,429		—	14,429	100.0%
461 King W	38,689	35,833	—	74,522		—	74,522	100.0%
468 King W	63,121	—	—	63,121		—	63,121	100.0%
469 King W	61,618	12,273	—	73,891		—	73,891	100.0%
478 King W	—	8,701	—	8,701		—	8,701	100.0%
485 King W	12,339	—	—	12,339		—	12,339	100.0%
500 King W	44,130	21,598	—	65,728		—	65,728	100.0%

MARCH 31, 2022 PROPERTIES	Urban Workspace			Total GLA	% Total GLA	Total Vacant & Unleased	Total Leased	Leased %
	Office GLA	Retail GLA	Urban Data Centres GLA					
522 King W	28,850	21,863	—	50,713		—	50,713	100.0%
552-560 King W	6,784	17,395	—	24,179		—	24,179	100.0%
555 Richmond W	296,038	1,850	—	297,888		35,407	262,481	88.1%
579 Richmond W	26,818	—	—	26,818		3,459	23,359	87.1%
64 Spadina	—	5,297	—	5,297		—	5,297	100.0%
662 King W	33,731	—	—	33,731		2,703	31,028	92.0%
668 King W	—	6,934	—	6,934		—	6,934	100.0%
80-82 Spadina	60,048	16,009	—	76,057		—	76,057	100.0%
96 Spadina	77,673	8,240	—	85,913		9,770	76,143	88.6%
King Portland Centre - 602-606 King W ⁽¹⁾	19,208	6,364	—	25,572		—	25,572	100.0%
King Portland Centre - 620 King W ⁽¹⁾	127,658	9,170	—	136,828		—	136,828	100.0%
King Portland Centre - 642 King W ⁽¹⁾	7,370	5,365	—	12,735		363	12,372	97.1%
King West Central	1,230,875	265,570	—	1,496,445	9.7%	103,905	1,392,540	93.1%
116 Simcoe	15,461	—	—	15,461		3,973	11,488	74.3%
117 & 119 John	—	7,562	—	7,562		—	7,562	100.0%
125 John	2,171	798	—	2,969		—	2,969	100.0%
179 John	70,923	—	—	70,923		—	70,923	100.0%
180 John	45,631	—	—	45,631		—	45,631	100.0%
200 Adelaide W	26,614	—	—	26,614		—	26,614	100.0%
208-210 Adelaide W	11,477	—	—	11,477		1,854	9,623	83.8%
217 Richmond W	31,662	21,670	—	53,332		8,737	44,595	83.6%
257 Adelaide W	42,763	—	—	42,763		—	42,763	100.0%
312 Adelaide W	62,420	5,584	—	68,004		19,515	48,489	71.3%
331-333 Adelaide W	19,048	3,725	—	22,773		—	22,773	100.0%
358-360 Adelaide W	50,786	—	—	50,786		8,575	42,211	83.1%
388 King W	20,275	19,040	—	39,315		14,363	24,952	63.5%
82 Peter	40,069	6,846	—	46,915		—	46,915	100.0%
99 Spadina	51,058	—	—	51,058		—	51,058	100.0%
QRC West - 134 Peter, Phase I	298,782	8,213	—	306,995		—	306,995	100.0%
QRC West - 364 Richmond W, Phase I	38,279	—	—	38,279		—	38,279	100.0%
Union Centre	41,787	—	—	41,787		4,952	36,835	88.1%
Entertainment District	869,206	73,438	—	942,644	6.1%	61,969	880,675	93.4%

MARCH 31, 2022 PROPERTIES	Urban Workspace			Total GLA	% Total GLA	Total Vacant & Unleased	Total Leased	Leased %
	Office GLA	Retail GLA	Urban Data Centres GLA					
110 Yonge ⁽²⁾	78,106	2,376	—	80,482		8,253	72,229	89.7%
175 Bloor E ⁽³⁾	295,554	9,177	—	304,731		50,482	254,249	83.4%
193 Yonge	34,349	16,898	—	51,247		—	51,247	100.0%
525 University	192,771	9,325	—	202,096		1,968	200,128	99.0%
Downtown	600,780	37,776	—	638,556	4.1%	60,703	577,853	90.5%
106 Front E	24,123	10,554	—	34,677		6,756	27,921	80.5%
184 Front E	84,116	4,829	—	88,945		—	88,945	100.0%
35-39 Front E	34,653	13,822	—	48,475		—	48,475	100.0%
36-40 Wellington E	15,494	9,993	—	25,487		4,055	21,432	84.1%
41-45 Front E	20,958	14,239	—	35,197		—	35,197	100.0%
45-55 Colborne	30,622	13,288	—	43,910		3,145	40,765	92.8%
47 Front E	9,068	4,337	—	13,405		—	13,405	100.0%
49 Front E	9,482	10,435	—	19,917		7,662	12,255	61.5%
50 Wellington E	22,112	12,454	—	34,566		—	34,566	100.0%
54 Esplanade	—	9,038	—	9,038		—	9,038	100.0%
56 Esplanade	59,270	22,137	—	81,407		14,202	67,205	82.6%
60 Adelaide E	106,193	4,608	—	110,801		2,568	108,233	97.7%
65 Front E	14,899	5,922	—	20,821		3,865	16,956	81.4%
70 Esplanade	19,590	6,109	—	25,699		—	25,699	100.0%
St. Lawrence Market	450,580	141,765	—	592,345	3.8%	42,253	550,092	92.9%
135-137 George	2,399	—	—	2,399		—	2,399	100.0%
139-141 George	2,190	—	—	2,190		2,190	—	—%
204-214 King E	115,087	13,837	—	128,924		—	128,924	100.0%
230 Richmond E	73,542	—	—	73,542		—	73,542	100.0%
252-264 Adelaide E	44,537	2,582	—	47,119		13,550	33,569	71.2%
489 Queen E	31,737	—	—	31,737		—	31,737	100.0%
70 Richmond E	34,469	—	—	34,469		4,109	30,360	88.1%
Dominion Square - 468 Queen N	30,383	3,523	—	33,906		—	33,906	100.0%
Dominion Square - 468 Queen S	34,313	9,091	—	43,404		1,358	42,046	96.9%
Dominion Square - 478-496 Queen	6,552	33,526	—	40,078		—	40,078	100.0%
QRC East - 111 Queen E	190,697	20,733	—	211,430		3,032	208,398	98.6%
QRC South - 100 Lombard	44,671	—	—	44,671		7,077	37,594	84.2%
Queen Richmond	610,577	83,292	—	693,869	4.5%	31,316	662,553	95.5%
Toronto	4,166,719	618,571	—	4,785,290	31.0%	313,711	4,471,579	93.4%

MARCH 31, 2022 PROPERTIES	Urban Workspace			Total GLA	% Total GLA	Total Vacant & Unleased	Total Leased	Leased %
	Office GLA	Retail GLA	Urban Data Centres GLA					
195 Joseph	26,462	—	—	26,462		—	26,462	100.0%
25 Breithaupt ⁽⁴⁾	46,845	—	—	46,845		—	46,845	100.0%
51 Breithaupt ⁽⁴⁾	66,355	—	—	66,355		—	66,355	100.0%
72 Victoria	90,010	—	—	90,010		4,386	85,624	95.1%
The Tannery - 151 Charles W	306,813	25,810	—	332,623		27,903	304,720	91.6%
Kitchener	536,485	25,810	—	562,295	3.6%	32,289	530,006	94.3%
Toronto & Kitchener	4,703,204	644,381	—	5,347,585	34.7%	346,000	5,001,585	93.5%
The Chambers - 40 Elgin	195,994	5,500	—	201,494		—	201,494	100.0%
The Chambers - 46 Elgin	28,218	1,756	—	29,974		2,430	27,544	91.9%
Ottawa	224,212	7,256	—	231,468	1.5%	2,430	229,038	99.0%
1001 Boulevard Robert-Bourassa	957,658	32,371	—	990,029		132,819	857,210	86.6%
1010 Sherbrooke W	326,754	1,600	—	328,354		16,746	311,608	94.9%
3510 Saint-Laurent	85,646	15,022	—	100,668		—	100,668	100.0%
3530-3540 Saint-Laurent	52,321	4,008	—	56,329		4,780	51,549	91.5%
3575 Saint-Laurent	165,502	19,277	—	184,779		22,569	162,210	87.8%
425 Viger	311,646	4,674	—	316,320		16,097	300,223	94.9%
4396-4410 Saint-Laurent	41,799	14,147	—	55,946		5,008	50,938	91.0%
4446 Saint-Laurent	72,805	7,251	—	80,056		14,229	65,827	82.2%
451-481 Saint-Catherine W	20,879	9,983	—	30,862		2,350	28,512	92.4%
480 Saint-Laurent	53,406	6,293	—	59,699		2,649	57,050	95.6%
5445 de Gaspé	483,685	896	—	484,581		53,713	430,868	88.9%
5455 de Gaspé	467,061	22,562	—	489,623		—	489,623	100.0%
5505 Saint-Laurent	243,788	2,221	—	246,009		2,221	243,788	99.1%
6300 Parc	184,510	3,736	—	188,246		25,464	162,782	86.5%
645 Wellington	129,017	8,117	—	137,134		818	136,316	99.4%
700 Saint Antoine	107,320	15,323	—	122,643		5,281	117,362	95.7%
740 Saint-Maurice	67,692	—	—	67,692		14,029	53,663	79.3%
747 Square-Victoria	531,446	37,752	—	569,198		74,807	494,391	86.9%
8 Place du Commerce	48,231	11,633	—	59,864		22,807	37,057	61.9%
810 Saint Antoine	43,500	—	—	43,500		43,500	—	—%
85 Saint-Paul W	79,483	—	—	79,483		24,078	55,405	69.7%
Cité Multimédia - 111 Boulevard Robert-Bourassa	358,913	12,571	—	371,484		228,010	143,474	38.6%
Cité Multimédia - 50 Queen	27,072	—	—	27,072		1,077	25,995	96.0%

MARCH 31, 2022 PROPERTIES	Urban Workspace			Total GLA	% Total GLA	Total Vacant & Unleased	Total Leased	Leased %
	Office GLA	Retail GLA	Urban Data Centres GLA					
Cité Multimédia - 700 Wellington	135,232	—	—	135,232		20,912	114,320	84.5%
Cité Multimédia - 75 Queen	253,311	2,513	—	255,824		3,157	252,667	98.8%
Cité Multimédia - 80 Queen	65,044	4,203	—	69,247		9,382	59,865	86.5%
Cité Multimédia - 87 Prince	100,116	1,040	—	101,156		3,254	97,902	96.8%
El Pro Lofts - 644 Courcelle	145,171	8,933	—	154,104		56,396	97,708	63.4%
Le Nordelec - 1301-1303 Montmorency	7,550	—	—	7,550		—	7,550	100.0%
Le Nordelec - 1655 Richardson	32,893	—	—	32,893		—	32,893	100.0%
Le Nordelec - 1751 Richardson & 1700 Saint- Patrick	785,814	42,003	—	827,817		62,699	765,118	92.4%
RCA Building - 1001 Lenoir	305,461	35,819	—	341,280		130,757	210,523	61.7%
Montréal	6,690,726	323,948	—	7,014,674	45.5%	999,609	6,015,065	85.7%
Montréal & Ottawa	6,914,938	331,204	—	7,246,142	47.0%	1,002,039	6,244,103	86.2%
613 11th SW	—	4,288	—	4,288		—	4,288	100.0%
617 11th SW	3,230	6,306	—	9,536		3,088	6,448	67.6%
Alberta Block - 805 1st SW	9,094	22,540	—	31,634		4,198	27,436	86.7%
Alberta Hotel - 808 1st SW	28,036	20,424	—	48,460		10,563	37,897	78.2%
Atrium on Eleventh - 625 11th SE	34,705	1,373	—	36,078		21,538	14,540	40.3%
Biscuit Block - 438 11th SE	51,298	—	—	51,298		—	51,298	100.0%
Burns Building - 237 8th SE	66,862	7,423	—	74,285		4,714	69,571	93.7%
Cooper Block - 809 10th SW	35,256	—	—	35,256		5,278	29,978	85.0%
Customs House - 134 11th SE	76,866	—	—	76,866		5,652	71,214	92.6%
Demcor Condo - 221 10th SE	14,253	—	—	14,253		7,218	7,035	49.4%
Demcor Tower - 239 10th SE	25,228	—	—	25,228		—	25,228	100.0%
Five Roses Building - 731-739 10th SW	—	20,808	—	20,808		2,495	18,313	88.0%
Glenbow - 802 11th SW	—	7,319	—	7,319		—	7,319	100.0%
Glenbow Annex - 816 11th SW	—	9,021	—	9,021		—	9,021	100.0%
Glenbow - 822 11th SW	9,697	7,838	—	17,535		11,069	6,466	36.9%
Glenbow Cornerblock - 838 11th SW	10,998	11,212	—	22,210		1,146	21,064	94.8%
Glenbow Ellison - 812 11th SW	13,344	—	—	13,344		—	13,344	100.0%
Kipling Square - 601 10th SW	48,502	—	—	48,502		9,548	38,954	80.3%
Leeson Lineham Building - 209 8th SW	27,821	5,420	—	33,241		—	33,241	100.0%

MARCH 31, 2022 PROPERTIES	Urban Workspace			Total GLA	% Total GLA	Total Vacant & Unleased	Total Leased	Leased %
	Office GLA	Retail GLA	Urban Data Centres GLA					
LocalMotive - 1240 20th SE	57,536	—	—	57,536		—	57,536	100.0%
Odd Fellows - 100 6th SW	33,474	—	—	33,474		—	33,474	100.0%
Pilkington Building - 402 11th SE	40,018	—	—	40,018		5,898	34,120	85.3%
Roberts Block - 603-605 11th SW	23,645	27,499	—	51,144		18,984	32,160	62.9%
Sherwin Block - 738 11th SW	18,319	8,176	—	26,495		10,372	16,123	60.9%
Telephone Building - 119 6th SW	63,063	—	—	63,063		—	63,063	100.0%
TELUS Sky - 685 Centre SW ⁽⁵⁾	144,290	3,711	—	148,001		43,620	104,381	70.5%
Theatre Grand - 608 1st Street SW	—	34,100	—	34,100		—	34,100	100.0%
Vintage Towers - 322-326 11th SW	190,219	20,418	—	210,637		11,590	199,047	94.5%
Woodstone Building - 1207-1215 13th SE	32,428	—	—	32,428		1,223	31,205	96.2%
Young Block - 129 8th SW	4,841	2,164	—	7,005		4,841	2,164	30.9%
Calgary	1,063,023	220,040	—	1,283,063	8.3%	183,035	1,100,028	85.7%
1040 Hamilton	36,276	9,162	—	45,438		11,856	33,582	73.9%
1050 Homer	38,302	4,797	—	43,099		1,028	42,071	97.6%
1185 West Georgia	161,498	4,357	—	165,855		12,037	153,818	92.7%
1220 Homer	21,708	—	—	21,708		—	21,708	100.0%
1286 Homer	25,637	—	—	25,637		—	25,637	100.0%
1508 West Broadway	83,193	64,183	—	147,376		7,221	140,155	95.1%
151-155 West Hastings	38,512	—	—	38,512		—	38,512	100.0%
2233 Columbia	21,591	6,852	—	28,443		—	28,443	100.0%
342 Water	18,434	3,206	—	21,640		12,496	9,144	42.3%
365 Railway	31,528	—	—	31,528		—	31,528	100.0%
375 Water	149,105	27,149	—	176,254		12,811	163,443	92.7%
840 Cambie	89,377	—	—	89,377		—	89,377	100.0%
948-950 Homer	23,245	21,758	—	45,003		—	45,003	100.0%
Dominion Building - 207 West Hastings	59,659	12,646	—	72,305		5,739	66,566	92.1%
Sun Tower - 128 West Pender	76,182	1,693	—	77,875		21,999	55,876	71.8%
Vancouver	874,247	155,803	—	1,030,050	6.7%	85,187	944,863	91.7%
Total Office and Retail	13,555,412	1,351,428	—	14,906,840	96.7%	1,616,261	13,290,579	89.2%
151 Front W	—	—	277,944	277,944		1,320	276,624	99.5%
250 Front W	—	—	173,000	173,000		24,452	148,548	85.9%

MARCH 31, 2022 PROPERTIES	Urban Workspace			Total GLA	% Total GLA	Total Vacant & Unleased	Total Leased	Leased %
	Office GLA	Retail GLA	Urban Data Centres GLA					
905 King W	—	—	59,056	59,056		—	59,056	100.0%
Urban Data Centres	—	—	510,000	510,000	3.3%	25,772	484,228	94.9%
Total Rental Portfolio	13,555,412	1,351,428	510,000	15,416,840	100.0%	1,642,033	13,774,807	89.3%

Note that the table above does not include ancillary residential properties, which total 13 and are included in the property count.

- (1) RioCan/Allied Joint Arrangement
- (2) Sutter Hill/Allied Joint Arrangement
- (3) OPTrust/Allied Joint Arrangement
- (4) Perimeter/Allied Joint Arrangement
- (5) Westbank/Allied/TELUS Joint Arrangement

RENTAL RESIDENTIAL UNITS

PROPERTY	OCCUPANCY AT MARCH 31, 2022	WEIGHTED AVERAGE OCCUPANCY FOR THE YEAR ENDED DECEMBER 31, 2021
TELUS Sky	52.9%	29.0%

PROPERTIES UNDER DEVELOPMENT	ESTIMATED GLA ON COMPLETION (SF)
The Well, Toronto ⁽¹⁾⁽³⁾	763,000
Adelaide & Duncan, Toronto ⁽¹⁾⁽⁴⁾	230,000
Boardwalk-Revillon Building, Edmonton ⁽⁵⁾	297,851
The Lougheed (604-1st SW), Calgary ⁽²⁾	88,000
400 Atlantic, Montréal	87,473
185 Spadina, Toronto	55,213
Breithaupt Phase III, Kitchener ⁽¹⁾	147,000
QRC West Phase II, Toronto ⁽⁶⁾	93,134
422-424 Wellington W, Toronto	8,000
KING Toronto, Toronto ⁽¹⁾⁽⁷⁾	100,000
108 East 5th Avenue, Vancouver ⁽¹⁾	102,000
King & Brant, Toronto ⁽⁸⁾	130,000
Total Development Portfolio	2,101,671

(1) These properties are co-owned, reflected in the table above at Allied's ownership interest.

(2) While initially working toward repositioning this property for a different use, Allied is now working toward restoring and retrofitting the property to the highest possible standards for workspace in the creative economy.

(3) Each of Allied and RioCan own an undivided 50% interest in The Well. The GLA components (in square feet) at Allied's 50% share will be as follows: approximately 584,000 of office, 179,000 of retail and the residential air rights. The residential air rights and associated underground parking and transfer floor slab developments ("The Well Air Rights") were sold by the co-ownership as previously announced, with the first phase closed in Q4 2020, the second and third phases closed in Q2 2021, the fourth phase closed in Q4 2021 and the last phase closed in January 2022.

(4) The GLA components (in square feet) at our 50% share are as follows: 144,000 of residential, 77,000 of office and 9,000 of retail.

(5) The GLA components (in square feet) are as follows: 233,559 of office and 64,292 of retail.

(6) The GLA components (in square feet) are as follows: 77,434 of office and 15,700 of retail.

(7) Allied entered into a joint arrangement with Westbank to develop KING Toronto. As part of the arrangement, Allied sold a 50% undivided interest to Westbank. KING Toronto is comprised of the following properties: 489 King W, 495 King W, 499 King W, 511-529 King W, 533 King W, 539 King W. The GLA components (in square feet) at our 50% share will be as follows: 60,000 of retail and 40,000 of office.

(8) Allied has received permission to intensify 544 King W and 7-9 Morrison. The approval permits approximately 120,000 square feet of office space and 10,000 square feet of retail space. Allied is exploring the opportunity to increase the permitted leasable area.

ANCILLARY PARKING FACILITIES	NUMBER OF SPACES
15 Brant, Toronto	208
78 Spadina, Toronto	39
105 George, Toronto	15
301 Markham, Toronto	47
388 Richmond, Toronto	121
464 King, Toronto	12
478 King, Toronto	131
560 King, Toronto	171
650 King, Toronto	71
Total Parking	815

Unaudited Condensed
Consolidated Financial Statements
For the Three Months Ended
March 31, 2022 and 2021

ALLIED PROPERTIES REAL ESTATE INVESTMENT TRUST
UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEETS
AS AT MARCH 31, 2022 AND DECEMBER 31, 2021

(in thousands of Canadian dollars)	NOTES	MARCH 31, 2022	DECEMBER 31, 2021
Assets			
Non-current assets			
Investment properties	5	\$10,488,178	\$9,527,105
Residential inventory	6	182,421	170,980
Investment in joint venture and loan receivable	7	132,113	124,790
Loans and notes receivable	8	228,365	223,456
Other assets	9	44,806	28,185
		11,075,883	10,074,516
Current assets			
Cash and cash equivalents	20	10,444	22,548
Loans and notes receivable	8	146,707	144,306
Accounts receivable, prepaid expenses and deposits	10	69,098	57,061
Investment properties held for sale	5	111,560	86,260
		337,809	310,175
Total assets		\$11,413,692	\$10,384,691
Liabilities			
Non-current liabilities			
Debt	11	\$3,717,889	\$3,417,138
Other liabilities	13	40,931	44,635
Lease liabilities	12	157,941	157,550
		3,916,761	3,619,323
Current liabilities			
Debt	11	51,717	36,146
Accounts payable and other liabilities	13	329,063	303,450
		380,780	339,596
Total liabilities		4,297,541	3,958,919
Equity			
Unitholders' equity	15	\$6,565,491	\$6,425,772
Non-controlling interests	15	550,660	—
Total equity		7,116,151	6,425,772
Total liabilities and equity		\$11,413,692	\$10,384,691

Commitments and Contingencies (note 26)

The accompanying notes are an integral part of these unaudited condensed consolidated financial statements.



Gordon Cunningham
Trustee



Michael R. Emory
Trustee

ALLIED PROPERTIES REAL ESTATE INVESTMENT TRUST
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF INCOME AND COMPREHENSIVE INCOME
FOR THE THREE MONTHS ENDED MARCH 31, 2022 AND 2021

(in thousands of Canadian dollars, except unit and per unit amounts)	NOTES	THREE MONTHS ENDED	
		MARCH 31, 2022	MARCH 31, 2021
Rental revenue	18, 22	\$144,820	\$140,835
Property operating costs	22	(61,586)	(59,718)
Operating income		83,234	81,117
Interest expense	11 (g)	(16,669)	(31,848)
General and administrative expenses	19	(6,882)	(6,203)
Condominium marketing expenses		(113)	(221)
Amortization of other assets	9	(261)	(306)
Interest income		7,024	5,944
Fair value gain on investment properties and investment properties held for sale	5	93,928	7,201
Fair value gain on derivative instruments	14, 25 (d)	19,198	20,565
Net income from joint venture	7	7,731	1,273
Net income and comprehensive income		\$187,190	\$77,522
Net income and comprehensive income attributable to:			
Unitholders' equity	15	\$187,190	\$77,522
Non-controlling interests	15	—	—
		\$187,190	\$77,522
Income per unit			
Basic		\$1.46	\$0.61
Diluted		\$1.46	\$0.61
Weighted average number of units	17		
Basic		128,074,012	127,259,218
Diluted		128,279,982	127,329,378

The accompanying notes are an integral part of these unaudited condensed consolidated financial statements.

ALLIED PROPERTIES REAL ESTATE INVESTMENT TRUST
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF EQUITY
FOR THE THREE MONTHS ENDED MARCH 31, 2022 AND 2021

ATTRIBUTABLE TO UNITHOLDERS

(in thousands of Canadian dollars)	NOTES	UNITS	RETAINED EARNINGS	CONTRIBUTED SURPLUS	UNITHOLDERS' EQUITY	NON-CONTROLLING INTERESTS	TOTAL EQUITY
Balance at January 1, 2021	15	\$3,884,661	\$2,265,326	\$27,045	\$6,177,032	\$—	\$6,177,032
Net income and comprehensive income		—	77,522	—	77,522	—	77,522
Unit issuance (net of costs)	15	—	—	—	—	—	—
Distributions		—	(54,101)	—	(54,101)	—	(54,101)
Unit Option Plan – options exercised	15, 16 (a)	—	—	—	—	—	—
Contributed surplus – Unit Option Plan	16 (a)	—	—	450	450	—	450
Restricted Unit Plan (net of forfeitures)	15, 16 (b)	(2,008)	—	1,034	(974)	—	(974)
Balance at March 31, 2021		\$3,882,653	\$2,288,747	\$28,529	\$6,199,929	\$—	\$6,199,929

ATTRIBUTABLE TO UNITHOLDERS

(in thousands of Canadian dollars)	NOTES	UNITS	RETAINED EARNINGS	CONTRIBUTED SURPLUS	UNITHOLDERS' EQUITY	NON-CONTROLLING INTERESTS	TOTAL EQUITY
Balance at January 1, 2022	15	\$3,902,655	\$2,491,956	\$31,161	\$6,425,772	\$—	\$6,425,772
Net income and comprehensive income		—	187,190	—	187,190	—	187,190
Unit issuance (net of costs)	15	9,184	—	—	9,184	550,660	559,844
Distributions		—	(55,966)	—	(55,966)	—	(55,966)
Unit Option Plan – options exercised	15, 16 (a)	80	—	—	80	—	80
Contributed surplus – Unit Option Plan	16 (a)	—	—	281	281	—	281
Restricted Unit Plan (net of forfeitures)	15, 16 (b)	(2,480)	—	1,430	(1,050)	—	(1,050)
Balance at March 31, 2022		\$3,909,439	\$2,623,180	\$32,872	\$6,565,491	\$550,660	\$7,116,151

The accompanying notes are an integral part of these unaudited condensed consolidated financial statements.

ALLIED PROPERTIES REAL ESTATE INVESTMENT TRUST
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE THREE MONTHS ENDED MARCH 31, 2022 AND 2021

(in thousands of Canadian dollars)	NOTES	THREE MONTHS ENDED	
		MARCH 31, 2022	MARCH 31, 2021
Operating activities			
Net income for the period		\$187,190	\$77,522
Fair value gain on investment properties and investment properties held for sale	5	(93,928)	(7,201)
Fair value gain on derivative instruments		(19,198)	(20,565)
Interest expense (excluding capitalized interest)	11 (g)	16,669	31,848
Interest paid (excluding capitalized interest)	5, 6, 12, 20	(22,172)	(33,207)
Interest income		(7,024)	(5,944)
Interest received		4,848	4,332
Net income from joint venture	7	(7,731)	(1,273)
Amortization of other assets	9	261	306
Amortization of improvement allowances	5	7,767	8,067
Amortization of straight-line rents	5	(209)	(1,673)
Amortization of premium on debt	11 (g)	(159)	(2,915)
Amortization of lease liabilities	5, 12	139	95
Amortization of net financing costs	11 (g)	606	855
Unit-based compensation expense	16	2,256	1,484
Additions to residential inventory	6	(11,441)	(4,994)
Change in other non-cash operating items	8, 10, 13, 20	10,797	14,312
Cash provided by operating activities		68,671	61,049
Financing activities			
Repayment of mortgages payable	11 (a)	(834)	(145,304)
Proceeds from senior unsecured debentures (net of financing costs)	11 (e)	—	596,900
Redemption of senior unsecured debentures	11 (e)	—	(150,000)
Principal payments of lease liabilities	12	(8)	(7)
Distributions paid to Unitholders		(55,412)	(53,566)
Proceeds of Unit issuance (net of issuance costs)	15	9,184	—
Proceeds from exercise of Unit options	15, 16 (a)	80	—
Restricted Unit Plan (net of forfeitures)	15, 16 (b)	(2,480)	(2,008)
Proceeds from notes receivable	8 (b)	5	26
Proceeds from Unsecured Revolving Operating Facility	11 (d)	150,000	55,000
Repayments of Unsecured Revolving Operating Facility	11 (d)	(55,000)	(115,000)
Proceeds from construction loan	11 (b)	14,738	7,477
Financing costs		(8)	(336)
Proceeds from loans receivable	8 (a)	179	—

(in thousands of Canadian dollars)	NOTES	THREE MONTHS ENDED	
		MARCH 31, 2022	MARCH 31, 2021
Loans receivable issued to third-parties	7, 8 (a), 20	(5,940)	(13,248)
Cash provided by financing activities		54,504	179,934
Investing activities			
Acquisition of investment properties	4	(46,937)	(22,974)
Deposits on acquisitions		(528)	(1,311)
Additions to investment properties (including capitalized interest)	5, 11 (g)	(83,437)	(84,357)
Net proceeds on disposition of properties under development	4	15,254	—
Net (contributions to) distributions from equity accounted investments	7	408	(5,838)
Additions to equipment and other assets	9	(379)	(115)
Leasing commissions	5	(7,063)	(1,412)
Improvement allowances	5	(12,597)	(3,009)
Cash used in investing activities		(135,279)	(119,016)
(Decrease) increase in cash and cash equivalents		(12,104)	121,967
Cash and cash equivalents, beginning of period		22,548	45,512
Cash and cash equivalents, end of period		\$10,444	\$167,479

Note 20 contains supplemental cash flow information.

The accompanying notes are an integral part of these unaudited condensed consolidated financial statements.

**ALLIED PROPERTIES REAL ESTATE INVESTMENT TRUST
NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED MARCH 31, 2022 AND 2021**

(in thousands of Canadian dollars, except per unit and unit amounts)

1. NATURE OF OPERATIONS

Allied Properties Real Estate Investment Trust (“Allied”) is a Canadian unincorporated closed-end real estate investment trust created pursuant to the Declaration of Trust dated October 25, 2002, most recently amended March 4, 2022. Allied is governed by the laws of the Province of Ontario and began operations on February 19, 2003. The units of Allied (“Units”) are traded on the Toronto Stock Exchange (“TSX”) and are traded under the symbol “AP.UN”.

The subsidiaries of Allied include Allied Properties Management Trust, Allied Properties Management Limited Partnership, Allied Properties Management GP Limited, Allied Properties Exchangeable Limited Partnership (the “Partnership”), and Allied Properties Exchangeable GP Inc. (the “General Partner”). On March 31, 2022, Allied acquired a portfolio of six properties from Choice Properties Real Estate Investment Trust (“Choice Properties”), which was partially settled with the issuance of 11,809,145 Class B exchangeable limited partnership units of the Partnership (“Exchangeable LP Units”). Allied owns 100% of the shares of the General Partner and 100% of the class A LP Units of the Partnership (the “Class A Units”).

Allied is domiciled in Ontario, Canada. The address of Allied’s registered office and its principal place of business is 134 Peter Street, Suite 1700, Toronto, Ontario, M5V 2H2.

2. SIGNIFICANT ACCOUNTING POLICIES

The unaudited condensed consolidated financial statements are presented in Canadian dollars.

The unaudited condensed consolidated financial statements for the three months ended March 31, 2022 and 2021 were approved and authorized for issue by the Board of Trustees on April 27, 2022.

(A) Statement of compliance

The unaudited condensed consolidated financial statements of Allied for the three months ended March 31, 2022 and 2021 are prepared in accordance with International Accounting Standards (“IAS”) 34, Interim Financial Reporting as issued by the International Accounting Standards Board (“IASB”).

The significant accounting policies discussed below and disclosed in Allied’s December 31, 2021, audited annual consolidated financial statements have been applied consistently in the preparation of these unaudited condensed consolidated financial statements, and the changes to the significant accounting policies are described in notes 2(b) and 2(c) below.

(B) Exchangeable Limited Partnership Units

The consolidated financial statements comprise the financial statements of Allied and its subsidiaries. Subsidiaries are all entities over which Allied has control, where control is defined as the power to direct the relevant activities of an entity so as to obtain benefit from its activities. Control exists when a parent company is exposed to, or has rights to, variable returns from the subsidiaries and has the ability to affect those returns through its power.

Subsidiaries are consolidated from the date control is transferred to Allied, and are de-consolidated from the date control ceases. Intercompany transactions between subsidiaries are eliminated on consolidation. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by Allied. All subsidiaries have a reporting date of December 31.

The Exchangeable LP Units may, at the request of the holder, be exchanged on a one-for-one basis for Units of Allied. The Exchangeable LP Units are entitled to distributions from the Partnership in an amount equal to distributions declared by Allied on the Units. The Exchangeable LP Units provide the holder the indirect economic benefits and exposures to the underlying performance of Allied and accordingly to the variability of the distributions of Allied, whereas Allied's unitholders have direct access to the economic benefits and exposures of Allied through direct ownership interest in Allied which own a direct interest in Allied's Units. Accordingly, the Exchangeable LP Units have been presented within non-controlling interests on the unaudited condensed consolidated balance sheets. Net income and other comprehensive income are attributed to unitholders and to non-controlling interests.

The basic net income per unit is calculated by dividing net income by the weighted average number of Units and Exchangeable LP Units outstanding for the period (note 17).

(C) Cash-settled unit-based compensation plans

Under the Performance and Restricted Trust Unit Plan (the "PTU/RTU Plan"), performance trust units and/or restricted trust units (together, "Plan Units") are granted which entitle certain key employees to receive the fair value of the Plan Units in cash as a lump sum payment at the end of the applicable vesting period, which is usually three years in length. The PTU/RTU Plan provides for the accumulation of additional Plan Units in the form of distribution equivalents during the vesting period.

The Plan Units are recognized as an expense, on a straight-line basis over the period that the employees render service, in general and administrative expenses with a corresponding amount recorded to unit-based compensation liabilities. The unit-based compensation liabilities are measured based on the market value of the underlying units. During the periods in which the unit-based compensation liabilities are outstanding, the liabilities are adjusted for changes in the market value of the underlying units, with such positive or negative adjustments recognized in general and administrative expenses in the period in which they occur. For the performance trust units' liabilities, performance market conditions are also considered and the performance trust unit liabilities are adjusted accordingly. Upon forfeiture of Plan Units by an employee, the liability representing the cumulative expense recognized to date is reversed with a corresponding reversal of expense.

(D) *Comparative figures*

Comparative figures in respect of segment information were revised to present the City of Vancouver separately from previous presentation within the Calgary and Edmonton segment. The revision reflects the presentation based on the effect of internal reorganization and corresponding information reported to and reviewed by the chief operating decision maker to allocate resources and assess the performance of the segments.

3. CRITICAL ACCOUNTING ESTIMATES AND ASSUMPTIONS

The preparation of the unaudited condensed consolidated financial statements requires management to make judgments and estimates in applying Allied's accounting policies that affect the reported amounts and disclosures made in the unaudited condensed consolidated financial statements and accompanying notes.

The critical accounting estimates and assumptions disclosed in Allied's December 31, 2021, audited annual consolidated financial statements have been applied consistently in the preparation of these unaudited condensed consolidated financial statements.

Impact of COVID-19

In response to the global COVID-19 pandemic, various measures have been taken by Canadian federal and provincial governments and other authorities to mitigate the transmission of COVID-19 and its variants, including social distancing recommendations, occupancy limits in enclosed spaces, quarantines, and travel restrictions. The nature and extent of these measures may change depending on the efficacy of vaccination programs, the emergence of new variants of the COVID-19 virus, and any resurgence of COVID-19 positive cases. As a result of the continuously evolving circumstances surrounding COVID-19, uncertainty remains with respect to Allied's revised internal forecast, the most significant being the fact that it cannot predict how consumers will respond as the restriction measures continue or change in Canada. In addition, Allied cannot predict the extent and severity of the economic disruption flowing from the global pandemic.

In the preparation of these unaudited condensed consolidated financial statements, Allied has incorporated the potential impact of COVID-19 into its estimates and assumptions that affect the carrying amounts of its assets and liabilities and the reported amount of its results using the best available information as at March 31, 2022. Actual results could differ from those estimates. The estimates and assumptions that Allied considers critical and/or could be impacted by COVID-19 include those underlying the valuation of investment properties and investment properties held for sale, including discount rates and terminal capitalization rates, operating assumptions, the carrying amount of its investment in a joint venture, the estimate of any expected credit losses on its accounts receivable and loans and notes receivable and determining the values of financial instruments.

4. ACQUISITIONS AND DISPOSITIONS

Acquisitions

During the three months ended March 31, 2022, Allied acquired the following properties from third parties:

PROPERTY	ACQUISITION DATE	PROPERTY TYPE	INVESTMENT PROPERTY	INTEREST ACQUIRED
108 East 5th Avenue, Vancouver	February 23, 2022	Development	\$39,549	50%
1010 Sherbrooke W, Montréal	March 31, 2022	Office, Retail	116,248	100%
110 Yonge, Toronto	March 31, 2022	Office, Retail	55,757	50%
525 University, Toronto	March 31, 2022	Office, Retail	137,967	100%
175 Bloor E, Toronto	March 31, 2022	Office, Retail	166,547	50%
1508 West Broadway, Vancouver ⁽¹⁾	March 31, 2022	Office, Retail	166,408	100%
1185 West Georgia, Vancouver	March 31, 2022	Office, Retail	131,671	100%
			\$814,147	

(1) Allied acquired a leasehold interest in 1508 West Broadway.

The total purchase price, including acquisition costs, for 108 East 5th Avenue during the three months ended March 31, 2022, of \$39,549 is comprised of net cash consideration of \$24,998, a mortgage assumption of \$13,625, and a deferred mortgage premium of \$926.

The remaining six properties were acquired as a portfolio during the three months ended March 31, 2022, from Choice Properties for a total cost of \$774,598, which includes \$31,510 of acquisition costs, which was satisfied by i) a promissory note with a face value of \$200,000 net of a deferred discount of \$7,572, which matures on December 31, 2023, bearing interest at 1% and 2% per annum in 2022 and 2023, respectively (note 11) and ii) the issuance of 11,809,145 Exchangeable LP Units of \$550,660. In addition, Allied assumed other liabilities of \$9,571, which were reimbursed by Choice Properties.

During the year ended December 31, 2021, Allied completed the following property acquisitions and air rights from third parties:

PROPERTY	ACQUISITION DATE	PROPERTY TYPE	INVESTMENT PROPERTY	INTEREST ACQUIRED
432 Wellington, Toronto	January 28, 2021	Retail	\$17,806	100%
608 1st, Calgary	February 8, 2021	Retail	6,464	100%
478 King W, Toronto ⁽¹⁾	April 22, 2021	Retail	10,963	50%
65 Front E, Toronto	April 29, 2021	Office, Retail	20,064	100%
64 Spadina, Toronto	May 19, 2021	Retail	14,617	100%
12 Brant, Toronto	June 18, 2021	Retail	16,180	100%
422-424 Wellington W, Toronto	August 4, 2021	Development	28,648	100%
143 Bathurst, Toronto	August 23, 2021	Residential	2,945	100%
700 Saint Antoine E, Montréal	August 30, 2021	Office, Retail	80,449	100%
810 Saint Antoine E, Montréal	August 30, 2021	Office	51,263	100%
731-10th SW, Calgary ⁽²⁾	October 19, 2021	Retail	7,975	50%
802-838 11th SW, Glenbow Assembly, Calgary ⁽²⁾	October 19, 2021	Office, Retail	12,787	50%
Sherwin Block, Calgary ⁽²⁾	October 19, 2021	Office, Retail	7,299	50%
207 West Hastings, Vancouver	November 12, 2021	Office, Retail	67,161	100%
			344,621	
Union Centre Air Rights, Toronto	December 15, 2021		14,814	100%
			\$359,435	

(1) Allied acquired the remaining 50% interest in 478 King W on April 22, 2021.

(2) Allied acquired the remaining 50% interest in 731-10th SW, 802-838 11th SW, and Sherwin Block on October 19, 2021.

The total purchase price, including acquisition costs, for the above noted properties during the year ended December 31, 2021 of \$344,621 is comprised of net cash consideration of \$288,887, a mortgage assumption of \$51,750, a deferred mortgage premium of \$1,000 and the assumption of other liabilities of \$2,984. In addition, on December 15, 2021, Allied completed the acquisition of the air rights associated with Union Centre for a total purchase price including acquisition costs of \$14,814, which was settled in cash and recognized as a capital expenditures addition to investment properties.

Dispositions

During the three months ended March 31, 2022, Allied and its partners closed on the fifth and final phase of The Well air rights and associated underground parking and transfer floor slab developments for net cash consideration of \$14,841 (at Allied's share), which represented the fair value at the time of disposition, so accordingly there was no gain or loss recorded. In addition, during the three months ended March 31, 2022, Allied received cash of \$413 (at Allied's share) for the release of a holdback related to the disposition of the first phase of The Well air rights.

During the year ended December 31, 2021, Allied and its partners closed on the dispositions of the following phases of The Well air rights and associated underground parking and transfer floor slab developments:

PHASE OF THE WELL AIR RIGHTS	CLOSING DATE	CASH CONSIDERATION (AT ALLIED'S SHARE)
Second phase	April 7, 2021	\$31,152
Third phase	June 11, 2021	24,287
Fourth phase	December 20, 2021	16,153
		<hr/> \$71,592

The total cash consideration received of \$71,592 (at Allied's share) represented the fair value at the time of disposition so there is no gain or loss on disposition.

5. INVESTMENT PROPERTIES

Changes to the carrying amounts of investment properties are summarized as follows:

	MARCH 31, 2022			DECEMBER 31, 2021		
	RENTAL PROPERTIES	PROPERTIES UNDER DEVELOPMENT ("PUD")	TOTAL	RENTAL PROPERTIES	PROPERTIES UNDER DEVELOPMENT ("PUD")	TOTAL
Balance, beginning of period	\$8,288,275	\$1,238,830	\$9,527,105	\$7,790,855	\$896,520	\$8,687,375
Additions:						
Acquisitions	774,598	39,549	814,147	315,973	28,648	344,621
Improvement allowances	13,543	(946)	12,597	22,559	2,119	24,678
Leasing commissions	5,758	1,305	7,063	15,012	1,829	16,841
Capital expenditures	29,025	54,412	83,437	123,842	304,406	428,248
Dispositions	—	(15,254)	(15,254)	—	(71,592)	(71,592)
Transfers from PUD	28,380	(28,380)	—	—	—	—
Transfers to PUD	(35,920)	35,920	—	(47,040)	47,040	—
Transfers to other assets	(2,247)	—	(2,247)	(6,838)	—	(6,838)
Transfers to investment properties held for sale	(25,300)	—	(25,300)	(86,260)	—	(86,260)
Lease liabilities	260	—	260	1,098	—	1,098
Amortization of straight-line rent and improvement allowances	(8,361)	803	(7,558)	(28,123)	(500)	(28,623)
Fair value gain (loss) on investment properties and investment properties held for sale	105,167	(11,239)	93,928	187,197	30,360	217,557
Balance, end of period	<hr/> \$9,173,178	<hr/> \$1,315,000	<hr/> \$10,488,178	<hr/> \$8,288,275	<hr/> \$1,238,830	<hr/> \$9,527,105

For the three months ended March 31, 2022, Allied capitalized \$9,705 (March 31, 2021 - \$7,955) of borrowing costs to qualifying investment properties.

Included in the rental properties amounts noted above are right-of-use assets with a fair value of \$543,330 (December 31, 2021 - \$528,400) representing the fair value of Allied's interest in five investment properties with corresponding lease liabilities. The leases' maturities range from 22.5 years to 80.2 years. In addition, Allied has a prepaid land leasehold interest with a fair value of \$17,773 and a maturity of 74.8 years.

As at March 31, 2022, Allied had four properties classified as investment properties held for sale. These properties are considered to be non-core assets.

	MARCH 31, 2022	DECEMBER 31, 2021
Investment properties held for sale	\$111,560	\$86,260

The increase of \$25,300 in investment properties held for sale from December 31, 2021, is due to the addition of a new investment property held for sale.

Valuation Methodology

The appraised fair value of investment properties and investment properties held for sale is most commonly determined using the following methodologies:

- (a) Discounted cash flow method - Under this approach, discount rates are applied to the projected annual operating cash flows, generally over a ten-year period, including a terminal value of the properties based on a capitalization rate applied to the estimated net operating income ("NOI"), a non-IFRS measure, in the terminal year. This method is primarily used to value the rental portfolio.
- (b) Comparable sales method - This approach compares a subject property's characteristics with those of comparable properties which have recently sold. The process uses one of several techniques to adjust the price of the comparable transactions according to the presence, absence, or degree of characteristics which influence value. These characteristics include the cost of construction incurred at a property under development. This method is primarily used to value the development portfolio, ancillary parking facilities and investment properties held for sale.
- (c) Direct capitalization method - Under this approach, capitalization rates are applied to the estimated stabilized NOI of the properties. Estimated stabilized NOI is based on projected rental revenue and property operating costs, and external evidence such as current market rents for similar properties, and is further adjusted for estimated vacancy loss and capital reserves. Currently, this method is used only to value residential use.

In accordance with its policy, Allied measures and records its investment properties and investment properties held for sale using valuations under the supervision of Management with the support of an independent external appraiser. Allied's portfolio is valued by an external appraiser each quarter. Management verifies all major inputs to the valuations, analyzes the change in fair values at the end of each reporting period and reviews the results with the independent appraiser every quarter. There were no material changes to the valuation techniques during the period. For properties with a leasehold interest with a term less than 40 years, the resulting valuation methodology is based upon a full-term discounted cash flow model.

Significant Inputs

There are significant unobservable inputs used, such as capitalization rates, in determining the fair value of each investment property and investment property held for sale. Accordingly, all investment properties and investment properties held for sale are measured in accordance with the fair value measurement hierarchy levels and the inputs comprise Level 3 unobservable inputs, reflecting Management's best estimate of what market participants would use in pricing the asset at the measurement date. Fair values are most sensitive to changes in capitalization rates and stabilized or forecasted NOI. Generally, an increase in NOI will result in an increase in the fair value and an increase in capitalization rates will result in a decrease in the fair value. Below are the rates used in the modeling process for valuations of investment properties.

	WEIGHTED AVERAGE	
	MARCH 31, 2022	DECEMBER 31, 2021
Discount rate	5.90%	5.98%
Terminal capitalization rate	4.92%	5.03%
Overall capitalization rate	4.58%	4.68%
Discount horizon (years)	10	10

The analysis below shows the maximum impact on fair values of possible changes in capitalization rates, assuming no changes in NOI:

CHANGE IN CAPITALIZATION RATE OF	-0.50%	-0.25%	+0.25%	+0.50%
Increase (decrease) in fair value				
Investment Properties	\$1,285,316	\$605,553	\$(542,866)	\$(1,032,301)

6. RESIDENTIAL INVENTORY

Residential inventory is as follows:

	MARCH 31, 2022	DECEMBER 31, 2021
KING Toronto	\$182,421	\$170,980

The changes in the aggregate carrying value of Allied's residential inventory is as follows:

	MARCH 31, 2022	DECEMBER 31, 2021
Balance, beginning of period	\$170,980	\$140,038
Development expenditures	11,441	30,942
Balance, end of period	\$182,421	\$170,980

Residential inventory consists of assets that are developed by Allied for sale in the ordinary course of business. Allied may transfer an investment property to residential inventory based on a change in use, as evidenced by the commencement of development activities with the intention to sell. Alternatively, a transfer from residential inventory to investment property would be evidenced by the commencement of leasing activity.

On November 30, 2018, Allied entered into a joint arrangement with Westbank to develop KING Toronto. KING Toronto is a mixed-use property comprised of office, retail and residential uses. As part of the arrangement Allied sold a 50% undivided interest to Westbank. The residential component will be developed and sold as condominium units, totaling 440 units.

For the three months ended March 31, 2022, Allied capitalized \$1,214 (March 31, 2021 - \$1,109) of borrowing costs to qualifying residential inventory.

7. INVESTMENT IN JOINT VENTURE AND LOAN RECEIVABLE

Investment in joint venture and the associated loan receivable is comprised of the following:

	MARCH 31, 2022	DECEMBER 31, 2021
Investment in joint venture	\$18,826	\$11,503
Loan receivable from joint venture	113,287	113,287
	\$132,113	\$124,790

On July 2, 2013, Allied entered into a partnership agreement whereby Allied holds a one-third voting and economic interest in 7th Avenue Sky Partnership ("TELUS Sky"). TELUS Sky was created with the specific purpose of acquiring the entire beneficial interest in the properties located at 100-114 7th Avenue SW, Calgary and participating in its construction, development and management.

On October 31, 2019, Allied advanced a construction loan in the amount of \$96,142 to TELUS Sky, with the loan having a maximum limit of \$114,000. The loan matures on July 15, 2023, and bears interest at bank prime plus 45 basis points or bankers' acceptance rate plus 145 basis points. As at March 31, 2022, the loan receivable outstanding is \$113,287 (December 31, 2021 - \$113,287). Allied is providing a joint and several guarantee in the amount of \$114,000 to support the TELUS Sky facility.

Allied accounts for its interests in joint ventures using the equity method. The financial information below represents TELUS Sky at 100% and at Allied's one-third interest.

	MARCH 31, 2022	DECEMBER 31, 2021
Current assets (including cash and cash equivalents)	\$6,873	\$8,637
Non-current assets	400,200	378,990
Current liabilities	(10,734)	(13,257)
Non-current liabilities	(339,861)	(339,861)
Net assets of TELUS Sky at 100%	\$56,478	\$34,509
Net assets of TELUS Sky at Allied's share	\$18,826	\$11,503

	THREE MONTHS ENDED	
	MARCH 31, 2022	DECEMBER 31, 2021
Revenue	\$4,206	\$2,847
Expenses	(2,889)	(2,136)
Interest expense	—	(6)
General and administrative expense	—	(27)
Fair value gain	21,876	3,141
Net income and total comprehensive income of TELUS Sky at 100%	\$23,193	\$3,819
Net income and total comprehensive income at Allied's share	\$7,731	\$1,273

	MARCH 31, 2022	DECEMBER 31, 2021
Investment in joint venture, beginning of period	\$11,503	\$3,825
Net earnings (loss)	7,731	(451)
Contributions	190	10,490
Distributions	(598)	(2,361)
Investment in joint venture, end of period	\$18,826	\$11,503

8. LOANS AND NOTES RECEIVABLE

Loans and notes receivable are as follows:

	MARCH 31, 2022	DECEMBER 31, 2021
Loans receivable (a)	\$374,894	\$367,579
Notes and other receivables (b)	178	183
	\$375,072	\$367,762
Current	\$146,707	\$144,306
Non-current	228,365	223,456
	\$375,072	\$367,762

- (a) In February 2015, Allied entered into a joint arrangement with Westbank and completed the acquisition of an undivided 50% interest in Adelaide & Duncan. As part of the arrangement, Allied advanced \$21,173 to Westbank for its purchase of a 50% undivided interest in the property. The facility is secured by a charge on the property (subordinated to the construction lender) and assignment of rents and leases. Interest accrues and is payable monthly at a rate of 7.75% per annum. The loan is repayable when the joint arrangement obtains external permanent financing. As at March 31, 2022, the loan receivable outstanding is \$21,173 (December 31, 2021 - \$21,173).

On August 1, 2017, Allied entered into an arrangement with Westbank to provide a credit facility of up to \$100,000, plus interest, for the land acquisition and the pre-development costs of 400 West Georgia in Vancouver. The facility is secured by Westbank's covenant and a charge on the property (subordinated to the construction lender). On February 11, 2019, the facility was increased to \$160,000. Interest accrues to the credit facility monthly at a rate of 6.75% per annum. The credit facility matures on August 31, 2022, and has a one-year extension option to August 31, 2023. As at March 31, 2022, the loan receivable outstanding is \$146,684 (December 31, 2021 - \$144,271).

On November 30, 2018, Allied entered into a joint arrangement with Westbank to develop KING Toronto. As part of the arrangement, Allied advanced \$67,030 to Westbank for its purchase of a 50% undivided interest in the property. The facility will initially be secured by a first mortgage on the property. On placement of construction financing, the mortgage will be secured by a charge on the property (subordinated to the construction lender). Interest accrues at a rate of 7.00% per annum and is payable on loan repayment. The loan is repayable at the earlier of November 30, 2023, or the closing of the condominium units. As at March 31, 2022, the loan receivable outstanding is \$92,140 (December 31, 2021 - \$90,586).

On March 18, 2019, Allied made an amendment to the joint arrangement with Perimeter to develop Breithaupt Phase III and a loan receivable arrangement to provide 50% of the pre-development costs. The facility is secured by a charge on the property (subordinated to the construction lender). Interest accrues at a rate of 7.00% per annum and is payable on loan repayment. The loan is repayable in instalments upon completion of development and rent commencement, which is anticipated to begin in the second quarter of 2023. As at March 31, 2022, the loan receivable outstanding is \$10,077 (December 31, 2021 - \$10,256) due to repayments made earlier than anticipated.

On July 31, 2019, Allied entered into an arrangement with Westbank to provide a credit facility of up to \$185,000, plus interest, for the land acquisition and the pre-development costs of 720 Beatty Street in Vancouver. The funding will initially be secured by a first mortgage on the property for a fixed term. On placement of construction financing, the mortgage will be secured by a charge on the property (subordinated to the construction lender). Interest accrues to the credit facility monthly at a rate of 7.00% per annum. The credit facility matures on December 9, 2025. As at March 31, 2022, the loan receivable outstanding is \$104,820 (December 31, 2021 - \$101,293).

Allied has assessed the expected credit losses on an individual loan basis. Allied assesses the risk of expected credit losses, including considering the status of corporate guarantees and/or registered mortgage charges and assignment of leases, outcome of credit checks on borrowers, results of monitoring the financial and operating performance of borrowers, results of the status of development projects and status of scheduled principal and interest payments. The expected credit losses estimated by Management considering the factors described above is \$nil as at March 31, 2022 (December 31, 2021 - \$nil).

- (b) As at March 31, 2022, and December 31, 2021, the balance of notes and other receivables is made up of individually insignificant notes receivable.

9. OTHER ASSETS

Other assets consist of the following:

	MARCH 31, 2022	DECEMBER 31, 2021
Equipment and other assets ⁽¹⁾	\$3,683	\$3,565
Property, plant and equipment ⁽²⁾	26,867	24,620
Interest rate swap derivative assets	14,256	—
	\$44,806	\$28,185

(1) During the three months ended March 31, 2022, Allied recorded amortization of equipment and other assets of \$261 (March 31, 2021 - \$306).

(2) Property, plant and equipment relates to owner-occupied property.

10. ACCOUNTS RECEIVABLE, PREPAID EXPENSES AND DEPOSITS

	MARCH 31, 2022	DECEMBER 31, 2021
User trade receivables - net of allowance (a)	\$19,144	\$16,659
Other user receivables (b)	3,265	2,092
Miscellaneous receivables (c)	14,572	13,124
Prepaid expenses and deposits (d)	32,117	25,186
	\$69,098	\$57,061

(a) *User trade receivables*

User trade receivables include minimum rent, additional rent recoveries, parking, ancillary revenue and applicable sales taxes.

An allowance is maintained for expected credit losses resulting from the inability of users to meet obligations under lease agreements. Allied actively reviews receivables on a continuous basis and determines the potentially uncollectible accounts on a per-user basis giving consideration to their credit risk, payment history and future expectations of likely default events, and records an impairment based on expected credit losses as required.

The change in the allowance for expected credit loss is reconciled as follows:

	THREE MONTHS ENDED MARCH 31, 2022	YEAR ENDED DECEMBER 31, 2021
Allowance for expected credit loss, beginning of period	\$9,177	\$6,649
Additional provision recorded during the period	660	3,024
Reversal of previous provisions	(163)	(407)
Receivables written off during the period	(99)	(89)
Allowance for expected credit loss, end of period	\$9,575	\$9,177

(b) *Other user receivables*

Other user receivables pertain to unbilled operating costs such as common area maintenance and property tax recoveries and chargebacks.

(c) *Miscellaneous receivables*

Miscellaneous receivables consist primarily of HST receivables from the government, management fees and interest income due from external parties, and chargebacks on construction projects which are managed by Allied for tenants. As at March 31, 2022, there are no credit risk indicators that the debtors will not meet their payment obligations.

(d) *Prepaid expenses and deposits*

Prepaid expenses and deposits primarily relate to deposits for naming rights, taxes, and insurance.

11. DEBT

Debt consists of the following items, net of financing costs:

	MARCH 31, 2022	DECEMBER 31, 2021
Mortgages payable (a)	\$131,697	\$118,057
Construction loans payable (b)	147,434	132,696
Promissory note payable (c)	192,428	—
Unsecured revolving operating facilities (d)	460,000	365,000
Senior unsecured debentures (e)	2,588,476	2,587,989
Unsecured term loan (f)	249,571	249,542
	\$3,769,606	\$3,453,284
Current	\$51,717	\$36,146
Non-current	3,717,889	3,417,138
	\$3,769,606	\$3,453,284

(a) Mortgages payable

Mortgages payable have a weighted average stated interest rate of 3.80% as at March 31, 2022 (December 31, 2021 - 3.39%). The mortgages are secured by a first registered charge over specific investment properties and first general assignments of leases, insurance and registered chattel mortgages.

	PRINCIPAL REPAYMENTS	BALANCE DUE AT MATURITY	MARCH 31, 2022	DECEMBER 31, 2021
Remaining 2022	\$2,473	\$1,798	\$4,271	
2023	3,069	12,230	15,299	
2024	2,528	60,293	62,821	
2025	6,423	—	6,423	
2026	1,391	20,443	21,834	
2027	487	—	487	
2028	293	14,457	14,750	
2030	5,000	—	5,000	
Mortgages, principal	\$21,664	\$109,221	\$130,885	\$118,094
Net premium on assumed mortgages			1,833	1,066
Net financing costs			(1,021)	(1,103)
			\$131,697	\$118,057

(b) *Construction loans payable*

As at March 31, 2022, and December 31, 2021, Allied's obligations under the construction loans are as follows:

JOINT ARRANGEMENT	OWNERSHIP	DATE OF MATURITY	MARCH 31, 2022	DECEMBER 31, 2021
Adelaide & Duncan	50%	August 11, 2023	\$68,608	\$62,048
Breithaupt Phase III	50%	December 2, 2022	34,413	31,041
KING Toronto	50%	December 17, 2024	44,413	39,607
			\$147,434	\$132,696

On January 31, 2019, the Adelaide & Duncan joint arrangement obtained a \$270,000 construction lending facility from a syndicate of Canadian banks, in which Allied's 50% share is \$135,000. The loan matures on August 11, 2023, and bears interest at bank prime plus 35 basis points or bankers' acceptance rate plus 135 basis points. Allied is providing a joint and several guarantee, limited to \$135,000, to support the construction facility and is earning a related guarantee fee. On August 23, 2019, the Adelaide & Duncan joint arrangement entered into a swap agreement to fix 75% of the construction costs up to \$209,572 at 2.86%.

On February 21, 2020, Allied and Perimeter obtained a \$138,000 construction loan for the Breithaupt Phase III joint arrangement from a syndicate of Canadian banks, in which Allied's 50% share is \$69,000. The loan matures on December 2, 2022, and bears interest at bank prime or bankers' acceptance rate plus 120 basis points. Allied is providing a joint and several guarantee, limited to \$69,000, to support the facility and is earning a related guarantee fee.

On December 17, 2020, Allied and Westbank obtained a \$465,000 green construction loan for the KING Toronto joint arrangement from a syndicate of Canadian banks, in which Allied's 50% share is \$232,500. The loan matures on December 17, 2024, and bears interest at bank prime plus 45 basis points or bankers' acceptance rate plus 145 basis points. Allied is providing a joint and several guarantee, limited to \$232,500, to support the facility and is earning a related guarantee fee.

(c) *Promissory note payable*

On March 31, 2022, Allied acquired a portfolio of six properties from Choice Properties, which was partially settled with the issuance of a \$200,000 promissory note (note 4). The promissory note is secured by a first registered charge on five of the six acquired properties.

	INTEREST RATE	DATE OF MATURITY	FREQUENCY OF INTEREST PAYMENT	MARCH 31, 2022	DECEMBER 31, 2021
Promissory note payable	1.00% for 2022, 2.00% for 2023	December 31, 2023	Quarterly	\$200,000	\$—
Net discount on promissory note payable				(7,572)	—
				\$192,428	\$—

(d) *Unsecured revolving operating facility*

As at March 31, 2022, and December 31, 2021, Allied's obligation under the unsecured revolving operating facility (the "Unsecured Facility") is as follows:

MARCH 31, 2022

	MATURITY DATE	INTEREST RATES ON DRAWINGS	STANDBY FEE	FACILITY LIMIT	DRAWINGS	LETTERS OF CREDIT	AMOUNT AVAILABLE
Unsecured Facility limit \$600,000 ⁽¹⁾	January 30, 2025	Prime + 0.20% or Bankers' acceptance + 1.20% ⁽²⁾	0.24%	\$600,000	\$(460,000)	\$(19,025)	\$120,975

(1) This Unsecured Facility contains a \$100,000 accordion feature, allowing Allied to increase the amount available under the facility to \$700,000.

(2) The interest rates on drawings for this facility are subject to certain conditions being met. In the event that these conditions are not met, this Unsecured Facility will bear interest at bank prime plus 45 basis points or bankers' acceptance plus 145 basis points with a standby fee of 29 basis points.

DECEMBER 31, 2021

	MATURITY DATE	INTEREST RATES ON DRAWINGS	STANDBY FEE	FACILITY LIMIT	DRAWINGS	LETTERS OF CREDIT	AMOUNT AVAILABLE
Unsecured Facility limit \$600,000 ⁽¹⁾	January 30, 2025	Prime + 0.20% or Bankers' acceptance + 1.20% ⁽²⁾	0.24%	\$600,000	\$(365,000)	\$(19,025)	\$215,975

(1) This Unsecured Facility contains a \$100,000 accordion feature, allowing Allied to increase the amount available under the facility to \$700,000.

(2) The interest rates on drawings for this facility are subject to certain conditions being met. In the event that these conditions are not met, this Unsecured Facility will bear interest at bank prime plus 45 basis points or bankers' acceptance plus 145 basis points with a standby fee of 29 basis points.

Allied had a \$100,000 bilateral unsecured line of credit which matured on April 20, 2021, bearing interest at bank prime plus 45 basis points or bankers' acceptance plus 145 basis points with a standby fee of 29 basis points.

On January 29, 2021, Allied amended the unsecured facilities to merge the two existing facilities into one facility with a limit of \$500,000 plus a \$100,000 accordion feature and extended the maturity to January 30, 2024.

On December 31, 2021, Allied amended the Unsecured Facility to increase the facility limit to \$600,000 plus a \$100,000 accordion feature and extended the maturity to January 30, 2025.

Subsequent to March 31, 2022, Allied repaid \$380,000 of its Unsecured Facility using proceeds from a new unsecured term loan.

(e) *Senior unsecured debentures*

As at March 31, 2022, and December 31, 2021, Allied's obligations under the senior unsecured debentures are as follows:

SERIES	INTEREST RATE	DATE OF MATURITY	INTEREST PAYMENT DATE	MARCH 31, 2022	DECEMBER 31, 2021
Series C	3.636%	April 21, 2025	April 21 and October 21	200,000	200,000
Series D	3.394%	August 15, 2029	February 15 and August 15	300,000	300,000
Series E	3.113%	April 8, 2027	April 8 and October 8	300,000	300,000
Series F	3.117%	February 21, 2030	February 21 and August 21	400,000	400,000
Series G	3.131%	May 15, 2028	May 15 and November 15	300,000	300,000
Series H	1.726%	February 12, 2026	February 12 and August 12	600,000	600,000
Series I	3.095%	February 6, 2032	February 6 and August 6	500,000	500,000
Unsecured Debentures, principal				\$2,600,000	\$2,600,000
Net financing costs				(11,524)	(12,011)
				\$2,588,476	\$2,587,989

The Series C, D, E, F, G, H and I Senior Unsecured Debentures are collectively referred to as the "Unsecured Debentures".

On February 12, 2021, Allied issued \$600,000 of 1.726% Series H Unsecured Debentures (the "Series H Debentures") due February 12, 2026, with semi-annual interest payments due on February 12 and August 12 each year commencing on August 12, 2021. Debt financing costs of \$3,100 were incurred and recorded against the principal owing.

Proceeds from the Series H Debentures were used to redeem in full the \$150,000 aggregate principal amount of 3.934% Series B Debentures due November 14, 2022, with a financing prepayment cost of \$8,003, prepay \$139,213 on a first mortgage with a financing prepayment cost of \$6,158, repay \$75,000 drawn on Allied's Unsecured Facility and for general working capital purposes.

On August 6, 2021, Allied issued \$500,000 of 3.095% Series I Unsecured Debentures (the "Series I Debentures") due February 6, 2032, with semi-annual interest payments due on February 6 and August 6 each year commencing on February 6, 2022. Debt financing costs of \$3,000 were incurred and recorded against the principal owing.

Proceeds from the Series I Debentures were used to prepay \$493,840 aggregate principal amount of first mortgages and for general working capital purposes. The mortgages had a financing prepayment cost of \$38,449.

The respective financing costs recognized are amortized using the effective interest method and recorded to interest expense (note 11 (g)).

(f) *Unsecured term loan*

As at March 31, 2022, and December 31, 2021, Allied's obligation under the unsecured term loan is as follows:

	INTEREST RATE	DATE OF MATURITY	FREQUENCY OF INTEREST PAYMENT	MARCH 31, 2022	DECEMBER 31, 2021
Unsecured term loan	3.496%	January 14, 2031	Monthly	\$250,000	\$250,000
Net financing costs				(429)	(458)
				\$249,571	\$249,542

The respective financing costs are amortized using the effective interest method and recorded to interest expense (note 11 (g)).

(g) *Interest expense*

Interest expense consists of the following:

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Interest on debt:		
Mortgages payable	\$1,087	\$6,796
Construction loans payable	1,007	453
Unsecured Facility	1,908	462
Unsecured Debentures	18,674	14,256
Unsecured term loan	2,153	2,155
Interest on lease liabilities	2,312	2,269
Amortization, net premium on debt	(159)	(227)
Amortization, net financing costs	606	587
	\$27,588	\$26,751
Less: Interest capitalized to qualifying investment properties and residential inventory	(10,919)	(9,064)
Interest expense excluding financing prepayment costs	\$16,669	\$17,687
Financing prepayment costs ⁽¹⁾	—	14,161
Interest expense	\$16,669	\$31,848

(1) For the three months ended March 31, 2022, financing prepayment costs include \$nil of prepayment penalties (March 31, 2021 - \$16,581), \$nil of accelerated amortization of net financing costs (March 31, 2021 - \$268), partially offset by \$nil accelerated amortization of premium on debt (March 31, 2021 - \$2,688).

Borrowing costs have been capitalized to qualifying investment properties and residential inventory at a weighted average rate of 2.72% per annum (March 31, 2021 - 3.16%).

(h) *Schedule of principal repayments*

The table below summarizes the scheduled principal maturity for Allied's mortgages payable, construction loans payable, promissory note payable, Unsecured Facility, Unsecured Debentures and unsecured term loan as at March 31, 2022.

	REMAINING 2022	2023	2024	2025	2026	THEREAFTER	TOTAL
Mortgages payable, principal repayments	\$2,473	\$3,069	\$2,528	\$6,423	\$1,391	\$5,780	\$21,664
Mortgages payable, balance due at maturity	1,798	12,230	60,293	—	20,443	14,457	109,221
Construction loans payable	34,413	68,609	44,413	—	—	—	147,435
Promissory note payable	—	200,000	—	—	—	—	200,000
Unsecured Facility	—	—	—	460,000	—	—	460,000
Unsecured Debentures	—	—	—	200,000	600,000	1,800,000	2,600,000
Unsecured term loan	—	—	—	—	—	250,000	250,000
Total	\$38,684	\$283,908	\$107,234	\$666,423	\$621,834	\$2,070,237	\$3,788,320

A description of Allied's risk management objectives and policies for financial instruments is provided in note 25.

12. LEASE LIABILITIES

Allied's future minimum lease liability payments as a lessee are as follows:

	REMAINING 2022 ⁽¹⁾	2023-2026 ⁽¹⁾	THEREAFTER	MARCH 31, 2022	DECEMBER 31, 2021
Future minimum lease payments	\$7,581	\$41,790	\$432,212	\$481,583	\$483,752
Interest accrued (paid) on lease obligations	125	(707)	—	(582)	(191)
Less: amounts representing interest payments	(7,706)	(41,083)	(274,271)	(323,060)	(326,011)
Present value of lease payments	\$—	\$—	\$157,941	\$157,941	\$157,550

(1) The future minimum lease payments prior to 2026 are less than the effective interest on the lease liabilities.

Some of Allied's lease agreements contain contingent rent clauses. Contingent rental payments are recognized in the unaudited condensed consolidated statements of income and comprehensive income as required when contingent criteria are met. The lease agreements contain renewal options, purchase options, escalation clauses, additional debt and further leasing clauses. For the three months ended March 31, 2022, minimum lease payments of \$2,156 (March 31, 2021 - \$2,156) were paid by Allied.

13. ACCOUNTS PAYABLE AND OTHER LIABILITIES

Accounts payable and other liabilities consists of the following:

	MARCH 31, 2022	DECEMBER 31, 2021
Trade payables and other liabilities	\$206,802	\$180,363
Prepaid user rents	85,739	81,488
Accrued interest payable	17,867	23,498
Distributions payable	18,655	18,101
Residential deposits ⁽¹⁾	40,386	39,693
Interest rate swap derivative liabilities	—	4,942
Unit-based compensation liabilities	545	—
	\$369,994	\$348,085
Current	\$329,063	\$303,450
Non-current ⁽²⁾	40,931	44,635
	\$369,994	\$348,085

(1) Residential deposits relate to the sale of residential condominium units at KING Toronto.

(2) Non-current liabilities as at March 31, 2022, are composed of residential deposits totaling \$40,386, unit-based compensation liabilities totalling \$545, and interest rate swap derivative liabilities totaling \$nil (December 31, 2021 - \$39,693, \$nil and \$4,942, respectively).

14. FAIR VALUE MEASUREMENTS

The classification, measurement basis and related fair value disclosures of the financial assets and liabilities are summarized in the following table:

		MARCH 31, 2022		DECEMBER 31, 2021	
	CLASSIFICATION/ MEASUREMENT	CARRYING VALUE	FAIR VALUE	CARRYING VALUE	FAIR VALUE
Financial Assets:					
Loans and notes receivable (note 8)	Amortized cost	375,072	375,072	367,762	367,762
Loan receivable from joint venture (note 7)	Amortized cost	113,287	113,287	113,287	113,287
Cash and cash equivalents (note 20)	Amortized cost	10,444	10,444	22,548	22,548
Accounts receivable (note 10)	Amortized cost	36,981	36,981	31,875	31,875
Interest rate swap derivative assets (note 9)	FVTPL	14,256	14,256	—	—
Financial Liabilities:					
Debt (note 11)					
Mortgages	Amortized cost	131,697	130,650	118,057	121,169
Construction loans payable	Amortized cost	147,434	147,434	132,696	132,696
Promissory note payable	Amortized cost	192,428	192,428	—	—
Unsecured Facility	Amortized cost	460,000	460,000	365,000	365,000
Unsecured Debentures	Amortized cost	2,588,476	2,390,073	2,587,989	2,608,549
Unsecured term loan	Amortized cost	249,571	238,126	249,542	255,366
Interest rate swap liabilities (note 13)	FVTPL	—	—	4,942	4,942
Unit-based compensation liabilities (note 16(c))	FVTPL	545	545	—	—
Accounts payable and other liabilities (note 13)	Amortized cost	369,449	369,449	343,143	343,143

Allied uses various methods in estimating the fair value of assets and liabilities that are measured on a recurring or non-recurring basis in the unaudited condensed consolidated balance sheet after initial recognition. The fair value hierarchy reflects the significance of inputs used in determining the fair values.

- Level 1 - quoted prices in active markets for identical assets and liabilities;
- Level 2 - inputs other than quoted prices in active markets or valuation techniques where significant inputs are based on observable market data; and
- Level 3 - valuation technique for which significant inputs are not based on observable market data.

The following table presents the hierarchy of the significance of inputs in determining the fair value of assets and liabilities for measurement or disclosure based on Allied's accounting policy for such instruments:

	MARCH 31, 2022			DECEMBER 31, 2021		
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 1	LEVEL 2	LEVEL 3
Financial Assets:						
Loans and notes receivable (note 8)	—	375,072	—	—	367,762	—
Loan receivable from joint venture (note 7)	—	113,287	—	—	113,287	—
Cash and cash equivalents (note 20)	10,444	—	—	22,548	—	—
Accounts receivable (note 10)	—	36,981	—	—	31,875	—
Interest rate swap derivative assets (note 9)	—	14,256	—	—	—	—
Financial Liabilities:						
Debt (note 11)						
Mortgages	—	130,650	—	—	121,169	—
Construction loans payable	—	147,434	—	—	132,696	—
Promissory note payable	—	192,428	—	—	—	—
Unsecured Facility	—	460,000	—	—	365,000	—
Unsecured Debentures	—	2,390,073	—	—	2,608,549	—
Unsecured term loan	—	238,126	—	—	255,366	—
Interest rate swap liabilities	—	—	—	—	4,942	—
Unit-based compensation liabilities (note 16(c))	—	545	—	—	—	—
Accounts payable and other liabilities (note 13)	—	369,449	—	—	343,143	—

There were no transfers between levels of the fair value hierarchy in either period.

The following summarizes the significant methods and assumptions used in estimating the fair value of Allied's financial assets and liabilities measured at fair value:

Interest Rate Swap Derivative Contracts

The fair value of Allied's interest rate derivative contracts, which represent a net asset as at March 31, 2022, is \$14,256 (December 31, 2021 - net liability of \$4,942). The fair value of the derivative contracts is determined using forward interest rates observable in the market (Level 2).

	MARCH 31, 2022	DECEMBER 31, 2021
Interest rate swap derivative asset (note 9)	\$14,256	\$—
Interest rate swap derivative liabilities (note 13)	—	(4,942)
Total	\$14,256	\$(4,942)

Unit-Based Compensation Liabilities

The fair value of Allied's unit-based compensation liabilities is based on the market value of the underlying units. For the performance trust units, the performance market conditions are also taken into consideration.

Debt and Loans and Notes Receivable

The fair value of debt and loans and notes receivable are determined by discounting the cash flows of these financial instruments using period end market rates for instruments of similar terms and credit risks that are observable in the market (Level 2).

15. EQUITY

The equity of Allied is comprised of Units issued by Allied and Exchangeable LP Units issued by the Partnership:

Units (authorized - unlimited)

Each Unit represents a single vote at any meeting of Unitholders and entitles the Unitholder to receive a *pro rata* share of all distributions, in accordance with the conditions provided for in the Declaration of Trust.

Exchangeable LP Units (authorized - unlimited)

Exchangeable LP Units issued by the Partnership are economically equivalent to Units, receive distributions equal to the distributions paid on the Units and are exchangeable, at the holder's option, for Units. All Exchangeable LP Units are held, directly or indirectly, by Choice Properties.

The 11,809,145 Exchangeable LP Units issued on March 31, 2022, in connection with the acquisition of certain properties (see note 4) contain lock-up and standstill restrictions. The lock-up will expire based on the following schedule:

LOCK-UP EXPIRATION DATE	NUMBER OF EXCHANGEABLE LP UNITS ELIGIBLE FOR RELEASE
June 30, 2023	2,952,286
September 30, 2023	2,952,286
December 31, 2023	2,952,286
March 31, 2024	2,952,287
	11,809,145

Each Exchangeable LP Unit is accompanied by one special voting unit of Allied ("Special Voting Unit") which provides the holder thereof with the right to one vote at all meetings of Unitholders.

The following represents the number of Units and Exchangeable LP Units issued and outstanding, and the related carrying value of equity, for the three months ended March 31, 2022 and the year ended December 31, 2021.

	NUMBER ISSUED AND OUTSTANDING			AMOUNT		
	UNITS	EXCHANGEABLE LP UNITS	TOTAL EQUITY	UNITS	EXCHANGEABLE LP UNITS	TOTAL EQUITY
Balance at January 1, 2021	127,259,218	—	127,259,218	\$3,884,661	\$—	\$3,884,661
Restricted Unit Plan (net of forfeitures) (note 16(b))	—	—	—	(2,141)	—	(2,141)
Unit Option Plan - options exercised (note 16(a))	1,533	—	1,533	56	—	56
Unit issuance (net of costs)	477,100	—	477,100	20,079	—	20,079
Balance at December 31, 2021	127,737,851	—	127,737,851	\$3,902,655	\$—	\$3,902,655
Restricted Unit Plan (net of forfeitures) (note 16(b))	—	—	—	(2,480)	—	(2,480)
Unit Option Plan - options exercised (note 16(a))	2,544	—	2,544	80	—	80
Unit issuance (net of costs)	211,800	11,809,145	12,020,945	9,184	550,660	559,844
Balance at March 31, 2022	127,952,195	11,809,145	139,761,340	\$3,909,439	\$550,660	\$4,460,099

During the three months ended March 31, 2022, the acquisition of six office assets from Choice Properties was satisfied in part by the issuance of 11,809,145 Exchangeable LP Units.

During the three months ended March 31, 2022, Allied issued 211,800 Units under the at-the-market program (“ATM Program”) in settlement of trades executed at the end of December 2021 at a weighted average price of \$44.02 per Unit for gross proceeds of \$9,324, and incurred commissions of \$140, for net proceeds of \$9,184. The ATM Program is described in note 25(a).

During the three months and year ended December 31, 2021, Allied issued 477,100 Units under the ATM Program at a weighted average price of \$44.07 per Unit for gross proceeds of \$21,028, and incurred commissions of \$315, for net proceeds of \$20,713. Issuance costs on the ATM Program were \$634 for the year ended December 31, 2021. The commissions and issuance costs were applied against the gross proceeds and charged against Unitholders’ equity.

Allied does not hold any of its own Units, nor does Allied reserve any Units for issue under options and contracts.

Distributions

On April 18, 2022, Allied declared a distribution for the month of April 2022 of \$0.1458 per Unit, representing \$1.75 per Unit on an annualized basis to Unitholders of record as at April 29, 2022.

On each date that a distribution is declared by Allied on the Units, a distribution in an equal amount per unit is declared by the Partnership on the Exchangeable LP Units. Holders of Exchangeable LP Units may elect to receive a loan from the Partnership, without interest, in lieu of receiving all or a portion of the distributions declared by the Partnership, which will be payable in full on the first business day following the end of the fiscal year in which such loan was made. In respect of the distribution declared by the Partnership on the Exchangeable LP Units on April 18, 2022, the holder of Exchangeable LP Units elected to receive the full amount of the distribution in the form of a loan.

During the three months ended March 31, 2022, there were no Exchangeable LP Units outstanding on the declaration date for distributions on the Allied Units, consequently no distributions were declared on the Exchangeable LP Units during the period.

Normal Course Issuer Bid

On February 22, 2022, Allied received approval from the Toronto Stock Exchange (“TSX”) for the renewal of its normal course issuer bid (“NCIB”), which entitles Allied to purchase up to 12,602,594 of its outstanding Units, representing approximately 10% of its public float as at February 10, 2022. The NCIB commenced February 24, 2022, and will expire on February 23, 2023, or such earlier date as Allied completes its purchases pursuant to the NCIB. All purchases under the NCIB will be made on the open market through the facilities of the TSX or alternate trading systems in Canada at market prices prevailing at the time of purchase. Any Units that are repurchased will either be cancelled or delivered to participants under Allied’s Restricted Unit Plan or to employees pursuant to Allied’s employee programs.

During the three months ended March 31, 2022, Allied purchased 57,147 Units for \$2,480 at a weighted average price of \$43.40 per Unit under its NCIB program for delivery to participants under Allied’s Restricted Unit Plan.

16. COMPENSATION PLANS

(a) *Unit Option Plan*

Allied adopted a Unit Option Plan providing for the issuance, from time to time, at the discretion of the trustees, of options to purchase Units for cash. Participation in the Unit Option Plan is restricted to certain employees of Allied. The Unit Option Plan complies with the requirements of the TSX. The exercise price of any option granted will not be less than the closing market price of the Units on the day preceding the date of grant. Options granted prior to February 22, 2017, vest evenly over three years and options granted subsequently vest evenly over four years from the date of grant. All options are settled in Units. Effective December 2021, no further options will be granted under the Unit Option Plan.

SUMMARY OF UNIT OPTION GRANTS:

Date granted	Expiry date	Unit options granted	Exercise price	Exercised - life to date	Forfeited - life to date	Net outstanding	Vested
March 1, 2016	March 1, 2026	540,480	\$31.56	(347,043)	(19,132)	174,305	174,305
February 22, 2017	February 22, 2027	279,654	\$35.34	(23,576)	—	256,078	256,078
February 14, 2018	February 14, 2028	198,807	\$40.30	(14,685)	—	184,122	184,122
February 13, 2019	February 13, 2029	323,497	\$47.53	(2,717)	(3,219)	317,561	242,284
February 5, 2020	February 5, 2030	352,230	\$54.59	—	(1,159)	351,071	183,594
February 3, 2021	February 3, 2031	442,233	\$36.55	(1,533)	—	440,700	116,095
		2,136,901		(389,554)	(23,510)	1,723,837	1,156,478

THREE MONTHS ENDED			YEAR ENDED	
MARCH 31, 2022			DECEMBER 31, 2021	
	The range of exercise prices	Weighted average remaining contractual life (years)	The range of exercise prices	Weighted average remaining contractual life (years)
For the Units outstanding at the end of the period	\$31.56-54.59	6.88	\$31.56-54.59	7.13

THREE MONTHS ENDED			YEAR ENDED	
MARCH 31, 2022			DECEMBER 31, 2021	
	Number of Units	Weighted average exercise price	Number of Units	Weighted average exercise price
Balance, beginning of period	1,726,381	\$41.95	1,288,229	\$43.81
Granted	—	—	442,233	36.55
Forfeited	—	—	(2,548)	50.92
Exercised	(2,544)	31.56	(1,533)	36.55
Balance, end of period	1,723,837	\$41.96	1,726,381	\$41.95
Units exercisable at the end of the period	1,156,478	\$41.29	842,672	\$40.05

Allied accounts for its Unit Option Plan using the fair value method, under which compensation expense is measured at the date options are granted and recognized over the vesting period.

Allied utilizes the Black-Scholes Model for the valuation of Unit options with no performance criteria.

Assumptions utilized in the Black-Scholes Model for the valuation of options granted are as follows:

	THREE MONTHS ENDED	YEAR ENDED
	MARCH 31, 2022	DECEMBER 31, 2021
Unit options granted	N/A	442,233
Unit option holding period (years)	N/A	10
Volatility rate	N/A	21.38%
Distribution yield	N/A	4.65%
Risk-free interest rate	N/A	0.84%
Value of options granted	N/A	\$1,441

The underlying expected volatility was determined by reference to historical data of Allied's Units over 10 years.

For the three months ended March 31, 2022, Allied recorded a unit-based compensation expense of \$281 (March 31, 2021 - \$450) in general and administrative expense in the unaudited condensed consolidated statements of income and comprehensive income.

(b) Restricted Unit Plan

Certain employees and the Trustees of Allied may be granted Restricted Units pursuant to the terms of the Restricted Unit Plan, which are subject to vesting conditions and disposition restrictions, in order to provide a long-term compensation incentive. The Restricted Units will not vest and remain subject to forfeiture until the participant has held his or her position with Allied for a specific period of time. Generally, one third of the Restricted Units vest on each of the first, second and third anniversaries from the date of grant for employees. Restricted Units granted to non-management trustees are fully vested on the grant date. Units required under the Restricted Unit Plan are acquired in the secondary market through a custodian and then distributed to the individual participant accounts.

The following is a summary of the activity of Allied's Restricted Unit Plan:

	THREE MONTHS ENDED	YEAR ENDED
	MARCH 31, 2022	DECEMBER 31, 2021
Restricted Units, beginning of period	296,810	288,135
Granted	57,147	58,260
Expired	(35,444)	(49,585)
Restricted Units, end of period	318,513	296,810

For the three months ended March 31, 2022, Allied recorded a unit-based compensation expense of \$1,430 (March 31, 2021 - \$1,034) in general and administrative expense in the unaudited condensed consolidated statements of income and comprehensive income.

(c) *Performance and Restricted Trust Unit Plan*

In December 2021, Allied adopted a cash settled performance and restricted trust unit plan (the “PTU/RTU Plan”) whereby performance trust units and/or restricted trust units (together, “Plan Units”) are granted to certain employees at the discretion of the Board. Plan Units are subject to such vesting, settlement, performance criteria and adjustment factors as are established by the Board at the time of the grant and accumulate distribution equivalents in the form of additional Plan Units. The PTU/RTU Plan contains provisions providing for the vesting or forfeiture of unvested Plan Units within specified time periods in the event the employee’s employment is terminated, and authorizes the Chief Executive Officer, in their discretion, to amend the vesting and settlement of Plan Units in certain circumstances where an employee’s employment is terminated. The following is a summary of the activity of Allied’s PTU/RTU Plan:

	THREE MONTHS ENDED	YEAR ENDED
	MARCH 31, 2022	DECEMBER 31, 2021
Plan Units, beginning of period	—	—
Granted	172,500	—
Distributions equivalents	537	—
Plan Units, end of period	173,037	—

For the three months ended March 31, 2022, Allied recorded a unit-based compensation expense of \$545 (March 31, 2021 - \$nil) in general and administrative expense in the unaudited condensed consolidated statements of income and comprehensive income.

17. **WEIGHTED AVERAGE NUMBER OF UNITS**

The weighted average number of Units and Exchangeable LP Units for the purpose of calculating basic and diluted income per unit is as follows:

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Units	127,942,799	127,259,218
Exchangeable LP Units ⁽¹⁾	131,213	—
Total units - basic	128,074,012	127,259,218
Unit Option Plan	205,970	70,160
Total units - fully diluted	128,279,982	127,329,378

(1) Issued on March 31, 2022.

18. TOTAL REVENUE

Total revenue includes the following:

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Rental revenue ⁽¹⁾	\$67,654	\$66,588
Tax and insurance recoveries	26,731	26,676
Miscellaneous revenue ⁽²⁾	6,644	5,556
Operating cost recoveries	43,791	42,015
Total rental revenue	\$144,820	\$140,835

(1) Includes straight-line rent, amortization of tenant improvements and parking revenue earned at properties.

(2) Includes lease terminations, third-party managed parking, variable percentage rent and other miscellaneous items.

Future minimum rental income is as follows:

	REMAINING 2022	2023	2024	2025	2026	THEREAFTER	TOTAL
Future minimum rental income	\$245,009	\$316,218	\$292,187	\$260,458	\$228,176	\$1,080,640	\$2,422,688

19. GENERAL AND ADMINISTRATIVE EXPENSES

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Salaries and benefits	\$5,611	\$4,837
Professional and trustee fees	2,177	1,370
Office and general expenses	1,311	1,335
	\$9,099	\$7,542
Capitalized to qualifying investment properties	(2,217)	(1,339)
Total general and administrative expenses	\$6,882	\$6,203

20. SUPPLEMENTAL CASH FLOW INFORMATION

The following summarizes supplemental cash flow information in operating activities:

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Supplemental		
Interest paid on debt (including capitalized interest and financing prepayment costs (note 11))	\$33,091	\$42,271

The following summarizes supplemental cash flow information in investing activities:

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Supplemental		
Mortgages assumed (note 4)	\$13,625	\$—

The following summarizes the change in non-cash operating items:

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Net change in accounts receivable, prepaid expenses and deposits	\$(12,037)	\$197
Net change in loans and notes receivable	(7,310)	(13,222)
Net change in accounts payable and other liabilities	21,909	(9,135)
Other working capital changes	8,235	36,472
Change in non-cash operating items	\$10,797	\$14,312

21. JOINT OPERATIONS

Allied has investments in properties under joint arrangements which are accounted for as joint operations. The following tables summarize Allied's ownership interests in joint operations and its share of the rights to the assets, its share of the obligations with respect to liabilities, and its share of revenues and expenses for the joint operations in which it participates.

Allied's joint arrangements are governed by agreements with the respective co-owners. Included within the agreements are standard exit and transfer provisions that include, but are not limited to, buy/sell and/or right of first offers or refusals that provide for unwinding the arrangement. Allied is liable for its proportionate share of the obligations of the arrangement. In the event that there is default on payment by the co-owner, credit risk is typically mitigated with an option to remedy any non-performance by the defaulting co-owner, as well as recourse against the asset, whereby claims would be against both the underlying real estate investments and the co-owner in default.

PROPERTIES	LOCATION	CURRENT STATUS	OWNERSHIP	
			MARCH 31, 2022	DECEMBER 31, 2021
642 King W	Toronto, ON	Rental Property	50%	50%
Adelaide & Duncan	Toronto, ON	Property Under Development	50%	50%
Breithaupt Block	Kitchener, ON	Rental Property and Property Under Development	50%	50%
College & Manning	Toronto, ON	Rental Property	50%	50%
College & Palmerston	Toronto, ON	Rental Property	50%	50%
KING Toronto	Toronto, ON	Property Under Development	50%	50%
King Portland Centre	Toronto, ON	Rental Property	50%	50%
The Well	Toronto, ON	Property Under Development	50%	50%
108 East 5th Avenue	Vancouver, BC	Property Under Development	50%	N/A
175 Bloor Street East JV	Toronto, ON	Rental Property	50%	N/A
110 Yonge Street JV	Toronto, ON	Rental Property	50%	N/A

	MARCH 31, 2022	DECEMBER 31, 2021
Total assets	\$1,796,548	\$1,502,233
Total liabilities	\$706,473	\$444,135

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Revenue	\$4,092	\$4,132
Expenses	(1,894)	(2,266)
Income before fair value adjustment on investment properties	2,198	1,866
Fair value (loss) gain on investment properties	(4,266)	13,076
Net (loss) income	\$(2,068)	\$14,942

22. SEGMENTED INFORMATION

IFRS 8, *Operating Segments*, requires reportable segments to be determined based on internal reports that are regularly reviewed by the chief operating decision maker (“CODM”) for the purpose of allocating resources to the segment and assessing its performance. Allied has determined that its CODM is the President and Chief Executive Officer. Allied’s operating segments are managed by use of properties and cities. Urban Data Centres are comprised of properties operating similar to data centres and colocation facilities. The urban office properties are managed by geographic location consisting of four groups of cities.

The CODM measures and evaluates the performance of Allied’s operating segments based on net rental income and condominium profits.

Management reviews assets and liabilities on a total basis and therefore assets and liabilities are not included in the segmented information below. All revenue is generated in Canada and net assets are located in Canada.

Allied does not allocate interest expense to segments as debt is viewed by Management to be used for the purpose of acquisitions, development and improvement of all the properties. Similarly, general and administrative expenses, interest income, fair value of investment properties and investment properties held for sale and fair value of derivative instruments are not allocated to operating segments.

The following summary tables present a reconciliation of operating income to net income for the three months ended March 31, 2022 and 2021.

SEGMENTED UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF INCOME AND COMPREHENSIVE INCOME

THREE MONTHS ENDED MARCH 31, 2022	MONTREAL & OTTAWA	TORONTO & KITCHENER	CALGARY & EDMONTON ⁽¹⁾	VANCOUVER	URBAN DATA CENTRES	JOINT VENTURE (TELUS SKY) ⁽²⁾	TOTAL
Rental revenue	\$51,180	\$54,500	\$8,212	\$8,453	\$23,878	\$(1,403)	\$144,820
Property operating costs	(26,373)	(20,976)	(4,124)	(3,025)	(8,051)	963	(61,586)
Net rental income and operating income	\$24,807	\$33,524	\$4,088	\$5,428	\$15,827	\$(440)	\$83,234
Interest expense							(16,669)
General and administrative expenses							(6,882)
Condominium marketing expenses							(113)
Amortization of other assets							(261)
Interest income							7,024
Fair value gain on investment properties and investment properties held for sale							93,928
Fair value gain on derivative instruments							19,198
Net income from joint venture							7,731
Net income and comprehensive income							\$187,190

(1) Includes Allied's proportionate share of revenue and expenses of its investment in TELUS Sky.

(2) This is an adjustment to remove the impact of the TELUS Sky joint venture from the Calgary and Edmonton results, to arrive at the equity method of accounting.

SEGMENTED UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF INCOME AND COMPREHENSIVE INCOME

THREE MONTHS ENDED MARCH 31, 2021	MONTREAL & OTTAWA	TORONTO & KITCHENER	CALGARY & EDMONTON ⁽¹⁾	VANCOUVER	URBAN DATA CENTRES	JOINT VENTURE (TELUS SKY) ⁽²⁾	TOTAL
Rental revenue	\$50,383	\$52,110	\$8,420	\$7,340	\$23,531	\$(949)	\$140,835
Property operating costs	(25,244)	(19,713)	(4,516)	(2,548)	(8,409)	712	(59,718)
Net rental income and operating income	\$25,139	\$32,397	\$3,904	\$4,792	\$15,122	\$(237)	\$81,117
Interest expense							(31,848)
General and administrative expenses							(6,203)
Condominium marketing expenses							(221)
Amortization of other assets							(306)
Interest income							5,944
Fair value gain on investment properties							7,201
Fair value gain on derivative instruments							20,565
Net income from joint venture							1,273
Net income and comprehensive income							\$77,522

(1) Includes Allied's proportionate share of revenue and expenses of its investment in TELUS Sky.

(2) This is an adjustment to remove the impact of the TELUS Sky joint venture from the Calgary and Edmonton results, to arrive at the equity method of accounting.

23. INCOME TAXES

Allied qualifies as a REIT and MFT for income tax purposes. Pursuant to its Declaration of Trust, it also distributes or designates substantially all of its taxable income to Unitholders and deducts such distributions or designations for income tax purposes. Accordingly, there is no entity level tax and no provision for current and deferred income taxes in the financial statements. Income tax obligations relating to distributions of Allied are the obligations of the Unitholders.

24. RELATED PARTY TRANSACTIONS

Allied's related parties include its subsidiaries, nominee corporations, Allied Properties Management Trust, Allied Properties Management Limited Partnership, Allied Properties Management GP Limited, Allied Properties Exchangeable Limited Partnership, Allied Properties Exchangeable GP Inc., the TELUS Sky joint venture, key management, Board of Trustees and their close family members.

Allied engages in third-party property management business, including the provision of services for properties in which a trustee of Allied has an ownership interest. For the three months ended March 31, 2022, real estate service revenue earned from these properties was \$111 (March 31, 2021 - \$102).

As at March 31, 2022, the loan to the TELUS Sky joint venture has a balance outstanding of \$113,287 (December 31, 2021 - \$113,287) (see note 7).

The transactions are in the normal course of operations and were measured at the amount set out in agreement between the respective property owners. Related party transactions were made on terms equivalent to those that prevail in arm's length transactions.

Transactions with key management personnel are summarized in the table below:

	THREE MONTHS ENDED	
	MARCH 31, 2022	MARCH 31, 2021
Salary, bonus and other short-term employee benefits	\$1,114	\$950
Unit-based compensation	1,765	1,274
Total	\$2,879	\$2,224

25. RISK MANAGEMENT

(a) *Capital management*

Allied defines capital as the aggregate of equity, mortgages payable, construction loans payable, promissory note payable, Unsecured Facility, Unsecured Debentures, unsecured term loan and lease liabilities. Allied manages its capital to comply with investment and debt restrictions pursuant to the Declaration of Trust, to comply with debt covenants, to ensure sufficient operating funds are available to fund business strategies, to fund leasing and capital expenditures, to fund acquisitions and development activities of properties, and to provide stable and growing cash distributions to Unitholders.

Various debt, equity and earnings distributions ratios are used to monitor capital adequacy requirements. For debt management, debt to gross book value and fair value, debt average term to maturity, and variable debt as a percentage of debt are the primary ratios used in capital management. The Declaration of Trust requires Allied to maintain debt to gross book value, as defined by the Declaration of Trust, of less than 60% (65% including convertible debentures, if any) and the variable rate debt and debt having maturities of less than one year to not exceed 15% of gross book value. As at March 31, 2022, the debt to gross book value ratio was 33.3% (December 31, 2021 - 33.5%) and debts having variable interest rates or maturities of less than one year aggregated to 4.9% of gross book value (December 31, 2021 - 4.2%).

On June 2, 2021, Allied filed a short form base shelf prospectus allowing for the issuance, from time to time, of Units and debt securities, or any combination thereof having an aggregate offering price of up to \$3,000,000. This document is valid for a 25-month period. The short form base shelf prospectus filed on June 2, 2021 was amended on November 11, 2021 (the “Shelf Prospectus”), and was filed in each of the provinces and territories of Canada. On November 12, 2021, Allied filed a prospectus supplement to its Shelf Prospectus, allowing Allied to offer and issue Units under the ATM Program up to \$300,000. Distributions of Units under the ATM Program, if any, will be made pursuant to the terms of an equity distribution agreement (the “Distribution Agreement”) dated November 12, 2021, entered into among Allied, Goldman Sachs Canada Inc., National Bank Financial Inc. and Scotia Capital Inc. The volume and timing of any distributions of Units under the ATM Program will be determined in Allied’s sole discretion. The ATM Program will be effective until July 2, 2023, unless earlier terminated in accordance with the terms of the Distribution Agreement. As Units distributed under the ATM Program will be issued and sold at the prevailing market price at the time of the sale, prices may vary among purchasers during the period of the ATM Program.

Allied has certain key financial covenants in its Unsecured Debentures, Unsecured Facility and unsecured term loan. The key financial covenants include debt service ratios and leverage ratios, as defined in the respective agreements. These ratios are evaluated by Allied on an ongoing basis to ensure compliance with the agreements. Allied was in compliance with each of the key financial covenants under these agreements as at March 31, 2022.

(b) *Market risk*

Market risk is the risk that the fair value or future cash flow of financial instruments will fluctuate because of changes in market prices. Allied is exposed to interest rate risk on its borrowings. All of Allied's mortgages payable as at March 31, 2022 are at fixed interest rates and are not exposed to changes in interest rates during the term of the debt. However, there is interest rate risk associated with Allied's fixed interest rate term debt due to the expected requirement to refinance such debts upon maturity. As fixed rate debt matures and as Allied utilizes additional floating rate debt under the Unsecured Facility, Allied will be further exposed to changes in interest rates. As at March 31, 2022, the Unsecured Facility, which is at a floating interest rate and is exposed to changes in interest rates, had a balance outstanding of \$460,000 (December 31, 2021 - \$365,000). Also, Allied has construction loans payable, of which \$78,826 is subject to floating interest rates and is exposed to changes in interest rates (December 31, 2021 - \$70,648). In addition, there is a risk that interest rates will fluctuate from the date Allied commits to a debt to the date the interest rate is set with the lender. As part of its risk management program, Allied endeavours to maintain an appropriate mix of fixed rate and floating rate debt, to stagger the maturities of its debt and to minimize the time between committing to a debt and the date the interest rate is set with the lender.

The following table illustrates the annualized sensitivity of income and equity to a reasonably possible change in interest rates of +/- 1.0%. These changes are considered to be reasonably possible based on observation of current market conditions. The calculations are based on a change in the average market interest rate for each period, and the financial instruments held at each reporting date that are sensitive to changes in interest rates. All other variables are held constant.

AS AT MARCH 31, 2022	-1.0%		+1.0%
	CARRYING AMOUNT	INCOME IMPACT	INCOME IMPACT
Unsecured Facility	\$460,000	\$4,600	\$(4,600)
Construction loans payable	\$78,826	\$788	\$(788)
Mortgages payable due within one year	\$17,304	\$173	\$(173)

(c) *Credit risk*

As Allied has provided loans and advances to facilitate property development, further credit risks arise in the event that borrowers default on the repayment of their amounts owing to Allied. Allied's loans and advances will be subordinate to prior ranking mortgages or charges. As at March 31, 2022, Allied had \$374,894 outstanding in loans receivable (December 31, 2021 - \$367,579) and \$113,287 outstanding in joint venture loan receivable (December 31, 2021 - \$113,287). In the event of a large commercial real estate market correction, the fair market value of an underlying property may be unable to support the loan value. Allied mitigates this risk by obtaining corporate guarantees and/or registered mortgage charges and assignment of leases, performing credit checks on potential borrowers, monitoring the financial and operating performance of borrowers, monitoring the status of development projects and ensuring interest payments are made on time. The expected credit losses estimated by Management, giving consideration to the factors above, as at March 31, 2022 are \$nil (December 31, 2021 - \$nil) (note 8).

Credit risk from user receivables arises from the possibility that users may experience financial difficulty and be unable to fulfill their lease commitments, resulting in Allied incurring a financial loss. Allied manages credit risk to mitigate exposure to financial loss by staggering lease maturities, diversifying revenue sources over a large user base, ensuring no individual user contributes a significant portion of Allied's revenues and conducting credit reviews of new users. The expected credit losses estimated by Management at March 31, 2022 are \$9,575 (December 31, 2021 - \$9,177) (note 10 (a)).

Allied considers that all the financial assets that are not impaired or past due for each of the reporting dates under review are of good quality. The carrying amount of accounts receivable best represents Allied's maximum exposure to credit risk. None of Allied's financial assets are secured by collateral or other credit enhancements. An aging of trade receivables, including trade receivables past due but not impaired can be shown as follows:

	MARCH 31, 2022	DECEMBER 31, 2021
Less than 30 days	\$2,909	\$4,204
30 to 60 days	2,182	2,190
More than 60 days	14,053	10,265
Total	\$19,144	\$16,659

(d) *Liquidity risk*

Liquidity risk arises from the possibility of not having sufficient capital available to fund ongoing operations or the ability to refinance or meet obligations as they come due. Mitigation of liquidity risk is also managed through credit risk as discussed above. A portion of Allied's assets have been pledged as security under the related mortgages and other security agreements. Interest rates on the mortgages payable are between 2.77% and 7.35% for March 31, 2022 (December 31, 2021 - 2.77% and 4.30%).

Allied entered into interest rate derivative contracts to limit its exposure to fluctuations in interest rates on \$250,000 of its variable rate unsecured term loan and \$68,608 of its construction loans (December 31, 2021 - \$250,000 and \$62,048, respectively). As at December 31, 2021, Allied repaid all of its variable rate mortgages payable and exited its associated interest rate derivative contracts on these mortgages payable with a cash settlement of \$3,781. Gains or losses arising from the change in fair values of the interest rate derivative contracts are recognized in the unaudited condensed consolidated statements of income and comprehensive income. For the three months ended March 31, 2022, Allied recognized as part of the change in fair value adjustment on derivative instruments a fair value gain of \$19,198 (March 31, 2021 - \$20,565).

Liquidity and capital availability risks are mitigated by maintaining appropriate levels of liquidity, diversifying Allied's sources of funding, maintaining a well-staggered debt maturity profile and actively monitoring market conditions.

(e) *Maturity analysis*

The undiscounted future principal and interest payments on Allied's debt instruments are as follows:

	REMAINING 2022	2023	2024	2025	2026	THEREAFTER	TOTAL
Mortgages payable	\$8,894	\$19,575	\$65,543	\$7,842	\$23,199	\$21,179	\$146,232
Construction loans payable	36,878	70,715	45,434	—	—	—	153,027
Promissory note payable	1,500	204,000	—	—	—	—	205,500
Unsecured Facility	10,005	13,340	13,340	461,112	—	—	497,797
Unsecured Debentures	50,244	74,485	74,485	270,849	662,035	1,978,056	3,110,154
Unsecured term loan	6,555	8,740	8,740	8,740	8,740	285,295	326,810
Total	\$114,076	\$390,855	\$207,542	\$748,543	\$693,974	\$2,284,530	\$4,439,520

(f) *Unit price risk*

Unit price risk arises from the unit-based compensation liabilities which are recorded at fair value at each quarter-end date. Allied's unit-based compensation liabilities negatively impact operating income when the Unit price rises and positively impact operating income when the Unit price declines.

26. COMMITMENTS AND CONTINGENCIES

Allied has entered into commitments for acquisitions, development activity and building renovations from leasing activity. The commitments as at March 31, 2022 were \$474,403 (December 31, 2021 - \$473,779).

Commitments as at March 31, 2022 of \$599 (December 31, 2021 - \$354) were held within equity accounted investments.

Allied is subject to legal and other claims in the normal course of business. Management and legal counsel evaluate all claims. In the opinion of Management these claims are generally covered by Allied's insurance policies and any liability from such remaining claims are not probable to occur and would not have a material effect on the unaudited condensed consolidated financial statements.

Allied, through a financial intermediary, has issued letters of credit in the amount of \$28,352 as at March 31, 2022 (December 31, 2021 - \$28,256).

27. SUBSEQUENT EVENTS

On April 8, 2022, Allied completed the purchase of 540 King Street West in Toronto for a total purchase price of \$25,000.

On April 22, 2022, Allied entered into an unsecured term loan with a financial institution for \$400,000 at a rate of prime plus 10 basis points ("bps") or bankers' acceptance plus 110 bps, due on October 22, 2025. The proceeds from the loan were used to reduce amounts drawn on the Unsecured Facility. Debt financing costs of \$640 were incurred and recorded against the principal owing.



ALLIED PROPERTIES REIT

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