

NEWS RELEASE FOR IMMEDIATE DISTRIBUTION

BOARDWALK REIT REPORTS STRONG RESULTS FOR Q3 2025

CALGARY, AB – November 4, 2025 - Boardwalk Real Estate Investment Trust (TSX: BEI.UN)

SUMMARY HIGHLIGHTS FOR THE THREE AND NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2025

- **STRONG FINANCIAL PERFORMANCE**
FOR THE 3 MONTH PERIOD ENDED SEPTEMBER 30, 2025
 - Funds From Operations ("FFO") of \$1.23 per Unit⁽¹⁾⁽²⁾; an increase of 10.8% from Q3 2024
 - Profit of \$37.6 million
 - Net Operating Income ("NOI") of \$108.3 million; an increase of 8.1% from Q3 2024
 - Same Property⁽³⁾ Net Operating Income ("Same Property NOI") of \$105.3 million; an increase of 8.6% from Q3 2024
 - Operating Margin of 67.4%; an increase of 210 basis points ("bps") from Q3 2024
- **FOR THE 9 MONTH PERIOD ENDED SEPTEMBER 30, 2025**
 - Funds From Operations ("FFO") of \$3.45 per Unit⁽¹⁾⁽²⁾; an increase of 11.3% from the same period a year ago
 - Profit of \$247.7 million
 - Net Operating Income ("NOI") of \$309.1 million; an increase of 9.1% from the same period a year ago
 - Same Property⁽³⁾ Net Operating Income ("Same Property NOI") of \$302.7 million; an increase of 9.6% from the same period a year ago
 - Operating Margin of 65.2%; an increase of 190 bps from the same period a year ago
- **SAME PROPERTY RENTAL REVENUE GROWTH IN Q3 2025**
 - Q3 2025 same property sequential quarterly rental revenue growth of 1.4% from the prior quarter, excluding Brio which the Trust closed on the purchase of the remaining 50% interest in August
 - Q3 2025 same property rental revenue growth of 5.0% from a year ago, excluding Brio
 - Occupancy of 97.7% in Q3 2025
- **AFFORDABLE REGIONS AND COMMUNITIES REMAIN IN HIGH DEMAND**
 - Population growth continues to favor Alberta, Quebec, and Saskatchewan on a relative basis
 - Rents in Edmonton, the Trust's largest market, remain some of the most affordable amongst major cities in Canada
 - The Trust has cumulatively re-invested in common area improvements representing approximately 77% of its portfolio since 2017, improving portfolio quality and resilience across market conditions
- **STRONG AND FLEXIBLE BALANCE SHEET**
 - Approximately \$379.6 million of total available liquidity at the end of the quarter
 - 96% of Boardwalk's mortgages carry CMHC-insurance
 - Unitholders' Equity of \$5.0 billion
 - Fair value capitalization rate of 5.12%, consistent with Q4 2024
 - Net Asset Value increase to \$97.72 per Unit⁽¹⁾⁽²⁾, primarily a result of higher rental rates in the Trust's more affordable markets

- Debt to EBITDA⁽¹⁾ of 10.09x, compared to 10.08x for the year ended December 31, 2024
- Debt to Total Assets⁽¹⁾ of 41.4%, compared to 40.6% as at December 31, 2024
- Debt increased marginally during the quarter to capitalize on opportunistic accretive external growth opportunities
- **UPDATE TO 2025 FINANCIAL GUIDANCE**
 - Revised FFO range of \$4.58 to \$4.65 per Unit⁽¹⁾⁽²⁾
 - Same Property NOI growth range of +8.5% to +10.0%
- **STRATEGIC CAPITAL ALLOCATION**
 - During the quarter, closed on previously announced acquisitions in Saskatoon, Regina, Calgary and Laval totaling \$419.5 million and dispositions in Edmonton and Québec City totaling \$141.2 million
 - Announced *639 Main Street* acquisition in Saskatoon subsequently to quarter end for \$39.0 million
 - Year-to-date, have invested \$36.8 million into the repurchase and cancellation of 576,983 Trust Units at a weighted average price of \$63.79
 - \$6.0 million (included in \$36.8 million above) deployed subsequently to quarter end at a weighted average price of \$66.51; management prioritizing unit repurchases at current unit price level
- **EXCEPTIONAL VALUE**
 - At current unit price of approximately \$64, Boardwalk's implied value is approximately \$188,000 per suite, equating to an attractive 6.4% cap rate on trailing NOI, with significant growth reflected in updated guidance above
- **REGULAR DISTRIBUTION OF \$1.62 PER TRUST UNIT ON AN ANNUALIZED BASIS CONFIRMED FOR THE MONTHS OF DECEMBER 2025, JANUARY 2026 AND FEBRUARY 2026**

⁽¹⁾ Please refer to the section titled "Presentation of Non-GAAP Measures" in this news release for more information.

⁽²⁾ Boardwalk REIT's units (the "Trust Units") trade on the Toronto Stock Exchange ("TSX") under the trading symbol 'BEI.UN'. Additionally, the Trust has 4,250,000 special voting units issued to holders of "Class B Units" of Boardwalk REIT Limited Partnership ("LP Class B Units" and, together with the Trust Units, the "Units"), each of which also has a special voting unit in the REIT.

⁽³⁾ Same property figures exclude properties which have been owned for less than 24 months and sold assets.

Boardwalk Real Estate Investment Trust ("Boardwalk", the "REIT" or the "Trust") today announced its financial results for the third quarter of 2025.

Sam Kolia; Chairman and Chief Executive Officer of Boardwalk REIT commented:

"We are pleased to report another strong quarter with a continuation of our track record of growing Net Operating Income, Funds From Operations per Unit and Operating Margin. Our FFO per Unit of \$1.23 during the third quarter represents an improvement of 10.8% from the prior year. Our results reflect the continued reduction of prior leasing incentives, with average rental rates now approaching 2015 levels. Our average occupied rents of \$1,582 continue to provide exceptional value to our Resident Members relative to the Canadian average rent and remain well within the affordability range according to CMHC benchmarks.

Throughout the fall leasing season, we have strategically prioritized higher occupancy in anticipation of seasonality that we typically see during periods of more balanced supply and demand. Heading into the winter, we are well-positioned with our occupancy sitting at approximately 97.7%, which is a reflection of our exceptional team and

adaptable operating platform, which continues to evolve and perform across varying market conditions. Across our markets, affordability remains a key theme, as we see more choice and use of incentives in higher-priced, newer communities. As we've seen across many cycles, high-quality, more affordable communities are always in demand.

We remain committed to re-investing our available liquidity from internally generated cash flows and proceeds from dispositions for re-deployment toward the highest risk-adjusted returns. The team is currently prioritizing tactical unit buybacks through the Trust's Normal Course Issuer Bid ("NCIB") to repurchase the Trust's own high-quality portfolio at an attractive implied return and significant discount to transaction values for apartments in the private market. During the third quarter, the team closed on several previously-announced dispositions in Edmonton and Québec City and acquisitions in Saskatoon, Regina, Calgary and Laval, executing the Trust's capital upcycling strategy that has been underway since late last year.

We look forward to continuing our track record of delivering strong results for our Boardwalk Family Forever."

THIRD QUARTER FINANCIAL HIGHLIGHTS

<i>\$ millions, except per Unit amounts</i>						
Highlights of the Trust's Third Quarter 2025 Financial Results						
	3 Months Sep. 30, 2025	3 Months Sep. 30, 2024	% Change	9 Months Sep. 30, 2025	9 Months Sep. 30, 2024	% Change
<u>Operational Highlights</u>						
Rental Revenue	\$160.8	\$153.4	4.8%	\$473.8	\$447.7	5.8%
Same Property Rental Revenue	\$153.9	\$146.5	5.1%	\$455.7	\$428.9	6.2%
Net Operating Income ("NOI")	\$108.3	\$100.2	8.1%	\$309.1	\$283.3	9.1%
Same Property NOI	\$105.3	\$97.0	8.6%	\$302.7	\$276.2	9.6%
Operating Margin ⁽¹⁾	67.4%	65.3%		65.2%	63.3%	
Same Property Operating Margin	68.4%	66.2%		66.4%	64.4%	
<u>Financial Highlights</u>						
Funds From Operations ("FFO") ⁽²⁾⁽³⁾	\$65.9	\$60.2	9.6%	\$184.5	\$167.3	10.3%
Adjusted Funds From Operations ("AFFO") ⁽²⁾⁽³⁾	\$57.4	\$51.6	11.2%	\$158.9	\$141.5	12.3%
Profit	\$37.6	\$55.4	-32.1%	\$247.7	\$522.3	-52.6%
FFO per Unit ⁽³⁾	\$1.23	\$1.11	10.8%	\$3.45	\$3.10	11.3%
AFFO per Unit ⁽³⁾	\$1.07	\$0.95	12.6%	\$2.97	\$2.62	13.4%
Regular Distributions Declared (Trust Units & LP Class B Units)	\$21.6	\$19.4	11.4%	\$63.2	\$55.8	13.4%
Regular Distributions Declared Per Unit (Trust Units & LP Class B Units)	\$0.405	\$0.360	12.5%	\$1.185	\$1.035	14.5%
FFO Payout Ratio ⁽³⁾	32.8%	32.2%		34.3%	33.3%	
Same Property Apartment Suites				32,836	33,722	
Non-Same Property Apartment Suites ⁽⁴⁾				1,748	671	
Total Apartment Suites				34,584	34,393	

⁽¹⁾ Operating margin is calculated by dividing NOI by rental revenue allowing management to assess the percentage of rental revenue which generated profit.

⁽²⁾ This is a non-GAAP financial measure.

⁽³⁾ Please refer to the section titled "Presentation of Non-GAAP Measures" in this news release for more information.

⁽⁴⁾ Includes 183 suites related to the Trust's joint venture in Brampton, Ontario which is accounted for as an equity accounted investment

In Q3 2025, same property operating margin increased compared to the same period in the prior year as the Trust's same property rental revenue growth continued to outpace expenses. The Trust continues to target further operating margin improvement as a result of strong revenue growth, execution of various cost containment initiatives, and lower utility costs due to the removal of the federal carbon charge.

Continued Highlights of the Trust's Third Quarter 2025 Financial Results		
	Sep. 30, 2025	Dec. 31, 2024
Equity		
Unitholders' equity	\$5,012,702	\$4,836,809
Net Asset Value		
Net asset value ⁽¹⁾⁽²⁾	\$5,227,333	\$5,047,029
Net asset value ("NAV") per Unit ⁽²⁾	\$97.72	\$93.68
Liquidity, Debt and Distributions		
Cash and cash equivalents	\$101,864	
Subsequent committed/funded financing	\$31,900	
Unused credit facilities	\$245,800	
Total Available Liquidity	\$379,564	
Total mortgage principal outstanding	\$3,602,558	\$3,410,173
Debt to EBITDA ⁽²⁾	10.09	10.08
Debt to Total Assets ⁽²⁾	41.4%	40.6%
Interest Coverage Ratio (Rolling 4 quarters)	3.10	2.95

⁽¹⁾ This is a non-GAAP financial measure.

⁽²⁾ Please refer to the section titled "Presentation of Non-GAAP Measures" in this news release for more information.

The Trust's fair value of its investment properties as at September 30, 2025, increased from year end, primarily attributable to an increase in market rents in its largest market of Edmonton as well as other affordable markets which was partially offset by a decrease to market rents in Calgary. The Trust's fair value also increased relative to year end as a result of the Trust's acquisition activity, net of dispositions. The Trust's stabilized capitalization rate ("Cap Rate") of 5.12% for Q3 2025 remained the same as Q2 2025. The Cap Rate ranges utilized continue to be in line with recently published third party quarterly Cap Rate reports.

SOLID OPERATIONAL RESULTS

Portfolio Highlights for the Third Quarter of 2025			
		Sep-25	Sep-24
Average Occupancy (Quarter Average) ⁽¹⁾		97.67%	98.63%
Average Monthly Rent (Period Ended)	\$	1,547	\$ 1,472
Average Market Rent (Period Ended) ⁽²⁾	\$	1,673	\$ 1,644
Average Occupied Rent (Period Ended) ⁽³⁾	\$	1,582	\$ 1,493
Mark-to-Market Revenue Gain (Period Ended) (\$ millions)	\$	37.5	\$ 60.2
Mark-to-Market Revenue Gain Per Unit (Period Ended)	\$	0.70	\$ 1.11

⁽¹⁾ Average occupancy is adjusted to be on a same property basis.

⁽²⁾ Market rent is a component of rental revenue and is calculated as of the first day of each month as the average rental revenue amount a willing landlord might reasonably expect to receive, and a willing tenant might reasonably expect to pay, for a tenancy, before adjustments for other rental revenue items such as incentives, vacancy loss, fees, specific recoveries, and revenue from commercial tenants.

⁽³⁾Occupied rent is a component of rental revenue and is calculated for occupied suites as of the first day of each month as the average rental revenue, adjusted for other rental revenue items such as fees, specific recoveries, and revenue from commercial tenants.

	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25
Same Property Portfolio Occupancy	98.0%	97.9%	97.6%	97.8%	97.9%	97.9%	98.0%	97.8%	97.7%	97.6%	97.9%	97.8%	97.7%

The Trust retained high occupancy during Q3 2025 by focusing on retention and by leveraging its vertically-integrated operating platform to limit the time to complete unit turnovers. The Trust’s approach to strategically moderate its lease renewal rates over the last number of years, while markets were heavily undersupplied, also contributes to maintaining higher occupancy in a more balanced market. Positive market rent adjustments were implemented in some communities where rental market fundamentals were strong. In other communities, market rents were adjusted downward in pockets that have experienced higher deliveries of new supply and where rents were on the higher end of the price spectrum. Overall, demand remains strong for affordable housing. Average occupied rent increased sequentially, and when compared to the same period a year ago. The Trust continues to focus on maintaining high occupancy, reducing or eliminating past incentives on lease renewals, leasing at market rents for new leases and adjusting market rents in communities where appropriate.

For the third quarter of 2025, same property rental revenue increased 5.1% while same property total rental expense decreased by 1.8%, resulting in same property NOI growth of 8.6% in comparison to the same quarter in the prior year. Same property rental revenue increased due to higher in-place occupied rents across all regions as well as continued decreases in incentives in the Alberta and Saskatchewan markets.

In Edmonton, NOI growth was 11.4% for the third quarter of 2025 compared to the same period in the prior year. The overall growth was driven by lower incentives, higher market rents and lower utilities, insurance premiums and property tax expense. The overall positive increase was partially offset by higher vacancy loss and building repairs and maintenance.

Saskatchewan’s market continues to be strong with the Trust’s portfolio in the region realizing 8.6% same property NOI growth in the third quarter of 2025 versus the same period last year. The NOI improvement is a result of strong same property revenue growth due to lower incentives as well as market rent increases, coupled with low operating expenses and higher occupancy.

In Ontario, NOI growth was 10.5% in the third quarter of 2025 compared to the third quarter of 2024. The mark-to-market opportunity on turnover contributed to same property rental revenue growth of 5.2% coupled with decreases in utilities, which was partially offset by increases in property taxes.

In Quebec, NOI growth was 8.3% compared to the same quarter in the prior year. The overall growth was driven by increases in occupied rents along with higher occupancy rates, as well as lower wages and salaries, partially offset by higher building repairs and maintenance, and bad debt expense.

In British Columbia, higher market rents compared to the prior year, and a same property total rental expense decrease of 9.6%, resulted in same property NOI growth of 7.3% in the third quarter of 2025 compared to the third quarter of 2024.

As shown in our updated guidance further in this release, Boardwalk remains well positioned for strong revenue and NOI growth in 2025.

Same Property Sep. 30 2025 - 3 M	# of Suites	% Rental Revenue Growth	% Total Rental Expenses Growth	% Net Operating Income Growth	% of NOI
Edmonton	12,097	5.5%	(4.4)%	11.4%	34.4%
Calgary	6,347	4.1%	4.1%	4.1%	24.2%
Other Alberta	1,936	6.7%	(0.4)%	10.9%	5.1%
Alberta	20,380	5.1%	(1.6)%	8.5%	63.7%
Quebec	5,694	4.8%	(2.8)%	8.3%	16.1%
Saskatchewan	3,505	5.9%	0.5%	8.6%	11.1%
Ontario	3,019	5.2%	(3.5)%	10.5%	7.8%
British Columbia	238	3.5%	(9.6)%	7.3%	1.3%
	32,836	5.1%	(1.8)%	8.6%	100.0%

Same Property Sep. 30 2025 - 9 M	# of Suites	% Rental Revenue Growth	% Total Rental Expenses Growth	% Net Operating Income Growth	% of NOI
Edmonton	12,097	6.9%	(1.5)%	12.5%	34.1%
Calgary	6,347	5.3%	1.3%	7.0%	24.4%
Other Alberta	1,936	7.8%	2.0%	11.4%	5.1%
Alberta	20,380	6.4%	(0.4)%	10.2%	63.6%
Quebec	5,694	4.9%	4.0%	5.4%	15.6%
Saskatchewan	3,505	7.9%	(1.0)%	12.6%	11.5%
Ontario	3,019	5.8%	0.3%	9.3%	7.9%
British Columbia	238	4.1%	(7.8)%	7.4%	1.4%
	32,836	6.2%	0.2%	9.6%	100.0%

STRONG LIQUIDITY POSITION

In the third quarter of 2025, Boardwalk renewed \$49.9 million of its maturing mortgages at a weighted average interest rate of 3.75% while extending the term of these mortgages by an average of 5.0 years.

For the remainder of 2025, the Trust anticipates \$355.4 million of mortgages payable maturing with an average in-place interest rate of 2.35% and will continue to renew these mortgages as they mature. Current market 5 and 10-year CMHC financing rates are estimated to be approximately 3.35% and 3.90%, respectively. To date, the Trust has renewed or forward-locked the interest rate on \$294.3 million or 52.7% of its maturing mortgages in 2025 at an average interest rate of 3.83% and an average term of 5.8 years. Of note, this includes a short-term renewal of a conventional mortgage in the amount of \$45.6 million which is anticipated to be re-financed as a CMHC-insured mortgage in Q4 2025. Excluding this mortgage, to-date the Trust has renewed or forward-locked \$248.7 million in 2025 at an average interest rate of 3.77% and an average term of 6.8 years. In addition, the Trust repaid two mortgages at maturity totaling \$3.6 million. The Trust remains well positioned with a laddered maturity schedule within its mortgage program, a disciplined capital allocation program and continued use of CMHC funding, which decreases the renewal risk on its existing mortgages.

STRATEGIC CAPITAL ALLOCATION

The Trust continues to take an opportunistic approach to deploy available liquidity generated from internal cash flow and net proceeds from dispositions to achieve the highest risk-adjusted returns.

At current Unit price levels, the Trust is prioritizing available liquidity, after funding its value-add program, into the repurchase of Trust Units through the Trust's Normal Course Issuer Bid ("NCIB") program. Year-to-date, the Trust has invested \$36.8 million into the repurchase and cancellation of 576,983 Trust Units at a weighted average price of \$63.79.

During the third quarter, the Trust closed on four previously-announced dispositions comprising 702 suites in Edmonton and Québec City for a gross sales price of \$141.2 million. The Trust also closed on four previously-announced acquisitions comprising 1,015 suites in Saskatoon, Regina, Calgary, and Laval for a gross purchase price of \$419.5 million. Subsequently to the end of the third quarter, the Trust also announced the acquisition of 639 *Main Street* in Saskatoon for a gross purchase price of \$39.0 million.

A summary of the Trust's year-to-date capital upcycling activity is as follows:

2025 Year-to-Date Dispositions									
Name	Market	Closing Date	Gross Sales Price (\$ millions)	Price Per Suite (rounded)	Suites	WA Age	Exit Cap Rate	Mortgage Assumed /Payout	WA Interest Rate
<u>Prior to Q3 2025</u>									
Axxess/ Lansdowne Park/ Galbraith House	Edmonton, AB	January 2025	\$80.0	\$205,000	390	1990	4.8%	\$21.6	3.57%
<u>Q3 2025</u>									
Imperial Tower	Edmonton, AB	August 2025	\$28.8	\$208,000	138	1967	5.3%	\$10.7	4.49%
Les Appartements du Verdier/ Place du Parc	Québec City, QC	August 2025	\$52.2	\$171,000	306	1984	5.6%	\$38.2	3.87%
Insignia Tower	Edmonton, AB	August 2025	\$36.3	\$292,000	124	2019	4.8%	\$21.2	1.58%
Lorelei House/ Westmoreland Apartments	Edmonton, AB	September 2025	\$24.1	\$180,000	134	1975	5.6%	\$8.6	3.00%
Total - Dispositions			\$221.2	\$203,000	1,092	1987	5.1%	\$100.3	3.31%

2025 Year-to-Date Acquisitions

Name	Market	Closing Date	Gross Purchase Price (\$ millions)	Price Per Suite (rounded)	Suites	WA Age	Cap Rate ⁽¹⁾	Mortgage Assumption	WA Interest Rate	WA Term
<u>Prior to Q3 2025</u>										
Elbow 5 Eight	Calgary, AB	March 2025	\$93.0	\$365,000	255	2025	5.8%	-	-	-
<u>Q3 2025</u>										
North Prairie Townhomes	Saskatoon/ Regina, SK	July 2025	\$71.1	\$303,000	235	2021	5.2%	\$19.1	2.35%	2.2
Brio - 50% Interest	Calgary, AB	August 2025	\$37.4	\$462,000	81	2020	4.9%	\$22.4	2.71%	6.3
The Arch	Calgary, AB	August 2025	\$62.0	\$392,000	158	2015	5.1%	\$27.1	2.84%	2.0
Central Parc 1, 2 and 3	Laval, QC	September 2025	\$249.0	\$460,000	541	2021	4.5%	\$178.2	1.56%	3.2
<u>Subsequently to Q3 2025</u>										
639 Main Street ⁽²⁾	Saskatoon, SK	Late Q4 2025	\$39.0	\$368,000	106	2023	5.5%	\$28.5	3.91%	7.5
Total - Acquisitions			\$551.5	\$401,000	1,376	2021	5.0%	\$275.3	2.08%	3.7

(1) Based on Year 2 cap rate projections for assets with remaining lease-up component on closing and Year 1 for fully-occupied communities

(2) Announced subsequently to quarter-end in October operational update

UPDATE TO 2025 FINANCIAL GUIDANCE

Boardwalk's outlook for the remainder of 2025 is for ongoing growth across its portfolio as demand for affordable multi-family housing remains strong. The Trust anticipates ongoing positive blended leasing spreads overall throughout the remainder of 2025. The Trust has also factored in the net impact of the *Central Parc 1, 2, and 3* acquisition and the disposition of *Lorelei House and Westmoreland Apartments*. With Q3 finalized, the Trust is updating and tightening its guidance range as follows:

	Q3 2025 Updated Guidance	Q2 2025 Updated Guidance	2024 Actual
Same Property NOI Growth	+8.5% to +10.0%	+8.0% to +10.0%	+13.0%
FFO Per Unit ⁽¹⁾	\$4.58 to \$4.65	\$4.48 to \$4.63	\$4.18
AFFO Per Unit ⁽¹⁾⁽²⁾	\$3.95 to \$4.02	\$3.85 to \$4.00	\$3.56

⁽¹⁾ Please refer to the section titled "Presentation of Non-GAAP Measures" in this news release for more information.

⁽²⁾ Utilizing a Maintenance CAPEX expenditure of \$998/suite/year in 2025 and \$977/suite/year in 2024.

The reader is cautioned that this information is forward-looking and actual results may vary from those forecasted. The Trust reviews the assumptions used to derive its forecast quarterly, and based on this review, may adjust its outlook accordingly.



Boardwalk REIT
200 – 1501 1st St. SW
Calgary, Alberta T2R 0W1

bwalk.com
T 403.531.9255
F 403.531.9565

EXCEPTIONAL VALUE

The Trust's current trading price represents exceptional value relative to the quality of the underlying real estate, replacement costs and in the context of strong NOI growth reinforced within our updated guidance range.

Recent private market sales transactions of apartment buildings in our core markets have occurred at prices in line with or above Boardwalk's fair value of its assets of approximately \$242,000 per suite, when adjusted for suite mix and asset quality. This valuation represents approximately a trailing 4.95% cap rate on Boardwalk's most recent 12 months of NOI.

At the current unit price of \$64 per Trust Unit, Boardwalk's implied value is approximately \$188,000 per suite and represents an attractive 6.4% cap rate on trailing NOI.

THIRD QUARTER REGULAR MONTHLY DISTRIBUTION ANNOUNCEMENT

The Trust has confirmed its monthly cash distribution for the months of December 2025, January 2026 and February 2026 as follows:

Month	Per Unit	Annualized	Record Date	Distribution Date
December 2025	\$ 0.1350	\$ 1.62	31-Dec-25	15-Jan-26
January 2026	\$ 0.1350	\$ 1.62	30-Jan-26	16-Feb-26
February 2026	\$ 0.1350	\$ 1.62	27-Feb-26	16-Mar-26

In line with Boardwalk's distribution policy of maximum re-investment, the Trust's payout ratio remains conservative at 32.8% of Q3 2025 FFO; and 34.0% of the last 12 months FFO.

Boardwalk's regular monthly distribution provides a stable and attractive yield for the Trust's Unitholders.

ESG REPORT

The Trust is committed to environmental, social and governance ("ESG") objectives and initiatives, including working towards reducing greenhouse gas emissions and electricity and natural gas consumption, water conservation, waste minimization, and a continued focus on governance and oversight. Boardwalk published its sixth annual ESG report in May 2025. The 2024 ESG report is available digitally on the Trust's website at bwalk.com/en-ca/investors/esg.

FINANCIAL INFORMATION

Boardwalk produces quarterly financial statements and management's discussion and analysis that provides detailed information regarding the Trust's activities during the quarter. Financial information is available on Boardwalk's investor website at www.bwalk.com/investors.

TELECONFERENCE ON THIRD QUARTER 2025 FINANCIAL RESULTS

Boardwalk invites you to participate in the teleconference that will be held to discuss these results tomorrow (November 5, 2025) at 1:00 pm Eastern Time (11:00 am Mountain Time). Senior management will speak to the period's results and provide an update. Presentation materials will be made available on Boardwalk's investor website at www.bwalk.com/investors prior to the call.

**Boardwalk REIT**

200 – 1501 1st St. SW
Calgary, Alberta T2R 0W1

bwalk.com

T 403.531.9255
F 403.531.9565

Teleconference: To join the conference call without operator assistance, you may register and enter your phone number at <https://emportal.ink/4nwCuJn> to receive an instant automated call back.

Alternatively, you can also dial direct to be entered into the call by an operator using the traditional conference call instructions below.

The telephone numbers for the conference are 1-437-900-0527 (local/international callers) or toll-free 1-888-510-2154 (within North America).

Note: Please provide the operator with the below Conference Call ID or Topic when dialing in to the call.

Conference ID: 49816

Topic: Boardwalk Real Estate Investment Trust, 2025 Third Quarter Results

Webcast: Investors will be able to listen to the call and view Boardwalk's slide presentation by visiting www.bwalk.com/investors prior to the start of the call.

An information page will be provided for any software needed and system requirements. The webcast and slide presentation will also be available at:

[Boardwalk REIT Third Quarter Results Webcast Link](#)

Replay: An audio recording of the teleconference will be available on the Trust's website:

www.bwalk.com/investors

CORPORATE PROFILE

Boardwalk REIT strives to be Canada's friendliest community provider and the first choice in multi-family communities to work, invest, and call home with our Boardwalk Family Forever. Providing homes in more than 200 communities, with approximately 34,000 residential suites totaling over 30 million net rentable square feet, Boardwalk has a proven long-term track record of building better communities, where love always lives™. Our three-tiered and distinct brands: Boardwalk Living, Boardwalk Communities, and Boardwalk Lifestyle, cater to a large diverse demographic and have evolved to capture the life cycle of all Resident Members. Boardwalk's disciplined approach to capital allocation, acquisition, development, purposeful re-positioning, and management of apartment communities allows the Trust to provide its brand of community across Canada creating exceptional Resident Member experiences. Differentiated by its peak performance culture, Boardwalk is committed to delivering exceptional service, product quality and experience to our Resident Members who reward us with high retention and market leading operating results, which in turn, lead to higher free cash flow and investment returns, stable monthly distributions, and value creation for all our stakeholders.

Boardwalk REIT's Trust Units are listed on the Toronto Stock Exchange, trading under the symbol BEI.UN. Additional information about Boardwalk REIT can be found on the Trust's website at www.bwalk.com/investors.

PRESENTATION OF NON-GAAP MEASURES

Non-GAAP Financial Measures

Boardwalk believes non-GAAP financial measures are meaningful and useful measures of real estate organizations operating performance, however, are not measures defined by IFRS[®] Accounting Standards, as issued by the International Accounting Standards Board (“IFRS Accounting Standards”). As they do not have standardized meanings prescribed by IFRS Accounting Standards, they therefore may not be comparable to similar measurements presented by other entities and should not be construed as an alternative to IFRS Accounting Standards defined measures. Below are the non-GAAP financial measures referred to in this news release.

Funds From Operations

The IFRS Accounting Standards measurement most comparable to FFO is profit. Boardwalk REIT considers FFO to be an appropriate measurement of the performance of a publicly listed multi-family residential entity as it is the most widely used and reported measure of real estate investment trust performance. Profit includes items such as fair value changes of investment property that are subject to market conditions and capitalization rate fluctuations which are not representative of recurring operating performance. Consistent with REALPAC, we define FFO as adjustments to profit for fair value gains or losses, distributions on the LP Class B Units, gains or losses on the sale of the Trust's investment properties, depreciation, deferred income tax, and certain other non-cash adjustments, if any, but after deducting the principal repayment on lease liabilities. The reconciliation from profit under IFRS Accounting Standards to FFO can be found below. The Trust uses FFO to assess operating performance and its distribution paying capacity, determine the level of Associate incentive-based compensation, and decisions related to investment in capital assets. To facilitate a clear understanding of the combined historical operating results of Boardwalk REIT, management of the Trust believes FFO should be considered in conjunction with profit as presented in the condensed consolidated interim financial statements for the three and nine months ended September 30, 2025 and 2024.

FFO Reconciliation	3 Months Sep. 30, 2025	3 Months Sep. 30, 2024	% Change	9 Months Sep. 30, 2025	9 Months Sep. 30, 2024	% Change
(In \$000's, except per Unit amounts)						
Profit	\$ 37,606	\$ 55,419		\$ 247,660	\$ 522,294	
Adjustments						
Loss on sale of assets	6,354	-		8,645	-	
Fair value losses (gains), net	14,374	1,838		(86,164)	(363,245)	
Fair value loss from equity accounted investment	4,467	-		5,313	-	
LP Class B Unit distributions	1,722	1,611		5,143	4,632	
Deferred tax (recovery) expense	(15)	15		(3)	82	
Depreciation	2,307	2,124		6,482	5,991	
Principal repayments on lease liabilities	(867)	(822)		(2,579)	(2,449)	
FFO	\$ 65,948	\$ 60,185	9.6%	\$ 184,497	\$ 167,305	10.3%
FFO per Unit	\$ 1.23	\$ 1.11	10.8%	\$ 3.45	\$ 3.10	11.3%

Adjusted Funds From Operations

Similar to FFO, the IFRS Accounting Standards measurement most comparable to AFFO is profit. Boardwalk REIT considers AFFO to be an appropriate measurement of a publicly listed multi-family residential entity as it measures the economic performance after deducting for maintenance capital expenditures to the existing portfolio of investment properties. AFFO is determined by taking the amounts reported as FFO and deducting what is commonly referred to as “Maintenance Capital Expenditures”. Maintenance Capital Expenditures are referred to as expenditures that, by standard accounting definition, are accounted for as capital in that the expenditure itself has

a useful life in excess of the current financial year and maintains the value of the related assets. The reconciliation of AFFO can be found below. The Trust uses AFFO to assess operating performance and its distribution paying capacity, and decisions related to investment in capital assets.

(000's)	3 Months		3 Months		9 Months		9 Months	
	Sep. 30, 2025		Sep. 30, 2024		Sep. 30, 2025		Sep. 30, 2024	
FFO	\$	65,948	\$	60,185	\$	184,497	\$	167,305
Maintenance Capital Expenditures		8,588		8,624		25,646		25,843
AFFO	\$	57,360	\$	51,561	\$	158,851	\$	141,462

Adjusted Real Estate Assets

The IFRS Accounting Standards measurement most comparable to Adjusted Real Estate Assets is investment properties. Adjusted Real Estate Assets is comprised of investment properties, equity accounted investment, loan receivable, properties related to assets held for sale, and cash and cash equivalents. Adjusted Real Estate Assets is useful in summarizing the real estate assets owned by the Trust and it is used in the calculation of NAV, which management of the Trust believes is a useful measure in estimating the entity's value. The reconciliation from Investment Properties under IFRS Accounting Standards to Adjusted Real Estate Assets can be found on the following page, under NAV.

Adjusted Real Estate Debt

The IFRS Accounting Standards measurement most comparable to Adjusted Real Estate Debt is total mortgage principal outstanding. Adjusted Real Estate Debt is comprised of total mortgage principal outstanding, mortgage principal outstanding related to assets held for sale, total lease liabilities attributable to land leases, and construction loan payable. It is useful in summarizing the Trust's debt which is attributable to its real estate assets and is used in the calculation of NAV, which management of the Trust believes is a useful measure in estimating the entity's value. The reconciliation from total mortgage principal outstanding under IFRS Accounting Standards to Adjusted Real Estate Debt can be found below under NAV.

Adjusted Real Estate Debt, net of Cash

Adjusted Real Estate Debt, net of Cash, is most directly comparable to the IFRS Accounting Standards measure of total mortgage principal outstanding. Adjusted Real Estate Debt, net of Cash is comprised of the sum of total mortgage principal outstanding, mortgage principal outstanding related to assets held for sale, total lease liabilities attributable to land leases, and construction loan payable, then reduced by cash and cash equivalents. It is useful in summarizing the Trust's debt which is attributable to its real estate assets and is used in the calculation of Debt to EBITDA.

Net Asset Value

The IFRS Accounting Standards measurement most comparable to NAV is Unitholders' Equity. With real estate entities, NAV is the total value of the entity's investment properties, equity accounted investment, investment properties related to assets held for sale, loan receivable, and cash and cash equivalents minus the total value of the entity's debt. The Trust determines NAV by taking Adjusted Real Estate Assets and subtracting Adjusted Real Estate Debt, which management of the Trust believes is a useful measure in estimating the entity's value. The reconciliation from Unitholders' Equity under IFRS Accounting Standards to Net Asset Value is below.

	Sep. 30, 2025	Dec. 31, 2024
Investment properties	\$ 8,832,454	\$ 8,238,024
Equity accounted investment	37,804	52,984
Investment properties related to assets held for sale	-	79,920
Loan receivable	-	58,170
Cash and cash equivalents	101,864	122,408
Adjusted Real Estate Assets	\$ 8,972,122	\$ 8,551,506
Total mortgage principal outstanding	\$ (3,602,558)	\$ (3,410,173)
Mortgage principal outstanding related to assets held for sale	-	(21,645)
Total lease liabilities attributable to land leases ⁽¹⁾	(69,878)	(71,181)
Construction loan payable	(72,353)	(1,478)
Adjusted Real Estate Debt	\$ (3,744,789)	\$ (3,504,477)
Net Asset Value	\$ 5,227,333	\$ 5,047,029
Net Asset Value per Unit	\$ 97.72	\$ 93.68
Reconciliation of Unitholders' Equity to Net Asset Value	Sep. 30, 2025	Dec. 31, 2024
Unitholders' equity	\$ 5,012,702	\$ 4,836,809
Total Assets	(9,052,898)	(8,626,490)
Investment properties	8,832,454	8,238,024
Equity accounted investment	37,804	52,984
Investment properties related to assets held for sale	-	79,920
Loan receivable	-	58,170
Cash and cash equivalents	101,864	122,408
Total Liabilities	4,040,196	3,789,681
Total mortgage principal outstanding	(3,602,558)	(3,410,173)
Mortgage principal outstanding related to assets held for sale	-	(21,645)
Total lease liabilities attributable to land leases ⁽¹⁾	(69,878)	(71,181)
Construction loan payable	(72,353)	(1,478)
Net Asset Value ⁽¹⁾	\$ 5,227,333	\$ 5,047,029

⁽¹⁾ Total lease liability attributable to land leases is a component of lease liabilities as calculated in accordance with IFRS.

Non-GAAP Ratios

The discussion below outlines the non-GAAP ratios used by the Trust. Each non-GAAP ratio has a non-GAAP financial measure as one or more of its components, and, as a result, do not have standardized meanings prescribed by IFRS Accounting Standards and therefore may not be comparable to similar financial measurements presented by other entities. Non-GAAP financial measures should not be construed as alternatives to IFRS Accounting Standards defined measures.

FFO per Unit, AFFO per Unit, and NAV per Unit

FFO per Unit includes the non-GAAP financial measure FFO as a component in the calculation. The Trust uses FFO per Unit to assess operating performance on a per Unit basis, as well as determining the level of Associate incentive-based compensation.

AFFO per Unit includes the non-GAAP financial measure AFFO as a component in the calculation. The Trust uses AFFO per Unit to assess operating performance on a per Unit basis and its distribution paying capacity.

**Boardwalk REIT**

200 – 1501 1st St. SW
Calgary, Alberta T2R 0W1

bwalk.com

T 403.531.9255
F 403.531.9565

NAV per Unit includes the non-GAAP financial measure NAV as a component in the calculation. Management of the Trust believes it is a useful measure in estimating the entity's value on a per Unit basis, which an investor can compare to the entity's Trust Unit price which is publicly traded to help with investment decisions.

FFO per Unit and AFFO per Unit, are calculated by taking the non-GAAP ratio's corresponding non-GAAP financial measure and dividing by the weighted average Trust Units outstanding for the period on a fully diluted basis, which assumes conversion of the LP Class B Units and vested deferred units determined in the calculation of diluted per Trust Unit amounts in accordance with IFRS Accounting Standards.

NAV per Unit is calculated as NAV divided by the Trust Units outstanding as at the reporting date on a fully diluted basis which assumes conversion of the LP Class B Units and vested deferred units outstanding.

Debt to EBITDA

Debt to EBITDA is calculated by dividing Adjusted Real Estate Debt, net of Cash by consolidated EBITDA. The Trust uses Debt to EBITDA to understand its capacity to pay off its debt.

Debt to Total Assets

Debt to Total Assets is calculated by dividing Adjusted Real Estate Debt by Total Assets. The Trust uses Debt to Total Assets to determine the proportion of assets which are financed by debt.

FFO per Unit Future Financial Guidance

FFO per Unit Future Financial Guidance is calculated as FFO Future Financial Guidance divided by the estimated weighted average Trust Units and LP Class B Units outstanding throughout the year. Boardwalk REIT considers FFO per Unit Future Financial Guidance to be an appropriate measurement of the estimated future financial performance based on information currently available to management of the Trust at the date of this news release.

AFFO per Unit Future Financial Guidance

AFFO per Unit Future Financial Guidance is calculated as AFFO Future Financial Guidance divided by the estimated weighted average Trust Units and LP Class B Units outstanding throughout the year. Boardwalk REIT considers AFFO per Unit Future Financial Guidance to be an appropriate measurement of the estimated future profitability based on information currently available to management of the Trust at the date of this news release.

FFO Payout Ratio

FFO Payout Ratio represents the REIT's ability to pay distributions. This non-GAAP ratio is computed by dividing regular distributions paid on the Trust Units and LP Class B Units by the non-GAAP financial measure of FFO.

CAUTIONARY STATEMENTS REGARDING FORWARD-LOOKING STATEMENTS

Information in this news release that is not current or historical factual information may constitute forward-looking statements and information (collectively, "forward-looking statements") within the meaning of securities laws. The use of any of the words "expect", "anticipate", "may", "will", "should", "believe", "intend" and similar expressions are intended to identify forward-looking statements. Forward-looking statements contained in this press release include Boardwalk's financial guidance for fiscal 2025, Boardwalk's ability to accelerate organic growth in 2025, expected distributions for December 2025, January 2026, February 2026, expectations regarding mortgages payable maturing and its intention to renew these mortgages, Boardwalk's commitment to its capital allocation strategy, accretive capital recycling opportunities, strengthening its long-term development plan in Victoria, BC, and Boardwalk's commitment to ESG initiatives. Implicit in these forward-looking statements, particularly in respect of

Boardwalk’s objectives for its current and future periods, Boardwalk’s strategies to achieve those objectives, as well as statements with respect to management’s beliefs, plans, estimates, assumptions, intentions, and similar statements concerning anticipated future events, results, circumstances, performance or expectations are estimates and assumptions subject to risks and uncertainties, including those described in its Management’s Discussion & Analysis of Boardwalk under the heading “Risks and Risk Management”, which could cause Boardwalk’s actual results to differ materially from the forward-looking statements contained in this news release. Specifically, Boardwalk has made assumptions surrounding the impact of economic conditions in Canada and globally, Boardwalk’s future growth potential, prospects and opportunities, interest costs, access to equity and debt capital markets to fund (at acceptable costs), the future growth program to enable the Trust to refinance debts as they mature, the availability of purchase opportunities for growth in Canada, the impact of accounting principles under IFRS Accounting Standards, general industry conditions and trends, changes in laws and regulations including, without limitation, changes in tax laws, increased competition, the availability of qualified personnel, fluctuations in foreign exchange or interest rates, and stock market volatility. These assumptions, although considered reasonable by the Trust at the time of preparation, may prove to be incorrect.

This news release also contains future-oriented financial information and financial outlook information (collectively “FOFI”) about Boardwalk’s same property NOI growth, FFO per Unit, and AFFO per Unit guidance for fiscal 2025. Boardwalk has included the FOFI for the purpose of providing further information about the Trust’s anticipated future business operation.

For more exhaustive information on the risks and uncertainties in respect of forward-looking statements and FOFI you should refer to Boardwalk’s Management’s Discussion & Analysis and Annual Information Form for the year ended December 31, 2024 under the headings “Risks and Risk Management” and “Challenges and Risks”, respectively, which are available at www.sedarplus.ca. Forward-looking statements and FOFI contained in this news release are made as of the date of this news release and are based on Boardwalk’s current estimates, expectations and projections, which Boardwalk believes are reasonable as of the current date. You should not place undue importance on forward-looking statements or FOFI and should not rely upon forward-looking statements or FOFI as of any other date. Except as required by applicable law, Boardwalk undertakes no obligation to publicly update or revise any forward-looking statement or FOFI, whether a result of new information, future events, or otherwise.