

Condensed Consolidated Financial Statements of

PARTNERS REAL ESTATE INVESTMENT TRUST

For the three months ended March 31, 2016 and 2015

PARTNERS REAL ESTATE INVESTMENT TRUST

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PARTNERS REAL ESTATE INVESTMENT TRUST
Condensed Consolidated Statements of Financial Position

unaudited (Cdn \$)

As at	March 31, 2016	December 31, 2015
ASSETS		
Non-current assets		
Income producing properties (Note 3)	\$ 511,997,695	\$ 511,817,617
	511,997,695	511,817,617
Current assets		
Other assets (Note 4)	4,053,907	3,146,165
Accounts receivable (Note 5)	3,702,033	3,336,619
Cash	2,080,764	2,670,021
	9,836,704	9,152,805
	\$ 521,834,399	\$ 520,970,422
LIABILITIES		
Non-current liabilities		
Mortgages payable (Note 6)	\$ 241,219,856	\$ 234,796,421
Convertible debentures (Note 7)	56,214,461	56,014,181
	297,434,317	290,810,602
Current liabilities		
Mortgages payable (Note 6)	61,417,720	70,152,574
Credit facility (Note 8)	5,486,385	1,976,561
Accounts payable and other liabilities	7,123,513	8,438,814
Distributions payable	703,741	703,787
	74,731,359	81,271,736
	372,165,676	372,082,338
UNITHOLDERS' EQUITY		
	149,668,723	148,888,084
	\$ 521,834,399	\$ 520,970,422

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

PARTNERS REAL ESTATE INVESTMENT TRUST
Condensed Consolidated Statements of Comprehensive Income (Loss)

unaudited (Cdn \$)

	Three months ended March 31,	
	2016	2015
Revenues from income producing properties (Note 9)	\$ 14,403,183	\$ 14,524,120
Property operating expenses	(2,409,635)	(2,406,601)
Realty taxes	(3,499,861)	(3,425,926)
Property management fees	(358,230)	(372,206)
	8,135,457	8,319,387
Other expenses:		
Financing costs	4,491,598	5,109,004
General and administrative expenses	967,034	1,020,454
Other transaction costs (Note 10)	7,300	145,922
	5,465,932	6,275,380
Income before gains (losses)	2,669,525	2,044,007
Fair value losses (Note 11)	(290,380)	(6,140,328)
Comprehensive income (loss)	\$ 2,379,145	\$ (4,096,321)
GAIN (LOSS) PER UNIT (Note 12)		
Basic and diluted	\$ 0.07	\$ (0.16)

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

PARTNERS REAL ESTATE INVESTMENT TRUST

Condensed Consolidated Statements of Changes in Unitholders' Equity

unaudited (Cdn \$)

	Three months ended March 31,	
	2016	2015
Trust Units (Note 13)		
BALANCE, BEGINNING OF PERIOD	\$ 218,173,771	\$ 196,646,106
Issuance of units under DRIP, net of costs	516,002	315,171
BALANCE, END OF PERIOD	218,689,773	196,961,277
Contributed Surplus		
BALANCE, BEGINNING OF PERIOD	565,080	565,080
BALANCE, END OF PERIOD	565,080	565,080
Accumulated Other Comprehensive Loss		
BALANCE, BEGINNING OF PERIOD	(69,850,767)	(48,174,818)
Comprehensive income (loss)	2,379,145	(4,096,321)
Distributions to unitholders (Note 13)	(2,114,508)	(1,666,084)
BALANCE, END OF PERIOD	(69,586,130)	(53,937,223)
TOTAL UNITHOLDERS' EQUITY	\$ 149,668,723	\$ 143,589,134
DISTRIBUTIONS PER UNIT	\$ 0.06	\$ 0.06

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

PARTNERS REAL ESTATE INVESTMENT TRUST
Condensed Consolidated Statements of Cash Flows

unaudited (Cdn \$)

	Three months ended March 31,	
	2016	2015
OPERATING ACTIVITIES		
Comprehensive income (loss)	\$ 2,379,145	\$ (4,096,321)
Adjusted for non-cash items:		
Fair value losses (Note 11)	290,380	6,140,328
Straight-line rent	(166,073)	(139,208)
Tenant incentives and direct leasing costs amortization	210,491	173,320
Financing cost amortization and mortgage prepayment costs	384,671	534,592
Market interest rate adjustment on mortgages	(214,723)	(226,209)
Interest accretion expense	31,421	98,635
Interest expense	4,290,229	4,701,986
Net change in working capital (Note 14)	(1,817,080)	(2,748,447)
Interest paid	(5,098,837)	(6,139,361)
Cash flow provided by operating activities	289,624	(1,700,685)
FINANCING ACTIVITIES		
Proceeds from mortgages	-	5,600,000
Financing costs on mortgages	-	(105,543)
Repayments of mortgages at maturity	-	(1,458,353)
Regular principal repayments on mortgages	(2,302,684)	(2,208,551)
Cost to issue debentures	-	(17,459)
Drawdowns on credit facility	3,500,000	2,000,000
Costs to issue units (Note 13)	(4,883)	(6,133)
Distributions to unitholders	(1,593,669)	(1,342,768)
Cash flow used by financing activities	(401,236)	2,461,193
INVESTING ACTIVITIES		
Improvements to income producing properties	(301,621)	(560,574)
Expenditures on tenant incentives and direct leasing costs	(176,024)	(244,087)
Cash flow provided by (used by) investing activities	(477,645)	(804,661)
NET INCREASE IN CASH DURING THE PERIOD	(589,257)	(44,153)
CASH (BANK INDEBTEDNESS), BEGINNING OF PERIOD	2,670,021	2,152,271
CASH END OF PERIOD	\$ 2,080,764	\$ 2,108,118

Supplemental cash flow information (Note 14)

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

PARTNERS REAL ESTATE INVESTMENT TRUST

Notes to the Condensed Consolidated Financial Statements

Three months ended March 31, 2016 and 2015

1. ORGANIZATION OF THE TRUST

Partners Real Estate Investment Trust ("Partners REIT" or the "REIT") is an unincorporated, open-ended real estate investment trust and was formed pursuant to a Declaration of Trust dated March 27, 2007 and as amended and restated on March 23, 2015. The address of its registered office and principal place of business is 36 Toronto Street, Suite 1160, Toronto, Ontario, M5C 2C5. The principal business activity of Partners REIT is acquiring, developing and operating commercial retail properties. The units of the REIT were originally listed on the Toronto Stock Exchange on April 3, 2012 (the "TSX") and trade under the symbol "PAR.UN". Prior to April 3, 2012, the REIT's units were listed on the TSX Venture Exchange under the same symbol.

2. SIGNIFICANT ACCOUNTING POLICIES

The following is a summary of significant accounting policies that are used in the preparation of these condensed consolidated financial statements:

(a) *Statement of compliance*

- (b) These condensed consolidated financial statements have been prepared in compliance with International Accounting Standard 34, *Interim Financial Statements*. The accompanying condensed consolidated financial statements should be read in conjunction with the notes to the REIT's audited financial statements for the year ended December 31, 2015 which have been prepared in accordance with IFRS, since they do not contain all disclosures required by IFRS for annual financial statements. These condensed consolidated financial statements reflect all normal and recurring adjustments which are in the opinion of management, necessary for a fair presentation of the respective interim periods presented.

These condensed consolidated financial statements were approved and authorized for issue by the Board of Trustees on May 4, 2016.

(c) *Basis of presentation*

The financial statements have been prepared on a going concern basis and have been presented in Canadian dollars. The condensed consolidated financial statements have been prepared under the historical cost convention, except for the revaluation of income producing properties and certain financial instruments at fair value.

PARTNERS REAL ESTATE INVESTMENT TRUST

Notes to the Condensed Consolidated Financial Statements

Three months ended March 31, 2016 and 2015

3. INCOME PRODUCING PROPERTIES

As at	March 31, 2016	December 31, 2015
Balance, beginning of year	\$ 511,817,617	\$ 531,041,031
Settlement of purchase liability	-	(585,500)
Improvements to income producing properties	301,621	3,278,141
Expenditures on tenant incentives and direct leasing costs	176,024	1,765,846
Amortization of tenant incentives and direct leasing costs	(210,491)	(799,075)
Recognition of straight-line rent	166,073	696,302
Unrealized fair value losses	(253,149)	(23,579,128)
Balance, end of period	\$ 511,997,695	\$ 511,817,617

Income producing properties, which are classified as investment properties under IFRS, are appraised at fair value by management. Management obtains support for the appraised value by obtaining on a sample basis appraisals from qualified external valuation professionals ("Appraisers") in accordance with IAS 40 – *Investment Properties*. The Appraisers are independent valuation firms, not related to the REIT, that employ valuation professionals who are members of the Appraisal Institute of Canada and the Ordre des évaluateurs agréés du Québec, and who have appropriate qualifications and experience in the valuation of properties in the relevant locations.

For the three months ended March 31, 2016 the fair value of the REIT's income producing property portfolio was determined either internally by the REIT using the Direct Capitalization methodology or by obtaining external appraisals.

During the first quarter of 2016, external appraisals were obtained for three of the REIT's properties with an aggregate fair value of \$13.3 million, representing 2.6% of the fair value of the income producing property portfolio. At December 31, 2015, external appraisals were obtained for thirteen of the REIT's properties with an aggregate fair value of \$237.7 million, representing 46.4% of the fair value of the income producing property portfolio as of that date. Properties acquired within the year are valued at the purchase price plus closing costs unless there is evidence of a significant change in the fair value of the property. The value of the remainder of the REIT's income producing property portfolio is determined internally by the REIT by applying significant new information obtained to adjust previous externally prepared appraisals.

The following table outlines the range and weighted average of the capitalization rates applied to the stabilized net operating income in estimating the fair value for the REIT's properties:

As at	March 31, 2016	December 31, 2015
Capitalization rates		
Maximum	8.25%	8.25%
Minimum	5.75%	5.75%
Weighted Average	6.66%	6.66%

At March 31, 2016, a 0.25% increase in capitalization rates for income producing properties would decrease fair value by \$19.4 million (December 31, 2015 - \$19.4 million) and a 0.25% decrease in capitalization rates would increase fair value by \$20.9 million (December 31, 2015 - \$20.9 million).

PARTNERS REAL ESTATE INVESTMENT TRUST

Notes to the Condensed Consolidated Financial Statements

Three months ended March 31, 2016 and 2015

The aggregate cost of tenant incentives and direct leasing costs included in income producing properties are recognized as a reduction of rental income over the lease term, on a straight-line basis. As at March 31, 2016, income producing properties included \$5.1 million (at December 31, 2015 - \$5.0 million) of net straight-line rent receivables arising from the recognition of rental revenue on a straight-line basis over the lease term in accordance with IAS 17 – *Leases*.

4. OTHER ASSETS

The major components of other assets are as follows:

As at	March 31, 2016	December 31, 2015
Prepaid realty taxes and insurance	\$ 2,473,211	\$ 1,333,202
Restricted cash - amounts held in escrow	850,484	1,092,034
Prepaid expenses and other	730,212	720,929
	\$ 4,053,907	\$ 3,146,165

Cash is considered restricted when it is held in escrow as required under loan agreements and is only available for use for specific purposes. The permitted use of restricted cash is to lease up vacant space and fund certain future capital expenditures for the REIT's income producing property portfolio.

Prepaid expenses and other include general REIT expenses paid in advance and other deferred amounts.

5. ACCOUNTS RECEIVABLE

As at	March 31, 2016	December 31, 2015
Rents receivable	\$ 1,295,713	\$ 1,301,836
Unbilled recoveries	1,468,814	990,179
Other receivables	1,587,505	1,623,569
	4,352,032	3,915,584
Allowance for doubtful accounts	(649,999)	(578,965)
	\$ 3,702,033	\$ 3,336,619

The REIT records an allowance for doubtful accounts on tenant rent receivables on a tenant-by-tenant basis, using specific, known facts and circumstances that exist at the time of the analysis. See Note 19 for the REIT's exposure to credit risk regarding its receivables, and precautions taken to mitigate these risks.

PARTNERS REAL ESTATE INVESTMENT TRUST

Notes to the Condensed Consolidated Financial Statements

Three months ended March 31, 2016 and 2015

6. MORTGAGES PAYABLE

As at	March 31, 2016	December 31, 2015
Mortgage principal	\$ 302,747,434	\$ 305,050,117
Unamortized above market interest rate adjustments	1,634,822	1,849,545
Unamortized commitment and other fees	(1,744,680)	(1,950,667)
	\$ 302,637,576	\$ 304,948,995
Non-current	\$ 241,219,856	\$ 234,796,421
Current	61,417,720	70,152,574
	\$ 302,637,576	\$ 304,948,995

Scheduled repayments of mortgage principal are as follows:

	Principal instalments	Principal maturing	Total
2016 (remaining 9 months)	\$ 6,746,284	\$ 45,374,770	\$ 52,121,054
2017	6,585,622	118,092,125	124,677,747
2018	3,877,441	18,439,813	22,317,254
2019	3,690,753	18,590,780	22,281,533
2020	2,556,266	28,734,621	31,290,887
Thereafter	5,351,853	44,707,106	50,058,959
Contractual obligations	\$ 28,808,219	\$ 273,939,215	\$ 302,747,434

Mortgages payable are secured by the properties to which they relate with some having recourse to the REIT. The mortgages bear interest at effective rates ranging between 2.43% and 6.86% per annum (December 31, 2015 – 2.43% and 6.86%) and contractual rates ranging between 2.40% and 6.70% (December 31, 2015 – 2.40% and 6.70%). The REIT's weighted average effective interest rate is 4.57% per annum (December 31, 2015 – 4.57%). The total carrying value of the properties pledged as security is \$507.2 million (December 31, 2015 - \$507.0 million).

As at December 31, 2015 the REIT was in technical violation of annual financial covenants on two mortgages secured by properties in Quebec. These mortgages do not contain cross-default provisions that would trigger the breach of other financial covenants. During the three months ended March 31, 2016 the REIT obtained a covenant tolerance waiver letter for both these mortgages.

Interest rate swaps are in place to fix the interest rates for three mortgages payable for a notional amount of \$18.4 million between 3.34% and 3.72% until 2020. As at March 31, 2016, the fair value of the interest rate swap is \$0.7 million (December 31, 2015 - \$0.6 million) and is included in accounts payable and accrued liabilities on the statement of financial position. For the three months ended March 31, 2016, a fair value loss on the interest rate swap of less than \$0.1 million was recorded on the statements of comprehensive loss (March 31, 2015 – nil).

During the three months ended March 31, 2016, no new mortgages were obtained.

PARTNERS REAL ESTATE INVESTMENT TRUST

Notes to the Condensed Consolidated Financial Statements

Three months ended March 31, 2016 and 2015

7. CONVERTIBLE DEBENTURES

As at	March 31, 2016	December 31, 2015
6.0% convertible debentures	34,355,215	34,331,084
5.5% convertible debentures	22,941,677	22,934,387
Debentures, excluding convertible feature	57,296,892	57,265,471
Fair value of convertible features at issuance	660,000	660,000
Accumulated fair value gain on convertible feature	(660,000)	(660,000)
Convertible feature	-	-
Issue costs	(2,886,983)	(2,886,983)
Accumulated amortization of issue costs	1,804,552	1,635,963
Issue costs, net	(1,082,431)	(1,251,020)
	\$ 56,214,461	\$ 56,014,451
Non-current	\$ 56,214,461	\$ 56,014,181
Current	-	-
	\$ 56,214,461	\$ 56,014,181

In September, 2012, the REIT issued \$34,500,000 of 6.0% convertible unsecured subordinated debentures (the Series II Debentures) due September 30, 2017. The Series II Debentures are convertible into REIT units at \$10.35 per unit at the holder's option at any time on or after September 30, 2015. On or after September 30, 2015 and prior to September 30, 2016, the Series II Debentures may be redeemed by the REIT, in whole or in part, at a price equal to their principal amount plus accrued and unpaid interest, provided that the volume weighted average trading price of the REIT's units during the 20 consecutive trading days ending on the fifth trading day preceding the date on which the notice of redemption is given is not less than 125% of the conversion price. On or after September 30, 2016, the Series II Debentures may be redeemed by the REIT at any time. The fair value of the convertible feature of the Series II Debentures as at December 31, 2015 is nil (December 31, 2014 - nil).

In March, 2013, the REIT issued \$23,000,000 of 5.5% convertible unsecured subordinated debentures (the "Series III Debentures") due March 31, 2018. The Series III Debentures are convertible into REIT units at \$10.25 per unit at the holder's option at any time on or after March 31, 2016. On or after March 31, 2016 and prior to March 31, 2017, the Series III Debentures may be redeemed by the REIT, in whole or in part, at a price equal to their principal amount plus accrued and unpaid interest, provided that the volume weighted average trading price of the REIT's units during the 20 consecutive trading days ending on the fifth trading day preceding the date on which the notice of redemption is given is not less than 125% of the conversion price. On or after March 31, 2017, the Series III Debentures may be redeemed by the REIT at any time. The fair value of the convertible feature of the Series III Debentures as at December 31, 2015 is nil (December 31, 2014 - nil).

PARTNERS REAL ESTATE INVESTMENT TRUST

Notes to the Condensed Consolidated Financial Statements

Three months ended March 31, 2016 and 2015

8. CREDIT FACILITIES

As at	March 31, 2016	December 31, 2015
Credit facilities	\$ 5,500,000	\$ 2,000,000
Financing costs	68,518	68,518
Accumulated amortization of financing costs	(54,903)	(45,079)
Financing costs, net	13,615	23,439
	5,486,385	1,976,561
Non-current	\$ -	\$ -
Current	5,486,385	1,976,561
	\$ 5,486,385	\$ 1,976,561

The REIT's credit facility (the "Credit Facility") has a credit limit of \$10.0 million, with interest at the greater of 5.0% or prime plus 2.0% per annum. For undrawn balances, the Credit Facility bears a standby fee of 0.25% of the undrawn balance, annually in arrears. The Credit Facility matures December 1, 2016.

9. REVENUES FROM INCOME PRODUCING PROPERTIES

Revenues recognized from income producing properties for the three months ended March 31, 2016 were \$14.4 million (March 31, 2015 - \$14.5 million). The REIT leases commercial retail properties under operating leases generally with lease terms of between one and fifteen years, and in many cases with options to extend for successive five year periods. Included in revenues from income producing properties are recoveries from tenants for the three months ended March 31, 2016 of \$5.1 million (March 31, 2015 - \$5.1 million), which represents the recovery of common area maintenance costs, realty taxes, insurance, and other permissible recoverable costs. Deducted from revenues are the amortization of tenant incentives and direct leasing costs which for the three months ended March 31, 2016 totaled \$210,491 (March 31, 2015 - \$173,320).

As at March 31, 2016, the REIT is entitled under its non-cancellable tenant operating leases to the following minimum future receipts:

	Within 12 months	2 to 5 years	Beyond 5 years
Operating lease revenue	\$ 36,517,667	\$ 109,215,956	\$ 69,067,831

PARTNERS REAL ESTATE INVESTMENT TRUST

Notes to the Condensed Consolidated Financial Statements

Three months ended March 31, 2016 and 2015

10. OTHER TRANSACTION COSTS

The components of other transaction costs are as follows:

	Three months ended March 31,	
	2016	2015
Litigation	\$ 7,300	\$ -
Board transition and other	-	4,059
Abandoned acquisition costs	-	99,416
Strategic-review	-	42,447
Total other transaction costs	\$ 7,300	\$ 145,922

11. FAIR VALUE LOSSES

The components of fair value losses are as follows:

	Three months ended March 31,	
	2016	2015
Unrealized loss on income producing properties	\$ (253,149)	\$ (6,140,328)
Financial liabilities designated as FVTPL		
Interest rate swaps	(37,231)	-
Total fair value losses	\$ (290,380)	\$ (6,140,328)

12. INCOME (LOSS) PER UNIT

The table below presents the net income (loss) per unit and weighted average units outstanding calculations. Only dilutive elements have been included in the calculation of diluted per unit amounts.

	Three months ended March 31,	
	2016	2015
Numerator		
Comprehensive income (loss) - basic and diluted	\$ 2,379,145	\$ (4,096,321)
Denominator		
Weighted average units outstanding - basic and diluted	33,468,842	26,399,382
Income (loss) per unit - basic and diluted	\$ 0.07	\$ (0.16)

PARTNERS REAL ESTATE INVESTMENT TRUST

Notes to the Condensed Consolidated Financial Statements

Three months ended March 31, 2016 and 2015

13. UNITHOLDERS' EQUITY

(a) Distributions

For the three months ended March 31, 2016 the REIT made monthly cash distributions to unitholders in an amount of \$0.02083 per unit, representing an annualized distribution of \$0.25 per unit. The amount of the REIT's cash distributions is determined by, or in accordance with, the guidelines established from time to time by the Trustees. The Trustees have discretion in declaring distributions. Pursuant to the REIT's Declaration of Trust, it is the intention of the Trustees to make distributions not less than the amount necessary to ensure that the REIT will not be liable to pay income taxes under Part I of the Income Tax Act. As at March 31, 2016, distributions accrued but not yet paid totaled \$0.7 million (December 31, 2015 - \$0.7 million).

(b) Distribution reinvestment plan

The REIT has a Distribution Reinvestment Plan ("DRIP") to enable Canadian resident unitholders to acquire additional units of the REIT through the reinvestment of regular monthly distributions on all or any part of their units.

The REIT has an Optional Unit Purchase Plan ("OUPP") to enable Canadian resident unitholders to acquire additional units of the REIT through optional cash payments subject to a minimum of \$1,000 per month and a maximum of \$12,000 per calendar year.

Units issued in connection with the DRIP and OUPP are issued directly from the treasury of the REIT at a price based on the volume-weighted average of the closing price for the 20 trading days immediately preceding the relevant distribution date. Participants receive "bonus units" in an amount equal in value to 5% (which will change to 3% for the March 2016 DRIP payable in April 2016) of each cash distribution.

At March 31, 2016, the REIT had 1,534,172 units remaining in its reserve for issuance of units under the DRIP and OUPP.

(c) Rights Offering

During August, 2015, the REIT announced its intention to raise gross proceeds of \$20.6 million by issuing rights entitling unitholders to subscribe for one additional REIT unit for each four REIT units held as of the record date of September 14, 2015 and with payment of a subscription price of \$3.10 per REIT unit. The Rights Offering closed on October 22, 2015 and the maximum amount available of \$20.6 million, excluding issuance costs of \$0.4 million, was raised and the REIT issued 6,649,364 units.

(d) Outstanding Units

As at	March 31, 2016		December 31, 2015	
	Units	Dollars	Units	Dollars
Units outstanding, beginning of period	33,387,646	\$ 218,173,771	26,356,069	\$ 196,646,106
Units issued:				
Distribution reinvestment plan	158,629	520,885	382,213	1,344,938
Rights offering	-	-	6,649,364	20,613,028
Unit issue costs	-	(4,883)	-	(430,301)
	33,546,275	\$ 218,689,773	33,387,646	\$ 218,173,771

PARTNERS REAL ESTATE INVESTMENT TRUST

Notes to the Condensed Consolidated Financial Statements

Three months ended March 31, 2016 and 2015

14. SUPPLEMENTAL CASH FLOW INFORMATION

The following table outlines supplemental cash flow information and the net change in the REIT's working capital:

	Three months ended March 31,	
	2016	2015
Net change in working capital		
Net change in accounts receivable	\$ (365,414)	\$ 19,931
Net change in other assets	(907,742)	(1,001,112)
Net change in accounts payable and other liabilities	(543,924)	(1,767,266)
	\$ (1,817,080)	\$ (2,748,447)

15. UNIT-BASED COMPENSATION PLANS

(a) *Incentive unit option plan*

The REIT's incentive unit option plan provides that the maximum number of units which may be reserved and set aside for issue under the incentive unit option plan shall not exceed 10% of the issued and outstanding units at the time that the options were granted (on a non-diluted basis).

As at March 31, 2016 there are no options outstanding under the incentive unit option plan.

(b) *Deferred unit plan ("DUP")*

Under the DUP, Trustees have the option to have their fees ("Trustees Fees") paid in deferred units of the REIT. The number of units will be equivalent to the cash value of the Trustees Fees elected by the Trustee to be paid in units. The maximum number of units reserved for issuance under the DUP is 1% of the issued and outstanding units and the maximum number of units reserved under the DUP and all unit-based compensation plans of the REIT shall not exceed 10% of the REIT's issued and outstanding units at any given time.

The issue price of the units under the DUP is volume-weighted average price of the units for the last 20 trading days preceding the date of issuance to the Trustees.

The DUP became effective May 17, 2015. As at March 31, 2016, no units have been issued under the DUP.

16. INCOME TAXES

All of the REIT's corporate entities that consolidate into the REIT are nominee corporations and do not have any taxable income and therefore do not have any current income tax payable.

Partners REIT qualifies as a REIT for income tax purposes. The REIT intends to distribute all of its taxable income to unitholders and is entitled to deduct such distributions for income tax purposes. Accordingly, a provision for current income taxes payable is not required.

PARTNERS REAL ESTATE INVESTMENT TRUST

Notes to the Condensed Consolidated Financial Statements

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17. CAPITAL MANAGEMENT

The REIT actively manages both its debt capital⁽¹⁾ and its equity capital with the objectives of ensuring that the REIT can continue to grow and operate its business.

The real estate industry is capital intensive by nature. As a result, debt capital is a very important aspect in managing the business. In addition, financial leverage is used to enhance returns from purchased real estate. Part of the REIT's objectives in securing mortgages for its properties and managing its long-term debt is to stagger the maturities in order to mitigate short-term volatilities in the debt markets. As well, given the importance of debt capital to real estate entities, the REIT monitors its debt-to-gross book value ratio; a ratio that has become a common industry metric reviewed by analysts, unitholders and others within the industry. The REIT does not have a specific debt-to-gross book value threshold imposed on it in its Declaration of Trust.

The debt-to-gross book value ratio is measured as the REIT's total debt, including mortgages payable, corporate secured debt, debentures and bank credit facility, divided by the gross book value of its assets.

At March 31, 2016, the REIT's debt-to-gross book value ratio is 69.7% (December 31, 2015 – 69.5%), which is calculated as follows:

As at	March 31, 2016	December 31, 2015
Debt⁽¹⁾		
Mortgage principal	\$ 302,747,434	\$ 305,050,117
Debenture principal	57,500,000	57,500,000
Credit facility principal	5,500,000	2,000,000
	\$ 365,747,434	\$ 364,550,117
Gross Book Value of Assets		
Book value of income producing properties	\$ 511,997,695	\$ 511,817,617
Book value of all other assets	9,836,704	9,152,805
Unamortized deferred financing fees	2,840,726	3,225,396
	\$ 524,675,125	\$ 524,195,818
Debt-to-Gross Book Value	69.7%	69.5%
Debt-to-Gross Book Value Excluding Debentures	58.8%	58.6%

(1) Debt capital refers to the principal portion of mortgages, debenture and the credit facility. This excludes deferred financing costs, the value of the debentures' convertible feature, and unamortized above market interest rate adjustments.

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18. FAIR VALUE OF FINANCIAL INSTRUMENTS

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair values of the REIT's assets and liabilities were determined as follows:

(a) *Income producing properties*

The significant assumptions used to determine the fair value of investment properties are disclosed in Note 3.

(b) *Current assets and liabilities*

The carrying amounts for cash, accounts receivable, other assets, accounts payable and other liabilities, credit facilities and distributions payable approximate their fair values due to the short-term nature of these items.

(c) *Mortgages payable*

The fair value of secured debt is based on discounted future cash flows, using interest rates ranging between 2.63% and 3.33% that reflect current market conditions for instruments of similar term and risk.

(d) *Interest rate swaps*

The fair value of the interest rate swap contracts is calculated through discounting future expected cash flows using the appropriate BA rate swap curve adjusted for credit risk. Since the BA rate swap curve is an observable input, these financial instruments are considered Level 2.

Assets and liabilities measured at fair value in the statements of financial position are classified based on a three-level hierarchy that reflects the significance of the inputs used when determining the fair value as follows:

- Level 1 - determined by reference to quoted prices in active markets for identical assets and liabilities;
- Level 2 - determined by using inputs other than the quoted prices that are observable for the asset or liability, either directly or indirectly; and
- Level 3 - determined using inputs that are not based on observable market data.

The following table classifies assets and liabilities measured at fair value according to the three level hierarchy:

	March 31, 2016			December 31, 2015		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Assets measured at fair value:						
Income producing properties	\$ -	\$ -	\$ 511,997,695	\$ -	\$ -	\$ 511,817,617
Liabilities for which fair values are disclosed:						
Mortgages payable	\$ -	\$ -	\$ 312,726,764	\$ -	\$ -	\$ 316,054,967
Interest rate swaps	\$ -	\$ 669,865	\$ -	\$ -	\$ 632,634	\$ -

The fair value of assets and liabilities is performed on a quarterly basis using the valuation approaches noted above. During the three months ended March 31, 2016 there were no transfers between the hierarchy levels.

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19. RISK MANAGEMENT

In the normal course of business, the REIT is exposed to a number of risks that can materially affect its operating performance.

(a) Interest rate risk

The REIT is exposed to interest rate risk when funds are drawn under mortgages with floating interest rates. An increase in interest rates would increase the interest cost of these mortgages having an adverse effect on the REIT's comprehensive income and earnings per unit. Based on the outstanding \$45.3 million balance of variable debt at March 31, 2016, a 1% increase or decrease in the prime rate would have an impact of \$0.5 million on the REIT's annual interest expense (December 31, 2015 – \$0.4 million).

The REIT structures its fixed rate financing so as to stagger the maturities of its mortgages, thereby minimizing exposure to future interest rate fluctuations.

(b) Credit risk

Credit risk arises from the possibility that tenants may experience financial difficulty and be unable to fulfill their lease commitments. The REIT attempts to mitigate this risk by conducting credit assessments on new lessees, by ensuring that its tenant mix is diversified and by limiting its exposure to any one tenant. The maximum credit risk exposure at March 31, 2016 relates to the carrying value of the accounts receivable balance without taking into account any collateral held or other credit enhancements. Collateral held on certain leases are letters of credit or security deposits from the tenants.

The following table presents an analysis of the age of tenant and other accounts receivable inclusive of amounts for which an allowance has been made.

As at	March 31, 2016	December 31, 2015
Tenant rents receivable		
Less than 30 days past billing date	153,052	349,056
30-60 days past billing date	323,076	36,428
61-90 days past billing date	48,921	53,443
Greater than 90 days past billing date	770,664	862,909
	1,295,713	1,301,836
Allowance for doubtful accounts - tenant	(524,999)	(453,965)
Other receivables	1,587,505	1,623,569
Allowance for doubtful accounts - other	(125,000)	(125,000)
Unbilled recoveries	1,468,814	990,179
	3,702,033	3,336,619

The following table presents a summary of the activity related to the REIT's allowance for doubtful accounts.

	March 31, 2016	December 31, 2015
Opening allowance for doubtful accounts	\$ 578,965	\$ 797,068
Change to allowance for doubtful accounts	89,844	(146,513)
Receivables written-off	(18,810)	(71,590)
Ending allowance for doubtful accounts	\$ 649,999	\$ 578,965

Refer to Note 5 for further details of accounts receivable.

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(c) Liquidity risk

The REIT's main liquidity requirements arise from ongoing working capital requirements, debt servicing and repayment obligations, capital and leasing expenditures and distributions to unitholders. All of the aforementioned liquidity requirements, except for debt repayment obligations are generally funded from cash flows from operations or from drawing on the \$10.0 million Credit Facility (\$5.5 million drawn at March 31, 2016). Property debt repayment obligations are generally funded from obtaining debt refinancing on maturing mortgages. Convertible debenture obligations that are not converted to equity can be repaid at maturity from either a new convertible debenture issue, mortgage financing on existing properties or disposition and/or from an equity raise.

Within the next 12 months the REIT has \$52.4 million in maturing mortgages on seven properties. The REIT's financial condition and results of operations would be adversely affected if it were unable to obtain financing/refinancing, cost-effective financing/refinancing, or if it were unable to meet its other liquidity requirements from on-going operating cash flows.

The REIT attempts to mitigate its liquidity risk by:

- staggering the maturities of its maturing mortgages;
- not entering into property acquisitions unless it has secured or knows that it can secure the appropriate capital (debt and equity) to fund the particular acquisitions;
- planning capital spending around the availability of cash from operations or debt/equity funding; and
- reviewing the current liquidity position and forecasted cash flows in advance of the quarterly approval of monthly distributions.

Except for the periodic impact to cash for the \$1.7 million in bi-annual interest payments on the two series of debentures (interest payments are due March 31st and September 30th) most operating revenues and expenses are consistent on a month to month basis thereby assisting management and forecasting of cash flows and liquidity.

As at March 31, 2016, the REIT had \$2.1 million in cash and \$4.5 million of capacity available under its Credit Facility, thereby providing \$6.6 million in liquidity. Despite this liquidity, management will need to complete re-financings of maturing mortgages and continue to reduce other transaction costs or the REIT may be required to obtain further financings or sell properties.

The following table shows the contractual cash flows on all of the REIT's non-derivative financial liabilities:

	2016	2017	2018	2019	2020	Thereafter
Mortgages payable						
Interest	9,570,119	8,225,293	4,295,879	3,802,583	2,683,762	4,923,671
Principal payments	6,746,284	6,585,622	3,877,441	3,690,753	2,556,266	5,351,853
Balances due on maturity	45,374,770	118,092,125	18,439,813	18,590,780	28,734,621	44,707,106
Debentures						
Interest	1,667,500	3,335,000	632,500	-	-	-
Balances due on maturity	-	34,500,000	23,000,000	-	-	-
Credit Facility						
Interest	137,500	-	-	-	-	-
Balances due on maturity	5,500,000	-	-	-	-	-
Accounts and distributions payable and other liabilities	7,157,389	-	-	-	-	-
Total	\$ 76,153,562	\$ 170,738,040	\$ 50,245,633	\$ 26,084,116	\$ 33,974,649	\$ 54,982,630

(d) Concentration risk

The REIT has one major tenant with 16 locations in the REIT's portfolio providing \$6.1 million in annualized base rents, or 16.4% of the REIT's total annualized base rental revenue.

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20. CONTINGENCIES AND COMMITMENTS

(a) *Contingent liability*

As a condition of closing the Holyrood Rescission in October 2014, the REIT provided a \$35.0 million loan guarantee to the lender of a loan to Holyrood Holdings Ltd. The loan was scheduled to mature June 30, 2015. The REIT has been advised that the loan was not repaid at maturity and that Holyrood is in the process of refinancing the loan with another lender. The current lender has advised that all interest payments on the loan are up-to-date and that the loan is being extended on a short-term basis. The REIT has taken the position with the lender that its guarantee has expired, but the lender disputes that. Should the lender make a demand on the REIT as a guarantor, the REIT may deny that it has any continuing liability under the guarantee or may at its sole discretion purchase the lender's interest in the loan thus granting the REIT a first charge over Hamilton City Centre. The REIT currently has a registered second mortgage on the property. The REIT has no ongoing interest in the Hamilton City Centre and does not intend to guarantee any debt in connection with Holyrood's refinancing of the property.

(b) *Lease commitments – The REIT as lessee*

The REIT as lessee is committed under operating leases to renewal periods or notice periods ranging from one month to five years for each of its three office locations in Barrie, Ontario, Toronto, Ontario and Victoria, British Columbia. In aggregate the three leases represent a future commitment to the REIT of approximately \$0.4 million.

(c) *Uncertified class action lawsuit*

The REIT has been notified that a Statement of Claim dated November 28, 2014 has been issued in the Ontario Superior Court seeking certification of a class action on behalf of persons who held units of the REIT on April 1, 2014 against certain parties, including a former officer and certain current and former trustees of the REIT. The REIT itself has not been named as a defendant in the legal proceedings which allege that the conduct of the defendants in connection with the acquisition by the REIT of three properties from Holyrood in April 2014 caused harm to the plaintiffs. The Holyrood transaction was rescinded by the REIT and Holyrood in October 2014. The REIT has certain indemnity obligations to its trustees and officers (current and former) with respect to this claim, subject to exceptions including where it is determined that there has been a failure to act honestly and in good faith. The REIT has insurance which it expects to be applicable in these circumstances. Given that the REIT has not been named in the litigation, the REIT does not believe it will be material to its business and affairs.

21. RELATED PARTY TRANSACTIONS

IAS 24 – Related Party Disclosures requires entities to disclose in their financial statements information about transactions with related parties. Generally, two parties are related to each other if one party controls, or significantly influences the other party. Balances and transactions between the REIT and its subsidiaries, which are related parties of the REIT, have been eliminated on consolidation and are not disclosed in this note.

Transactions between the REIT and related parties are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

(a) *Related party balances*

Amounts owed by the REIT to Trustees of the REIT at March 31, 2016 are \$29,500 (December 31, 2015 - \$25,500). This amount has been classified in accounts payable and other liabilities, and consists of accrued trustees' fees.