COMINAR REAL ESTATE INVESTMENT TRUST

INTERIM REPORT

Quarter ended September 30, 2015

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MESSAGE TO UNITHOLDERS

Our operating results for the third quarter of 2015 continue to grow with the contribution of the important acquisitions and developments completed in 2014. Indeed, operating revenues rose by 27.3% while net operating income[1] rose by 25.6% from the comparable period of 2014.

The negative 0.5% organic growth of our same property portfolio for the third quarter of 2015 is slightly less unfavourable than what we forecasted for this quarter. In addition, as anticipated, occupancy rate decreased slightly by 0.3% during the quarter, from 92.3% as at June 30, 2015, to 92.0% as at September 30, 2015. However, our occupancy rate for the office and industrial segments outperforms the real estate market rate in the main regions where we operate. We are continuing with our strategy to favour an aggressive leasing policy in an effort to improve the occupancy rate in the markets and segments that are the most affected.

Leasing activity is also progressing very well with 69.7% of square feet renewed, significantly ahead of the same period last year. We also signed 1.7 million square feet in new leases, which is very promising for the future. We are in discussions for each of the five former Target stores, to various degrees of progress and we just entered into a lease with the grocery retailer Metro for a significant portion of the former Target in Carrefour Saint-Georges de Beauce.

During the quarter, we completed the sale of two office properties and one industrial and mixed-use property for a total price of $98.0 million. The proceeds from the sale of these properties were used to reduce our debt ratio. In this respect, our debt ratio, which was 56.1% as at December 31, 2014, was progressively reduced to 54.6% as at June 30, 2015 and to 53.8% as at September 30, 2015. We are also working on other dispositions of assets, the proceeds of which will be set aside for debt repayment, in line with our long-term strategy.

During the third quarter, we redeemed all of our two remaining series of convertible debentures totalling $186.0 million, bearing interest at a weighted average rate of 6.15%, by using the unsecured revolving operating and acquisition credit facility. These redemptions will result in significant interest savings in the future and in the removal of the dilution arising from these convertible debentures.

I want to thank all our personnel for their contributions towards the achievement of our corporate and operating goals. We constantly strive to improve our client services, maintain the quality of our properties and increase our profitability.

Michel Dallaire, Eng.
President and Chief Executive Officer
November 3, 2015

(1) Non-IFRS financial measure. See relevant section for definition and reconciliation to closest IFRS measure.

INTERIM MANAGEMENT'S DISCUSSION AND ANALYSIS

The following Interim Management's Discussion and Analysis ("MD&A") is provided to enable the reader to assess the results of operations of Cominar Real Estate Investment Trust ("Cominar," the "Trust" or the "REIT") for the quarter ended September 30, 2015, in comparison with the same quarter of 2014, as well as its financial position as at that date and its outlook. Dated November 3, 2015, this interim MD&A reflects all significant information available as of that date and should be read in conjunction with the condensed interim consolidated financial statements and accompanying notes included in this report, as well as the consolidated financial statements, accompanying notes and MD&A appearing in Cominar's most recent Annual Report.

Unless otherwise indicated, all amounts are in thousands of Canadian dollars, except for per unit and per square-foot amounts, and are based on the condensed interim consolidated financial statements prepared in accordance with International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board ("IASB").

BASIS OF PRESENTATION

Certain financial information in this interim MD&A present the consolidated balance sheets and interim consolidated statements of comprehensive income including Cominar's proportionate share in the assets, liabilities, revenues and charges of its joint ventures, hereinafter referred to as "Cominar's proportionate share", which are non-IFRS measures. Management believes that presenting the operating and financial results of Cominar, including its proportionate share in the assets, liabilities, revenues and charges of its joint ventures, provides more useful information to current and prospective investors to assist them in understanding Cominar's financial performance. The reader is invited to refer to the section *Reconciliations to Cominar's proportionate share* for a complete reconciliation of the Trust's condensed interim consolidated financial statements prepared in accordance with IFRS to the financial information including its proportionate share in the assets, liabilities, revenues and charges of its joint ventures presented in this interim MD&A.

Additional information on Cominar, including its 2014 Annual Information Form, is available on Cominar's website at www.cominar.com and on the Canadian Securities Administrators' ("CSA") website at www.sedar.com.

The Board of Trustees, under the recommendation of the Audit Committee, has approved the contents of this interim MD&A.

HIGHLIGHTS FOR THE QUARTER ENDED SEPTEMBER 30, 2015

INCREASES

IN OPERATING REVENUES	27.3%
IN NET OPERATING INCOME[1]	25.6%
IN NET INCOME	89.7%
IN CASH FLOWS PROVIDED BY OPERATING ACTIVITIES	107.8%
IN RECURRING DISTRIBUTABLE INCOME[1]	25.5%
IN RECURRING FUNDS FROM OPERATIONS[1]	23.0%
IN RECURRING ADJUSTED FUNDS FROM OPERATIONS[1]	25.0%

DISPOSAL OF 3 INVESTMENT PROPERTIES FOR A PURCHASE PRICE OF

$98.0M

REDEMPTION OF CONVERTIBLE DEBENTURES TOTALLING

$186.0M

DEBT RATIO OF

53.8%

ANNUALIZED INTEREST COVERAGE RATIO

2.62:1

UNENCUMBERED ASSETS TO UNSECURED DEBT RATIO

1.49:1

RETENTION RATE

69.7%

(1) Non-IFRS financial measure. See relevant section for definition and reconciliation to closest IFRS measure.

SUBSEQUENT EVENTS

On October 9, 2015, Cominar redeemed at maturity the Series 5 senior unsecured debentures bearing a floating interest rate and totalling $250.0 million using the unsecured revolving operating and acquisition credit facility.

On October 16, 2015, Cominar declared a monthly distribution of $0.1225 per unit, payable November 16, 2015.

CAUTION REGARDING FORWARD-LOOKING STATEMENTS

From time to time, we make written or oral forward-looking statements within the meaning of applicable Canadian securities legislation. We may make such statements in this document and in other reports filed with Canadian regulators, in reports to unitholders or in other communications. These forward-looking statements include, among other things, statements with respect to our medium-term and 2015 objectives, and strategies to achieve our objectives, as well as statements with respect to our beliefs, outlooks, plans, objectives, expectations, anticipations, estimates and intentions. The words "may," "could," "should," "would," "suspect," "outlook," "believe," "plan," "anticipate," "estimate," "expect," and "intend," and the use of the conditional tense, and words and expressions of similar import are intended to identify forward-looking statements.

By their very nature, forward-looking statements involve numerous factors and assumptions, and are subject to inherent risks and uncertainties, both general and specific, which give rise to the possibility that predictions, forecasts, projections and other forward-looking statements will not be achieved. We caution readers not to place undue reliance on these statements as a number of important factors could cause our actual results to differ materially from the expectations expressed in such forward-looking statements. These factors include financial conditions in Canada and elsewhere in the world; the effects of competition in the markets where we operate; the impact of changes in laws and regulations, including tax laws; successful execution of our strategy; our ability to complete and integrate acquisitions successfully; our ability to attract and retain key employees and executives; the financial position of clients; our ability to refinance our debts upon maturity and to lease vacant space; our ability to complete developments according to plans and to raise capital to finance growth as well as the interest rate variations.

We caution that the foregoing list of important factors that may affect future results is not exhaustive. When relying on our forward-looking statements to make decisions with respect to Cominar, investors and others should carefully consider the foregoing factors, as well as other factors and uncertainties. Unless otherwise stated, all forward-looking statements are valid only as at the date of this interim MD&A. We do not assume any obligation to update the aforementioned forward-looking statements, except as required by applicable laws.

Additional information about these factors can be found in the “Risks and Uncertainties” section of this interim MD&A, as well as in the “Risk Factors” section of Cominar’s 2014 Annual Information Form.

NON-IFRS FINANCIAL MEASURES

In this interim MD&A, we provide guidance and report on certain non-IFRS measures, including “net operating income,” “adjusted net income,” “recurring distributable income,” “recurring funds from operations,” “recurring adjusted funds from operations” and “proportionate share in joint ventures adjustments,” which management uses to evaluate Cominar’s performance. Because non-IFRS measures do not have standardized meanings and may differ from similar measures presented by other entities, securities regulations require that non-IFRS measures be clearly defined and qualified, reconciled with their closest IFRS measure and given no more prominence than the latter. You may find such information in the sections dealing with each of these measures.

PERFORMANCE INDICATORS

Cominar measures the success of its strategy using a number of performance indicators:

- **Same property net operating income**, which provides an indication of the operating profitability of the same property portfolio, that is, Cominar's ability to increase revenues, reduce costs, and generate organic growth;
- **Recurring distributable income ("DI") per unit**, which represents a benchmark that investors can use to evaluate the stability of distributions;
- **Recurring funds from operations ("FFO") per unit**, which represents a standard real estate benchmark used to measure an entity's performance;
- **Recurring adjusted funds from operations ("AFFO") per unit**, which, by excluding the items not affecting cash flows and the investments needed to maintain the property portfolio's ability to generate rental income from the calculation of funds from operations, provides a meaningful measure of Cominar's ability to generate stable cash flows;
- **Payout ratio of recurring distributable income**, which allows investors to assess the stability of distributions;
- **Debt ratio**, which is used to assess the financial balance essential to the smooth running of an organization;
- **Interest coverage ratio**, which is used to assess Cominar's ability to pay interest on its debt from operating revenues;
- **Occupancy rate**, which gives an indication of the economic health of the geographical regions and sectors in which Cominar owns properties;
- **Retention rate**, which helps assess client satisfaction and loyalty;
- **Growth in the average net rent of renewed leases**, which is a measure of organic growth and gives an indication of our capacity to increase our rental revenue;
- **Leasable area growth**, a decisive factor in Cominar's strategy for reaching its main objectives of providing unitholders with growing cash distributions and increasing and maximizing unit value;
- **Segment and geographic diversification**, which contributes to revenue stability by spreading real estate risk.

The above-mentioned performance indicators are not IFRS financial measures. Definitions and other relevant information regarding these performance indicators are provided in the appropriate sections.

FINANCIAL AND OPERATIONAL HIGHLIGHTS

	Quarter			Year-to-date (nine months)			
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ	Page
FINANCIAL PERFORMANCE							
Operating revenues – Financial statements	**217,946**	171,262	27.3	**672,126**	522,392	28.7	16
Operating revenues – Cominar's proportionate share[1]	**220,102**	173,497	26.9	**678,841**	528,948	28.3	16
Net operating income[1] – Financial statements	**122,854**	97,792	25.6	**364,713**	285,844	27.6	17
Net operating income[1] – Cominar's proportionate share	**124,057**	99,131	25.1	**368,420**	289,663	27.2	17
Same property net operating income[1]	**87,541**	88,015	(0.5)	**260,047**	259,982	—	17
Net income	**73,995**	38,997	89.7	**219,434**	153,626	42.8	19
Adjusted net income[1]	**75,097**	61,022	23.1	**221,666**	175,651	26.2	20
Recurring distributable income[1]	**67,229**	53,579	25.5	**198,380**	154,639	28.3	21
Cash flows provided by operating activities	**100,635**	48,436	107.8	**156,263**	118,764	31.6	22
Recurring funds from operations[1]	**75,900**	61,713	23.0	**224,071**	177,721	26.1	24
Recurring adjusted funds from operations[1]	**65,429**	52,331	25.0	**193,656**	151,822	27.6	26
Distributions	**62,959**	51,211	22.9	**188,097**	144,176	30.5	21
Total assets				**8,231,961**	7,867,706	4.6	15
PER UNIT FINANCIAL PERFORMANCE							
Net income (basic)	**0.44**	0.30	46.7	**1.31**	1.19	10.1	19
Adjusted net income (basic)[1]	**0.44**	0.47	(6.4)	**1.33**	1.36	(2.2)	20
Recurring distributable income (basic)[1] [7]	**0.40**	0.41	(2.4)	**1.19**	1.20	(0.8)	21
Recurring funds from operations (FD)[1][2][7]	**0.45**	0.47	(4.3)	**1.33**	1.37	(2.9)	24
Recurring adjusted funds from operations (FD)[1][2]	**0.39**	0.40	(2.5)	**1.15**	1.17	(1.7)	26
Distributions	**0.368**	0.365	0,8	**1.103**	1.085	1.7	21
Payout ratio of recurring DI	**92.0%**	89.0%		**92.7%**	90.4%		21
Payout ratio of recurring adjusted funds from operations	**94.4%**	91.3%		**95.1%**	91.9%		26
Cash payout ratio of recurring adjusted funds from operations	**63.8%**	62.8%		**64.7%**	64.7%		26
FINANCING							
Debt ratio[3]				**53.8%**	54.6%		29
Interest coverage ratio[4]				**2.62:1**	2.71:1		30
Weighted average interest rate on total debt				**4.16%**	4.42%		29
Residual weighted average term of total debt (years)				**4.0**	4.3		29
Senior unsecured debts-to-total-debt ratio[5]				**58.2%**	48.0%		28
Unencumbered income properties				**3,827,335**	3,319,807		28
Unencumbered assets to unsecured debt ratio[6]				**1.49:1**	1.61:1		28
OPERATIONAL DATA							
Number of investment properties				**564**	561		30
Leasable area (in thousands of sq. ft.)				**45,261**	44,718		30
Occupancy rate				**92.0%**	94.1%		32
Retention rate				**69,7%**	61.7%		33
Growth in average net rent of renewed leases				**(1.7%)**	2.7%		33
DEVELOPMENT ACTIVITIES							
Value of properties under development – Cominar's proportionate share[1]				**67,331**	50,107		12

(1) Non-IFRS financial measure. See relevant section for definition and reconciliation to closest IFRS measure.
(2) Fully diluted.
(3) Total of cash and cash equivalents, bank borrowings, mortgages payable, debentures and convertible debentures divided by total assets less cash and cash equivalents.
(4) Net operating income less Trust administrative expenses divided by finance charges.
(5) Senior unsecured debts divided by total debt.
(6) Fair value of unencumbered income properties divided by the unsecured debt (excluding convertible debentures).
(7) Quarterly pro forma calculations by unit at the beginning of the quarter taking into account the redemption of Series D convertible debentures on September 8, 2015 would have been $0.41 for the basic recurring distributable income and $0.46 for fully diluted recurring funds from operations.

SELECTED QUARTERLY INFORMATION

The following table presents, in summary form, Cominar's financial information for the last eight quarters:

For the quarters ended	Sept. 30, 2015	June 30, 2015	March 31, 2015	Dec. 31, 2014	Sept. 30, 2014	June 30, 2014	March 31, 2014	Dec. 31, 2013
Operating revenues – Financial statements	**217,946**	224,769	229,411	217,492	171,262	177,459	173,671	163,150
Operating revenues – Cominar's proportionate share(5)	**220,102**	226,871	231,868	219,734	173,497	179,625	175,826	163,150
Net operating income(5) – Financial statements	**122,854**	122,793	119,066	125,435	97,792	97,274	90,778	93,217
Net operating income(5) – Cominar's proportionate share	**124,057**	124,111	120,252	126,539	99,131	98,539	91,993	93,217
Net income	**73,995**	74,286	71,153	45,827(1)(4)	38,997(3)	59,559	55,070	74,568(1)
Adjusted net income(5)	**75,097**	75,416	71,153	77,497	61,022	59,559	55,070	57,418
Recurring distributable income(5)	**67,229**	67,454	63,697	70,517	53,579	52,051	49,009	50,768
Cash flows provided by operating activities	**100,635**	25,427	30,201	110,266	48,436	26,112	44,216	79,322
Recurring FFO(5)	**75,900**	76,188	71,983	77,429	61,713	60,308	55,700	58,475
Recurring AFFO(5)	**65,429**	65,711	62,516	68,541	52,331	51,172	48,319	49,044
Distributions	**62,959**	62,769	62,369	59,199	51,211	46,688	46,277	46,338
PER UNIT								
Net income (basic)	**0.44**	0.44	0.43	0.29(1)(4)	0.30(3)	0.47	0.43	0.59(1)
Net income (diluted)	**0.44**	0.44	0.43	0.29(1)(4)	0.30(3)	0.45	0.42	0.58(1)
Adjusted net income (basic)(5)	**0.44**	0.45	0.43	0.49	0.47	0.47	0.43	0.46
Recurring DI (basic)(5)	**0.40**	0.40	0.39	0.45	0.41	0.41	0.39	0.40
Recurring FFO (FD)(2)(5)	**0.45**	0.45	0.44	0.49	0.47	0.47	0.44	0.46
Recurring AFFO (FD)(2)(5)	**0.39**	0.39	0.38	0.43	0.40	0.40	0.38	0.39
Distributions	**0.368**	0.368	0.368	0.368	0.365	0.360	0.360	0.360

(1) Includes the change in fair value of investment properties.
(2) Fully diluted
(3) Includes non-recurring transaction costs of $21.5 million resulting from the acquisition of an investment property portfolio for a purchase price of $1.63 billion in 2014.
(4) Includes non-recurring transaction costs of $5.2 million resulting from the acquisition of an investment property portfolio for a purchase price of $1.63 billion in 2014.
(5) Non-IFRS financial measure. See relevant section for definition and reconciliation to closest IFRS measure.

GENERAL BUSINESS OVERVIEW

Cominar Real Estate Investment Trust is one of the largest diversified REITs in Canada and remains the largest commercial property owner and manager in the province of Quebec. As at September 30, 2015, Cominar owned and managed a high-quality portfolio of 564 properties including 134 office buildings, 196 retail buildings and 234 industrial and mixed-use buildings located in Quebec, Ontario, the Atlantic Provinces and Western Canada, representing a total leasable area of 45.3 million square feet. Cominar's properties are mostly situated in prime locations and benefit from high visibility and easy access by both our tenants and their clients.

Since its inception in 1998, Cominar has made a series of acquisitions and completed numerous construction and property development projects, increasing the value of its assets to $8.2 billion as at September 30, 2015.

Cominar's asset and property management is internalized. Cominar is an integrated and self-managed real estate investment operation. This property management structure enables to rapidly and efficiently respond to our clients' needs, while minimizing our operating cost.

PROPERTIES SUMMARY AS AT SEPTEMBER 30, 2015			
Segment	Number of properties	Leasable area (sq. ft.)	Occupancy rate (%)
Office	134	14,592,000	91.1
Retail	196	12,845,000	89.8
Industrial and mixed-use	234	17,824,000	94.4
TOTAL	**564**	**45,261,000**	**92.0**

OBJECTIVES AND STRATEGY

Cominar's primary objectives are to provide unitholders with stable and growing monthly cash distributions which are tax deferred, from investments in a diversified portfolio of properties, and to increase and maximize unit value through the proactive management of properties and the ongoing expansion of its real estate portfolio.

To reach its objectives, Cominar continues to manage growth, operational risks and debt in a flexible and prudent manner.

In accordance with Cominar's financial management policies on maintaining a sound and strong financial position over the long-term and providing unitholders with consistent and stable distributions, Cominar generally aims to maintain a debt ratio of approximately 50% of the gross carrying amount, even though the Contract of Trust provides for a ratio of up to 60% (65% if convertible debentures are outstanding). In addition, Cominar is targeting a payout ratio that should annually be under 90% of distributable income.

Cominar seeks to pursue acquisition and development opportunities that allow for economies of scale benefiting both clients and Cominar in terms of operating cost savings and efficient property management operations.

To sustain and eventually increase the pace of its growth, Cominar is developing new markets outside the province of Quebec, as demonstrated by certain large acquisitions realized over the past three years. Through this strategy, Cominar has enhanced its geographical diversification. Cominar also intends to keep investing in Quebec in order to benefit from the competitive advantage it has in this market. Cominar will mainly grow through acquisitions and development projects.

RECONCILIATIONS TO COMINAR'S PROPORTIONATE SHARE

According to IFRS 11, joint ventures are accounted for under the equity method in Cominar's condensed interim consolidated financial statements. Management considers that presenting operating and financial results including Cominar's proportionate share of assets, liabilities, revenues and charges of its joint ventures provides more complete information on Cominar's financial performance.

The following tables present the reconciliations between Cominar's condensed interim consolidated financial statements prepared in accordance with IFRS and condensed interim consolidated financial statements including its proportionate share of assets, liabilities, revenues and charges of its joint ventures.

As at September 30, 2015	Condensed interim consolidated financial statements	Joint ventures	Cominar's proportionate share
	$	$	$
ASSETS			
Investment properties			
Income properties	7,744,702	86,941	7,831,643
Properties under development	52,900	14,431	67,331
Land held for future development	72,308	37,042	109,350
	7,869,910	138,414	8,008,324
Investments in joint ventures	75,287	(75,287)	—
Goodwill	166,971	—	166,971
Mortgage receivable	8,250	—	8,250
Accounts receivable	55,855	309	56,164
Prepaid expenses and other assets	50,928	657	51,585
Cash and cash equivalents	4,760	30	4,790
Total assets	8,231,961	64,123	8,296,084
LIABILITIES			
Mortgages payable	1,855,232	51,453	1,906,685
Debentures	2,245,243	—	2,245,243
Bank borrowings	329,800	10,425	340,225
Accounts payable and accrued liabilities	119,932	2,245	122,177
Deferred tax liability	10,613	—	10,613
Distributions payable to unitholders	20,994	—	20,994
Total liabilities	4,581,814	64,123	4,645,937
UNITHOLDERS' EQUITY			
Unitholders' equity	3,650,147	—	3,650,147
Total liabilities and unitholders' equity	8,231,961	64,123	8,296,084

For the quarters ended September 30	2015			2014		
	Condensed interim consolidated financial statements	Joint ventures	Cominar's proportionate share	Condensed interim consolidated financial statements	Joint ventures	Cominar's proportionate share
	$	$	$	$	$	$
Operating revenues						
Rental revenue from investment properties	**217,946**	**2,156**	**220,102**	171,262	2,235	173,497
Operating expenses						
Operating costs	**43,265**	**272**	**43,537**	32,978	292	33,270
Realty taxes and services	**47,982**	**609**	**48,591**	37,002	560	37,562
Property management expenses	**3,845**	**72**	**3,917**	3,490	44	3,534
	95,092	**953**	**96,045**	73,470	896	74,366
Net operating income	**122,854**	**1,203**	**124,057**	97,792	1,339	99,131
Finance charges	**(45,420)**	**(631)**	**(46,051)**	(34,949)	(632)	(35,581)
Trust administrative expenses	**(3,919)**	**—**	**(3,919)**	(2,888)	—	(2,888)
Transaction costs – business combination	**—**	**—**	**—**	(21,524)	—	(21,524)
Share of joint ventures' net income	**572**	**(572)**	**—**	707	(707)	—
Income before income taxes	**74,087**	**—**	**74,087**	39,138	—	39,138
Income taxes	**(92)**	**—**	**(92)**	(141)	—	(141)
Net income and comprehensive income	**73,995**	**—**	**73,995**	38,997	—	38,997

For the nine-month periods ended September 30	2015			2014		
	Condensed interim consolidated financial statements	**Joint ventures**	**Cominar's proportionate share**	**Condensed interim consolidated financial statements**	**Joint ventures**	**Cominar's proportionate share**
	$	$	$	$	$	$
Operating revenues						
Rental revenue from investment properties	**672,126**	**6,715**	**678,841**	522,392	6,556	528,948
Operating expenses						
Operating costs	**141,658**	**1,024**	**142,682**	107,970	916	108,886
Realty taxes and services	**154,007**	**1,805**	**155,812**	118,485	1,680	120,165
Property management expenses	**11,748**	**179**	**11,927**	10,093	141	10,234
	307,413	**3,008**	**310,421**	236,548	2,737	239,285
Net operating income	**364,713**	**3,707**	**368,420**	285,844	3,819	289,663
Finance charges	**(134,556)**	**(1,881)**	**(136,437)**	(102,983)	(1,824)	(104,807)
Trust administrative expenses	**(12,246)**	**—**	**(12,246)**	(9,254)	—	(9,254)
Transaction costs – business combination	**—**	**—**	**—**	(21,524)	—	(21,524)
Share of joint ventures' net income	**1,826**	**(1,826)**	**—**	1,995	(1,995)	—
Income before income taxes	**219,737**	**—**	**219,737**	154,078	—	154,078
Income taxes	**(303)**	**—**	**(303)**	(452)	—	(452)
Net income and comprehensive income	**219,434**	**—**	**219,434**	153,626	—	153,626

PERFORMANCE ANALYSIS

FINANCIAL POSITION

The following table indicates the changes in assets and liabilities as well as in unitholders' equity as at September 30, 2015 and December 31, 2014, as shown in our condensed interim consolidated financial statements:

	September 30, 2015	December 31, 2014	$ Δ	% Δ
ASSETS				
Investment properties				
Income properties	**7,744,702**	7,697,823	46,879	0.6
Properties under development	**52,900**	53,150	(250)	(0.5)
Land held for future development	**72,308**	68,788	3,520	5.1
	7,869,910	7,819,761	50,149	0.6
Investments in joint ventures	**75,287**	41,633	33,654	80.8
Goodwill	**166,971**	166,971	—	—
Mortgage receivable	**8,250**	8,250	—	—
Accounts receivable	**55,855**	52,044	3,811	7.3
Prepaid expenses and other assets	**50,928**	14,851	36,077	242.9
Cash and cash equivalents	**4,760**	5,909	(1,149)	(19.4)
Total	**8,231,961**	8,109,419	122,542	1.5
LIABILITIES				
Mortgages payable	**1,855,232**	1,968,919	(113,687)	(5.8)
Debentures	**2,245,243**	1,945,627	299,616	15.4
Convertible debentures	**—**	183,081	(183,081)	(100.0)
Bank borrowings	**329,800**	457,323	(127,523)	(27.9)
Accounts payable and accrued liabilities	**119,932**	133,728	(13,796)	(10.3)
Deferred tax liabilities	**10,613**	10,310	303	2.9
Distributions payable to unitholders	**20,994**	—	20,994	—
Total	**4,581,814**	4,698,988	(117,174)	(2.5)
UNITHOLDERS' EQUITY				
Unitholders' equity	**3,650,147**	3,410,431	239,716	7.0
Total	**8,231,961**	8,109,419	122,542	1.5

RESULTS OF OPERATIONS

RESULTS OF OPERATIONS

The following table indicates the main changes in our results of operations for the quarters ended September 30, 2015 and 2014, as shown in our condensed interim consolidated financial statements:

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Operating revenues	**217,946**	171,262	27.3	**672,126**	522,392	28.7
Operating expenses	**95,092**	73,470	29.4	**307,413**	236,548	30.0
Net operating income	**122,854**	97,792	25.6	**364,713**	285,844	27.6
Finance charges	**(45,420)**	(34,949)	30.0	**(134,556)**	(102,983)	30.7
Trust administrative expenses	**(3,919)**	(2,888)	35.7	**(12,246)**	(9,254)	32.3
Transaction costs – business combination	**—**	(21,524)	(100.0)	**—**	(21,524)	(100.0)
Share of joint ventures' net income	**572**	707	(19.1)	**1,826**	1,995	(8.5)
Income taxes	**(92)**	(141)	(34.8)	**(303)**	(452)	(33.0)
Net income	**73,995**	38,997	89.7	**219,434**	153,626	42.8

OPERATING REVENUES

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Operating revenues – Financial statements	**217,946**	171,262	27.3	**672,126**	522,392	28.7
Operating revenues of joint ventures	**2,156**	2,235	(3.5)	**6,715**	6,556	2.4
Operating revenues – Cominar's proportionate share	**220,102**	173,497	26.9	**678,841**	528,948	28.3

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Same property portfolio – Financial statements	**155,686**	155,345	0.2	**481,676**	478,902	0.6
Same property portfolio – Joint ventures	**2,156**	2,235	(3.5)	**6,715**	6,556	2.4
Same property portfolio(1) – Cominar's proportionate share	**157,842**	157,580	0.2	**488,391**	485,458	0.6
Acquisitions, developments and dispositions – Financial statements	**62,260**	15,917	291.2	**190,450**	43,490	337.9
Operating revenues – Cominar's proportionate share	**220,102**	173,497	26.9	**678,841**	528,948	28.3

(1) The same property portfolio includes the properties owned by Cominar as at December 31, 2013, except for the properties sold in 2014 and 2015, but does not include the results of properties acquired and those under development in 2014 and 2015.

During the third quarter of 2015, operating revenues according to financial statements and to Cominar's proportionate share rose respectively by 27.3% and 26.9% from the comparable period of 2014. These increases resulted primarily from the contribution of acquisitions and developments completed in 2014.

During the third quarter of 2015, operating revenues of the same property portfolio according to financial statements rose by 0.2% from the comparable period of 2014. This increase of $341 thousand represents the net effect of an increase in rental income of $893 thousand, partially reduced by an increase in bad debts of $552 thousand.

NET OPERATING INCOME

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Net operating income – Financial statements	**122,854**	97,792	25.6	**364,713**	285,844	27.6
Net operating income of joint ventures	**1,203**	1,339	(10.2)	**3,707**	3,819	(2.9)
Net operating income – Cominar's proportionate share	**124,057**	99,131	25.1	**368,420**	289,663	27.2

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Same property portfolio – Financial statements	**86,338**	86,676	(0.4)	**256,340**	256,163	0.1
Same property portfolio – Joint ventures	**1,203**	1,339	(10.2)	**3,707**	3,819	(2.9)
Same property portfolio(1) – Cominar's proportionate share	**87,541**	88,015	(0.5)	**260,047**	259,982	—
Acquisitions, developments and dispositions – Financial statements	**36,516**	11,116	228.5	**108,373**	29,681	265.1
Net operating income – Cominar's proportionate share	**124,057**	99,131	25.1	**368,420**	289,663	27.2

(1) The same property portfolio includes the properties owned by Cominar as at December 31, 2013, except for the properties sold in 2014 and 2015, but does not include the results of properties acquired and those under development in 2014 and 2015.

Although net operating income ("NOI") is not an IFRS financial measure, it is widely used in the real estate industry to assess operating performance. We define it as operating income before the change in fair value of investment properties, finance charges, Trust administrative expenses, restructuring charges, transaction costs – business combination and income taxes. This definition may differ from that of other entities and, therefore, Cominar's NOI may not be comparable to similar measures presented by such other entities.

NOI according to financial statements and to Cominar's proportionate share rose respectively by 25.6% and 25.1% during the third quarter of 2015, from the comparable period of 2014, due mainly to the acquisitions and developments completed in 2014.

During the third quarter of 2015, the net operating income of our same property portfolio was down 0.5% from the corresponding period of 2014. This decrease resulted primarily from the closing of Target stores and from an increase in bad debts in the retail segment.

SEGMENT NET OPERATING INCOME

Cominar analyses its segmented results of operations taking into account the proportionate share of its joint ventures to assess the operating performance of its investment properties.

BY OPERATING SEGMENT

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Operating segment						
Office	**51,961**	51,786	0.3	**157,848**	152,000	3.8
Retail	**46,322**	23,519	97.0	**137,336**	70,641	94.4
Industrial and mixed-use	**25,774**	23,826	8.2	**73,236**	67,022	9.3
Net operating income – Cominar's proportionate share	**124,057**	99,131	25.1	**368,420**	289,663	27.2

	Quarter		Year-to-date (nine months)	
For the periods ended September 30	2015	2014	2015	2014
Operating segment				
Office	**41.9%**	52.2%	**42.8%**	52.5%
Retail	**37.3%**	23.7%	**37.3%**	24.4%
Industrial and mixed-use	**20.8%**	24.1%	**19.9%**	23.1%
	100.0%	100.0%	**100.0%**	100.0%

Net operating income increased in all operating segments during the third quarter of 2015 compared to the same period of 2014.

BY GEOGRAPHIC MARKET

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Geographic market						
Québec	**29,201**	20,230	44.3	**84,901**	59,067	43.7
Montréal	**63,532**	51,615	23.1	**188,901**	152,582	23.8
Ontario(1)	**19,689**	15,547	26.6	**60,166**	41,055	46.5
Atlantic Provinces	**5,147**	5,695	(9.6)	**15,773**	17,015	(7.3)
Western Canada	**6,488**	6,044	7.3	**18,679**	19,944	(6.3)
Net operating income – Cominar's proportionate share	**124,057**	99,131	25.1	**368,420**	289,663	27.2

(1) For presentation purposes, the Gatineau area is included in the Ontario geographic market.

	Quarter		Year-to-date (nine months)	
For the periods ended September 30	2015	2014	2015	2014
Geographic market				
Québec	**23.6%**	20.4%	**23.0%**	20.4%
Montréal	**51.2%**	52.1%	**51.3%**	52.7%
Ontario(1)	**15.9%**	15.7%	**16.3%**	14.1%
Atlantic Provinces	**4.1%**	5.7%	**4.3%**	5.9%
Western Canada	**5.2%**	6.1%	**5.1%**	6.9%
	100.0%	100.0%	**100.0%**	100.0%

(1) For presentation purposes, the Gatineau area is included in the Ontario geographic market.

During the third quarter, net operating income for the Atlantic Provinces decreased due to a decrease of the occupancy rate.

FINANCE CHARGES

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Interest on mortgages payable	**22,346**	21,873	2.2	**67,415**	66,667	1.1
Interest on debentures	**21,714**	12,939	67.8	**60,286**	37,076	62.6
Interest on convertible debentures	**1,287**	2,861	(55.0)	**7,010**	8,584	(18.3)
Interest on bank borrowings	**1,934**	1,124	72.1	**6,625**	2,670	148.1
Net amortization of premium and discount on debenture issuances	**(198)**	(144)	37.5	**(587)**	(392)	49.7
Amortization of deferred financing costs and others	**2,151**	1,537	39.9	**5,773**	3,693	56.3
Amortization of fair value adjustments on assumed indebtedness	**(2,336)**	(2,995)	22.0	**(7,305)**	(9,153)	(20.2)
Less: Capitalized interests(1)	**(1,478)**	(2,247)	(34.2)	**(4,661)**	(6,162)	(24.4)
Total finance charges – Financial statements	**45,420**	34,948	30.0	**134,556**	102,983	30.7
Percentage of operating revenues	**20.8%**	20.4%		**20.0%**	19.7%	
Weighted average interest rate on total debt				**4.16%**	4.42%	

(1) Includes capitalized interest on properties under development and on major revitalization projects for income properties that take place over a substantial period of time.

The increase in finance charges was mostly due to increased financing related to the acquisition of income properties completed in 2014. In addition, finance charges in the third quarter of 2015 include non-recurring charges of $1.1 million for deferred financing costs that were written off following the early redemption, on September 8, 2015, of the Series D convertible debentures.

The weighted average interest rate on total debt decreased by 26 basis points since September 30, 2014.

TRUST ADMINISTRATIVE EXPENSES

Trust administrative expenses stood at $3.9 million for the third quarter of 2015, accounting for 1.8% of operating revenues, compared to 1.7% for the same quarter of 2014.

TRANSACTION COSTS – BUSINESS COMBINATION

During the third quarter of 2014, Cominar incurred non-recurring transaction costs of $21.5 million resulting from the acquisition of a property portfolio from Ivanhoé Cambridge Inc. for a purchase price of $1.4 billion. Under IFRS, transaction costs related to business combinations must be expensed when incurred.

NET INCOME

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Net income	**73,995**	38,997	89.7	**219,434**	153,626	42.8
Net income per unit (basic)	**0.44**	0.30	46.7	**1.31**	1.19	10.1
Net income per unit (diluted)	**0.44**	0.30	46.7	**1.31**	1.18	11.0
Weighted average number of units (basic)	**169,015,978**	131,129,293		**167,096,698**	128,707,611	
Weighted average number of units (diluted)	**169,283,904**	141,617,089		**167,306,074**	139,166,540	

The calculation of diluted net income per unit includes the elimination of interest at the effective rate on the convertible debentures of $93 thousand for the quarter ended September 30, 2015 [$3.3 million in 2014] and of $ nil for the nine-month period ended September 30, 2015 [$9.9 million in 2014].

ADJUSTED NET INCOME

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Net income	**73,995**	38,997	89.7	**219,434**	153,626	42.8
Transaction costs – business combination	**—**	21,524	(100.0)	**—**	21,524	(100.0)
Write-off of deferred financing costs(1)	**1,102**	501	120.0	**2,232**	501	3.5
Adjusted net income	**75,097**	61,022	23.1	**221,666**	175,651	26.2
Adjusted net income per unit (basic)	**0.44**	0.47	(6.4)	**1.33**	1.36	(2.2)
Adjusted net income per unit (diluted)	**0.44**	0.45	(2.2)	**1.32**	1.33	(0.6)
Weighted average number of units (basic)	**169,015,978**	131,129,293		**167,096,698**	128,707,611	
Weighted average number of units (diluted)	**169,283,904**	141,617,089		**167,306,074**	139,166,540	

(1) In 2015, deferred financing costs of $2.2 million were written off following the early redemptions of the Series E and Series D convertible debentures respectively on July 6, 2015 and September 8, 2015. In 2014, the amortization of deferred financing costs included a non-recurring expense of $501 related to financing costs paid for the secured operating and acquisition credit facility that has been replaced by an unsecured credit facility, and have been completely expensed over the third quarter, after closing this facility.

Adjusted net income for the quarter rose by 23.1% from the corresponding period of 2014, due mainly to the acquisitions and developments completed in 2014. Adjusted net income is not an IFRS financial measure. The calculation method used by Cominar may differ from the one used by other entities. Cominar calculates an adjusted net income to eliminate transaction costs – business combination since they do not affect current real estate operations and to eliminate the write-off of deferred financing costs that are non-monetary and that have no impact on cash flows.

DISTRIBUTABLE INCOME AND DISTRIBUTIONS

Although the concept of distributable income ("DI") is not an IFRS financial measure, it is used by many investors in the income trust industry. We consider DI an excellent tool for assessing Cominar's performance. Given its historical nature, DI per unit is also a useful benchmark enabling investors to evaluate the stability of distributions. Distributable income does not substitute for net income established in accordance with IFRS.

We define distributable income as net income determined under IFRS, before fair value adjustments, recognition of leases on a straight-line basis, provision for leasing costs, transaction costs incurred upon a business combination and certain other items not affecting cash, if applicable. This definition may differ from the one used by other entities, and therefore Cominar's distributable income may not be comparable to similar measures presented by other entities.

The following table presents the calculation of distributable income as well as its reconciliation to net income calculated in accordance with IFRS:

DISTRIBUTABLE INCOME

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Net income	**73,995**	38,997	89.7	**219,434**	153,626	42.8
- Net amortization of premium and discount on debenture issuances	**(198)**	(144)	37.5	**(587)**	(392)	49.7
+ Amortization of deferred financing costs	**1,871**	1,487	25.8	**5,387**	3,544	52.0
- Amortization of fair value adjustments of assumed indebtedness	**(2,336)**	(2,995)	(22.0)	**(7,305)**	(9,153)	(20.2)
+ Amortization of fair value adjustments of bond investments	**7**	19	(63.2)	**45**	57	(21.1)
+ Compensation expense related to long-term incentive plan	**491**	299	64.2	**1,484**	1,037	43.1
+ Accretion of the liability component of convertible debentures	**299**	53	464.2	**411**	157	161.8
+ Transaction costs – business combination	**—**	21,524	(100.0)	**—**	21,524	(100.0)
+ Deferred taxes	**92**	141	(34.8)	**303**	452	(33.0)
- Provision for leasing costs	**(5,800)**	(4,850)	19.6	**(17,200)**	(14,050)	22.4
+ Initial and re-leasing salary costs	**711**	550	29.3	**2,102**	1,618	29.9
- Recognition of leases on a straight-line basis	**(1,903)**	(1,502)	26.7	**(5,694)**	(3,781)	50.6
Recurring distributable income	**67,229**	53,579	25.5	**198,380**	154,639	28.3
DISTRIBUTIONS TO UNITHOLDERS	**62,959**	51,211	22.9	**188,097**	144,176	30.5
Distributions reinvested under the distribution reinvestment plan(1)	**20,372**	16,040	27.0	**60,077**	42,700	40.7
Cash distributions	**42,587**	35,171	21.1	**128,020**	101,476	26.2
Percentage of distributions reinvested	**32.4%**	31.3%		**31.9%**	29.6%	
Per unit information:						
Recurring distributable income (basic)(4)	**0.40**	0.41	(2.4)	**1.19**	1.20	(0.8)
Weighted average number of units outstanding for the recurring distributable income (basic)	**169,015,978**	131,129,293		**167,096,698**	128,707,611	
DISTRIBUTIONS PER UNIT	**0.368**	0.365	0.8	**1.103**	1.085	1.7
Payout ratio(2)	**92.0%**	89.0%		**92.7%**	90.4%	
Cash payout ratio(3)	**62.3%**	61.2%		**63.1%**	63.7%	

(1) This amount includes units to be issued under the plan upon payment of distributions.
(2) The payout ratio corresponds to the distribution per unit, divided by the basic recurring DI per unit.
(3) The cash payout ratio corresponds to the cash distribution per unit, divided by basic recurring DI per unit.
(4) Quarterly pro forma calculations by unit at the beginning of the quarter taking into account the redemption of Series D convertible debentures on September 8, 2015 would have been $0.41 for the basic recurring distributable income.

Recurring DI for the quarter ended September 30, 2015 amounted to $67.2 million, up 25.5% from the comparable period of 2014. This increase was primarily due to the contribution of the acquisitions and developments completed in 2014. On a basic per unit basis, it totalled $0.40, down $0.01 from the corresponding period of 2014. Pro forma at the beginning of the quarter, recurring distributable income per unit taking into account the redemption of Series D convertible debentures on September 8, 2015 would have been $0.41.

Distributions to unitholders for the third quarter of 2015 totalled $63.0 million, up 22.9% from the corresponding period of 2014.

The recurring DI payout ratio for the quarter ended September 30, 2015 was 92.0%. During the third quarter of 2015, 32.4% of distributions were reinvested as units under the distribution reinvestment plan [31.3% in 2014]. The recurring DI cash payout ratio per unit (basic) stood at 62.3% for the quarter ended September 30, 2015.

TRACK RECORD OF RECURRING DI PER UNIT

For the nine-month periods ended September 30	2015	2014	2013	2012	2011
Recurring distributable income per unit (basic)	**1.19**	1.20	1.18	1.16	1.17

The Canadian Securities Administrators ("CSA") requires Cominar to reconcile cash flows provided by operating activities as shown in the condensed interim consolidated financial statements to distributable income and adjusted funds from operations (non-IFRS measures) presented in this interim management's discussion & analysis.

The following table presents this reconciliation:

	Quarter		Year-to-date (nine months)	
For the periods ended September 30	2015	2014	2015	2014
Cash flows provided by operating activities as shown in the condensed interim consolidated financial statements	**100,635**	48 436	**156,263**	118 764
+ Adjustments - investments in joint ventures	**590**	177	**1,574**	1,114
- Amortization of other assets	**(213)**	(229)	**(675)**	(641)
+ Transaction costs – business combination	**—**	21,524	**—**	21,524
- Provision for leasing costs	**(5,800)**	(4,850)	**(17,200)**	(14,050)
+ Initial and re-leasing salary costs	**711**	550	**2,102**	1,618
+ Change in non-cash working capital items	**(28,694)**	(12,029)	**56,316**	26,310
Recurring distributable income	**67,229**	53,579	**198,380**	154,639
- Capital expenditures – maintenance of rental income generating capacity	**(1,800)**	(1,248)	**(4,724)**	(2,817)
Recurring adjusted funds from operations	**65,429**	52,331	**193,656**	151,822

In accordance with CSA guidelines, Cominar also provides the following table to allow readers to assess sources of cash distributions and how they reconcile to net income:

For the nine-month periods ended September 30	2015	2014	2013
Net income	**219,434**	153,626	180,401
Cash flows provided by operating activities as shown in the condensed interim consolidated financial statements	**156,263**	118,764	125,060
Distributions to unitholders	**188,097**	144,176	136,639
Cash distributions	**128,020**	101,476	104,699
Excess of cash flows from operating activities over cash distributions to unitholders	**28,243**	17,288	20,361
Adjustments:			
+ Restructuring charges	**—**	—	1,062
+ Transaction costs – business combination	**—**	21,524	—
- Unusual item – other revenues	**—**	—	(4,096)
+ Unusual item – Holman Grand Hotel	**—**	—	535
Excess of adjusted cash flows from operating activities over cash distributions to unitholders	**28,243**	38,812	17,052

For the nine-month period ended September 30, 2015, cash flows from operating activities were sufficient to fund cash distributions to unitholders, as have adjusted cash flows from operating activities.

FUNDS FROM OPERATIONS

Although the concept of funds from operations ("FFO") is not an IFRS financial measure, it is widely used in the real estate investment trust industry. REALpac defines this measure as net income (calculated in accordance with IFRS), adjusted for, among other things, change in fair value of investment properties, deferred taxes, initial and re-leasing salary costs and transaction costs incurred upon a business combination.

FFO does not substitute for net income or cash flows from operating activities established in accordance with IFRS when measuring Cominar’s performance. While our method of calculating FFO complies with REALpac recommendations, it may differ from methods applied by other entities. Therefore, it may not be useful for comparisons with other entities.

The fully diluted weighted average number of units outstanding for the calculation of FFO is adjusted to take into account the potential issuance of units under the long-term incentive plan and the potential conversion of convertible debentures at their conversion price, if dilutive.

The following table presents a reconciliation of net income, as determined in accordance with IFRS, and FFO:

FUNDS FROM OPERATIONS

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Net income	**73,995**	38,997	89.7	**219,434**	153,626	42.8
+ Deferred income taxes	**92**	141	(34.8)	**303**	452	(33.0)
+ Transaction costs – business combinations	**—**	21,524	(100.0)	**—**	21,524	(100.0)
+ Initial and re-leasing salary costs	**711**	550	29.3	**2,102**	1,618	29.9
Funds from operations	**74,798**	61,212	22.2	**221,839**	177,220	25.2
+ Write-off of deferred financing costs [1]	**1,102**	501	120.0	**2,232**	501	345.5
Recurring funds from operations	**75,900**	61,713	23.0	**224,071**	177,721	26.1
Per unit information:						
Recurring funds from operations (FD)[2][3][6]	**0.45**	0.47	(4.3)	**1.33**	1.37	(2.9)
Weighted average number of units outstanding for recurring funds from operations (basic)	**169,015,978**	131,129,293		**167,096,698**	128,707,611	
Weighted average number of units outstanding for recurring funds from operations (FD)[2]	**172,907,569**	139,665,828		**174,133,229**	137,215,278	
Payout ratio[4]	**81.8%**	77.7%		**82.3%**	78.6%	
Cash payout ratio[5]	**55.3%**	53.4%		**56.0%**	55.4%	

(1) In 2015, deferred financing costs of $2.2 million were written off following the early redemptions of the Series E and Series D convertible debentures respectively effective July 6, 2015 and September 8, 2015. In 2014, the amortization of deferred financing costs included a non-recurring expense of $501 related to financing costs paid for the secured operating and acquisition credit facility that has been replaced by an unsecured credit facility, and have been completely expensed over the third quarter, after closing this facility.
(2) Fully diluted.
(3) The calculation of fully diluted recurring funds from operations per unit includes the elimination of interest at the effective rate on the dilutive convertible debentures of $1.4 million for the quarter ended September 30, 2015 [$3.3 million in 2014] and of $8.0 million for the nine-month period ended September 30, 2015 [$9.9 million in 2014].
(4) The payout ratio corresponds to the distribution per unit, divided by basic recurring FFO per unit.
(5) The cash payout ratio corresponds to the cash distribution per unit, divided by basic recurring FFO per unit.
(6) Quarterly pro forma calculations by unit at the beginning of the quarter taking into account the redemption of Series D convertible debentures on September 8, 2015 would have been $0.46 for fully diluted recurring funds from operations.

For the third quarter of 2015, recurring FFO rose 23.0% from the comparable period of 2014, due mainly to the acquisitions and developments completed in 2014. Recurring FFO per unit on a fully diluted basis stood at $0.45 for the quarter ended September 30, 2015, down $0.02 from the same period of 2014. Pro forma at the beginning of the quarter, recurring funds from operations per unit fully diluted taking into account the redemption of Series D convertible debentures on September 8, 2015 would have been $0.46.

TRACK RECORD OF RECURRING FUNDS FROM OPERATIONS PER UNIT

For the nine-month periods ended September 30	2015	2014	2013	2012	2011
Recurring funds from operations per unit (FD)[1]	**1.33**	1.37	1.31	1.33	1.24

(1) Fully diluted.

The following table presents a reconciliation of the cash flows from operating activities as shown in the condensed interim consolidated financial statements with funds from recurring operations:

	Quarter		Year-to-date (nine months)	
For the periods ended September 30	2015	2014	2015	2014
Cash flows provided by operating activities as shown in the condensed interim consolidated financial statements	**100,635**	48,436	**156,263**	118,764
- Adjustments – investments in joint ventures	**(1)**	(40)	**(77)**	(146)
+ Amortization	**163**	1,336	**1,399**	5,135
- Compensation expense related to long-term incentive plan	**(491)**	(299)	**(1,484)**	(1,037)
+ Recognition of leases on straight-line basis	**1,903**	1,502	**5,694**	3,782
+ Excess of proportionate share of net income over distributions received from the joint ventures	**572**	232	**1,626**	1,270
+ Transaction costs – business combination	**—**	21,524	**—**	21,524
+ Write-off of deferred financing costs	**1,102**	501	**2,232**	501
+ Initial and re-leasing salary costs	**711**	550	**2,102**	1,618
+ Change in non-cash working capital items	**(28,694)**	(12,029)	**56,316**	26,310
Recurring funds from operations	**75,900**	**61,713**	**224,071**	**177,721**

(1) In 2015, deferred financing costs of $2.2 million were written off following the early redemptions of the Series E and Series D convertible debentures respectively effective July 6, 2015 and September 8, 2015. In 2014, the amortization of deferred financing costs included a non-recurring expense of $501 related to financing costs paid for the secured operating and acquisition that has been replaced by an unsecured credit facility, and have been completely expensed over the third quarter, after closing this facility.

ADJUSTED FUNDS FROM OPERATIONS

The concept of adjusted funds from operations ("AFFO") is a key financial measure in the real estate investment trust industry. Cominar defines this measure as FFO adjusted for certain non-cash items such as the amortization of deferred financing costs, the amortization of fair value adjustments on assumed indebtedness, the compensation expense related to the long-term incentive plan, recognition of leases on a straight-line basis and fair value adjustments of investments, net of investments required to maintain Cominar’s ability to generate rental income from its property portfolio. AFFO is an additional indicator used to assess Cominar’s financial performance and its ability to maintain and increase distributions over the long term. AFFO is not an IFRS measure and should not be substituted for net income or cash flows from operating activities established in accordance with IFRS when measuring Cominar’s performance. Cominar’s method of calculating AFFO may differ from the methods used by other entities, and therefore may not be appropriate for comparative analysis purposes.

In calculating AFFO, Cominar deducts a provision for leasing costs incurred on an ongoing basis in order to maintain its capacity to generate rental income. These leasing costs include, among other things, leasehold improvements and initial direct costs, which are added to the carrying amount of investment properties in accordance with IFRS. Cominar also deducts capital expenditures incurred under its program to maintain its capacity to generate rental income from its property portfolio. These expenditures, which primarily include non-recoverable major expenditures for maintenance and repairs, are typically incurred unevenly during a fiscal year. Therefore, AFFO could vary from quarter to quarter, and such variances could be material.

The fully diluted weighted average number of units outstanding for the calculation of AFFO takes into account the potential issuance of units under the long-term incentive plan and the potential conversion of convertible debentures at their conversion price, if dilutive.

The following table presents a reconciliation of FFO and AFFO:

ADJUSTED FUNDS FROM OPERATIONS

	Quarter			Year-to-date (nine months)		
For the periods ended September 30	2015	2014	% Δ	2015	2014	% Δ
Funds from operations	**74,798**	61,212	22.2	**221,839**	177,220	25.2
- Net amortization of premium and discount on debenture issuances	**(198)**	(144)	37.5	**(587)**	(392)	49.7
+ Amortization of deferred financing costs	**1,871**	1,487	25.8	**5,387**	3,544	52.0
- Amortization of fair value adjustments of assumed indebtedness	**(2,336)**	(2,995)	(22.0)	**(7,305)**	(9,153)	(20.2)
+ Amortization of fair value adjustment of bond investments	**7**	19	(63.2)	**45**	57	(21.1)
+ Compensation expense related to long-term incentive plan	**491**	299	64.2	**1,484**	1,037	43.1
- Capital expenditures – maintenance of rental income generating capacity	**(1,800)**	(1,248)	44.2	**(4,724)**	(2,817)	67.7
+ Accretion of the liability component of convertible debentures	**299**	53	464.2	**411**	157	161.8
- Provision for leasing costs	**(5,800)**	(4,850)	19.6	**(17,200)**	(14,050)	22.4
- Recognition of leases on a straight-line basis	**(1,903)**	(1,502)	26.7	**(5,694)**	(3,781)	50.6
Recurring adjusted funds from operations	**65,429**	52,331	25.0	**193,656**	151,822	27.6
Per unit information:						
Recurring adjusted funds from operations (FD)(1)(2)	**0.39**	0.40	(2.5)	**1.15**	1.17	(1.7)
Weighted average number of units outstanding for recurring adjusted funds from operations (basic)	**169,015,978**	131,129,293		**167,096,698**	128,707,611	
Weighted average number of units outstanding for recurring adjusted funds from operations (FD)(1)	**172,907,569**	139,665,828		**174,133,229**	137,215,278	
Payout ratio(3)	**94.4%**	91.3%		**95.1%**	91.9%	
Cash payout ratio(4)	**63.8%**	62.8%		**64.7%**	64.7%	

(1) Fully diluted.
(2) The calculation of fully diluted recurring adjusted funds from operations per unit includes the elimination of interest on the dilutive convertible debentures of $1.3 million for the quarter ended September 30, 2015 [$3.3 million in 2014] and of $7.3 million for the nine-month period ended September 30, 2015 [$9.9 million in 2014].
(3) The payout ratio corresponds to the distribution per unit, divided by basic recurring AFFO per unit.
(4) The cash payout ratio corresponds to the cash distribution per unit, divided by basic recurring AFFO per unit.

Recurring AFFO amounted to $65.4 million for the third quarter of 2015, up 25.0% from the comparable period of 2014, mainly as a result of the acquisitions and developments completed in 2014.

Fully diluted recurring AFFO per unit totalled $0.39 for the quarter ended September 30, 2015, down $0.01 from the same period of 2014.

TRACK RECORD OF RECURRING ADJUSTED FUNDS FROM OPERATIONS PER UNIT

For the nine-month periods ended September 30	2015	2014	2013	2012	2011
Recurring adjusted funds from operations per unit (FD)(1)	**1.15**	1.17	1.16	1.13	1.13

(1) Fully diluted.

LIQUIDITY AND CAPITAL RESOURCES

During the first nine months of 2015, Cominar generated $100.6 million in cash flows from operating activities. Cominar foresees no difficulty in meeting its short-term obligations and its commitments with funds from operations, refinancing of mortgages payable, debenture or unit issuances, amounts available on its credit facility and cash and cash equivalents.

On November 27, 2014, Cominar filed a short form base shelf prospectus allowing it to issue up to $1.5 billion in securities during the 25-month period that this prospectus remains valid. Since then, Cominar has issued $200.0 million in senior unsecured debentures in December 2014 and $300.0 million in June 2015, as well as $155.3 million in units in January 2015, leaving an available balance of $844.7 million for future issuances.

MORTGAGES PAYABLE

As at September 30, 2015, the nominal balance of mortgages payable was $1,842.1 million, down $106.4 million from $1,948.5 million as at December 31, 2014. This decrease is explained by the repayments of balances at maturity for $63.3 million at a weighted average interest rate of 5.03% and by the monthly repayments of capital for $43.1 million. At the end of the period, the weighted average contractual interest rate was 4.76%, down 3 basis points from 4.79% as at December 31, 2014. As at September 30, 2015, the effective weighted average interest rate was 4.17%, the same as at December 31, 2014.

Cominar's mortgages payable contractual maturity dates are staggered over a number of years to reduce risks related to renewal. As at September 30, 2015, the residual weighted average term of mortgages payable was 4.4 years, compared to 5.0 years as at December 31, 2014.

The following table shows mortgage contractual maturity dates for the specified periods:

CONTRACTUAL MATURITY DATES OF MORTGAGES PAYABLE

For the years ending December 31	Repayment of principal	Balances at maturity	Total	Weighted average interest rate(1)
2015 (period from October 1 to December 31)	12,948	207,981	220,929	4.89%
2016	46,623	146,409	193,032	4.49%
2017	39,919	180,173	220,092	4.68%
2018	31,729	409,003	440,732	5.16%
2019	23,735	4,255	27,990	6.20%
2020 and thereafter	106,953	632,360	739,313	4.56%
Total	261,907	1,580,181	1,842,088	4.77%

(1) Calculated on balances at maturity of mortgages payable.

Cominar's management intends to refinance most of the mortgages payable maturing in 2015 and to increase, in general, the loan/value ratio of the properties used as collateral.

SENIOR UNSECURED DEBENTURES

The following table presents the features of Cominar's senior unsecured debentures as at September 30, 2015:

	Contractual interest rate	Effective interest rate	Date of issuance	Dates of interest payments	Maturity date	Nominal value as at September 30, 2015
						$
Series 1	**4.274%**	**4.32%**	**June 2012**(1)	**June 15 and December 15**	**June 2017**	**250,000**
Series 2	**4.23%**	**4.37%**	**December 2012**(2)	**June 4 and December 4**	**December 2019**	**300,000**
Series 3	**4.00%**	**4.24%**	**May 2013**	**May 2 and November 2**	**November 2020**	**100,000**
Series 4	**4.941%**	**4.81%**	**July 2013**(3)	**July 27 and January 27**	**July 2020**	**300,000**
Series 5	**3.026%**(4)	**3.20%**	**October 2013**	**January 9, April 9, July 9 and October 9**	**October 2015**(6)	**250,000**
Series 6	**1.851%**(5)	**2.02%**	**September 2014**	**September 22, December 22, March 22 and June 22**	**September 2016**	**250,000**
Series 7	**3.62%**	**3.70%**	**September 2014**	**December 21 and June 21**	**June 2019**	**300,000**
Series 8	**4.25%**	**4.34%**	**December 2014**	**June 8 and December 8**	**December 2021**	**200,000**
Series 9	**4.164%**	**4.25%**	**June 2015**	**June 1 and December 1**	**June 2022**	**300,000**
Weighted average interest rate	**3.83%**	**3.92%**				
Total						**2,250,000**

(1) Re-opened in September 2012 ($125.0 million).
(2) Re-opened in February 2013 ($100.0 million).
(3) Re-opened in January 2014 ($100.0 million) and March 2014 ($100.0 million).
(4) Variable interest rate fixed quarterly for the period from July 10, 2015 to October 9, 2015 (corresponding to the three-month CDOR rate plus 205 basis points).
(5) Variable interest rate fixed quarterly for the period from September 22, 2015 to December 21, 2015 (corresponding to the three-month CDOR rate plus 108 basis points).
(6) On October 9, 2015, Cominar redeemed at maturity the $250.0 million floating interest rate Series 5 senior unsecured debentures using its unsecured revolving operating and acquisition credit facility.

On June 1, 2015, Cominar issued $300.0 million in Series 9 senior unsecured debentures bearing interest at a rate of 4.164% and maturing in June 2022.

As at September 30, 2015, the residual weighted average term of senior unsecured debentures was 3.7 years.

The following table presents information on Cominar's unencumbered assets and senior unsecured debts:

	As at September 30, 2015		As at December 31, 2014	
	Number of properties	Fair value of properties ($)	Number of properties	Fair value of properties ($)
Unencumbered income properties	**299**	**3,827,335**	286	3,692,149
Unencumbered assets to unsecured debt ratio(1)(2)		**1.49:1**		1.54:1
Senior unsecured debts-to-total-debt ratio(2)(3)		**58.2%**		52.8%

(1) Fair value of unencumbered income properties divided by the unsecured debt (excluding convertible debentures).
(2) These ratios are not defined by IFRS and may differ from similar measures presented by other entities.
(3) Senior unsecured debts divided by total debt.

As at September 30, 2015, Cominar owned unencumbered income properties whose fair value was approximately $3.8 billion. The unencumbered assets to unsecured debt ratio stood at 1.49:1 compared to 1.54:1 as at December 31, 2014.

CONVERTIBLE DEBENTURES

On July 6, 2015, Cominar redeemed early all of the Series E convertible debentures totalling $86.3 million and bearing interest at 5.75%.

On September 8, 2015, Cominar redeemed early all of the Series D convertible debentures totalling $99.7 million and bearing interest at 6.50%.

These redemptions will result in interest savings in the next quarters and in the removal of the dilution arising from these convertible debentures.

BANK BORROWINGS

As at September 30, 2015, Cominar had an unsecured revolving operating and acquisition credit facility of up to $550.0 million which will mature in August 2018. On October 7, 2015, it was raised to $700.0 million. This credit facility bears interest at prime rate plus 70 basis points or at bankers' acceptance rate plus 170 basis points. As at September 30, 2015, bank borrowings totalled $329.8 million, compared to $457.3 million as at December 31, 2014.

DEBT SUMMARY

	As at September 30, 2015			As at December 31, 2014		
	$	Weighted average interest rate	Residual weighted average term	$	Weighted average interest rate	Residual weighted average term
Mortgages payable	**1,855,232**	**4.76%**	**4.4 years**	1,968,919	4.79%	5.0 years
Debentures	**2,245,243**	**3.83%**	**3.7 years**	1,945,627	3.89%	4.0 years
Convertible debentures	—	—	—	183,081	6.15%	2.1 years
Bank borrowings	**329,800**	**2.98%**	**2.9 years**	457,323	3.13%	2.6 years
Total debt	**4,430,275**	**4.16%**	**4.0 years**	4,554,950	4.29%	4.2 years

During the first nine months of 2015, the weighted average interest rate on Cominar's total debt decreased by 13 basis point from 4.29% as at December 31, 2014, to 4.16% as at September 30, 2015.

DEBT RATIO

The following table presents the evolution of debt ratios:

As at	September 30, 2015	December 31, 2014	September 30, 2014
Cash and cash equivalents	**(4,760)**	(5,909)	(5,453)
Mortgages payable	**1,855,232**	1,968,919	2,055,321
Debentures	**2,245,243**	1,945,627	1,746,347
Convertible debentures	—	183,081	182,745
Bank borrowings	**329,800**	457,323	316,033
Total debt	**4,425,515**	4,549,041	4,294,993
Total assets less cash and cash equivalents	**8,227,201**	8,103,510	7,862,253
Debt ratio(1)(2)	**53.8%**	56.1%	54.6%

(1) Total of cash and cash equivalents, bank borrowings, mortgages payable, debentures and convertible debentures divided by total assets less cash and cash equivalents.
(2) This ratio is not defined by IFRS and may differ from similar measures presented by other entities.

As at September 30, 2015, the debt ratio was 53.8%, down from 56.1 % as at December 31, 2014.

In accordance with Cominar's financial management policies on maintaining a sound and strong financial position over the long-term and providing unitholders with consistent and stable distributions, Cominar generally aims to maintain a debt ratio of approximately 50% of the gross carrying amount, even though the Contract of Trust provides for a ratio of up to 60% (65% if convertible debentures are outstanding).

INTEREST COVERAGE RATIO

Cominar calculates its interest coverage ratio by dividing net operating income less Trust administrative expenses by finance charges. The interest coverage ratio is used to assess Cominar's ability to pay interest on its total debt from operating revenues. As at September 30, 2015, Cominar's annualized interest coverage ratio stood at 2.62:1 [2.67:1 as at December 31, 2014], evidence of its capacity to meet its interest payment obligations.

OFF-BALANCE SHEET ARRANGEMENTS AND CONTRACTUAL COMMITMENTS

Cominar has no off-balance sheet arrangements that have or are likely to have a significant impact on its results of operations or its financial position, including its cash position and sources of financing.

Cominar has no significant contractual commitments other than those arising from its long-term debt and payments due under emphyteutic leases on land held for income properties.

PROPERTY PORTFOLIO

The following table presents information on the property portfolio, including Cominar's proportionate share:

	September 30, 2015	December 31, 2014	% Δ
Income properties – Cominar's proportionate share[(1)]	**7,831,643**	7,784,542	0.4
Properties under development and land held for future development	**176,681**	130,757	18.1
Number of income properties	**564**	563	—
Leasable area (sq. ft.)	**45,261,000**	45,252,000	—

(1) Non-IFRS financial measure. See relevant section for definition and reconciliation to closest IFRS measure.

SUMMARY BY OPERATING SEGMENT

	September 30, 2015		December 31, 2014	
	Number of properties	Leasable area (sq. ft.)	Number of properties	Leasable area (sq. ft.)
Office	**134**	**14,592,000**	136	14,994,000
Retail	**196**	**12,845,000**	196	12,845,000
Industrial and mixed-use	**234**	**17,824,000**	231	17,413,000
Total	**564**	**45,261,000**	563	45,252,000

SUMMARY BY GEOGRAPHIC MARKET

	September 30, 2015		December 31, 2014	
	Number of properties	Leasable area (sq. ft.)	Number of properties	Leasable area (sq. ft.)
Québec	**134**	**10,235,000**	133	10,202,000
Montréal	**301**	**25,444,000**	301	25,468,000
Ontario(1)	**55**	**5,766,000**	55	5,766,000
Atlantic Provinces	**60**	**2,709,000**	60	2,709,000
Western Canada	**14**	**1,107,000**	14	1,107,000
Total	**564**	**45,261,000**	563	45,252,000

(1) For presentation purposes, the Gatineau area is included in the Ontario geographic market.

ACQUISITIONS, INVESTMENTS AND DISPOSITIONS

Over the years, Cominar has achieved much of its growth through the acquisition of companies and high-quality properties based on strict selection criteria, while maintaining an appropriate allocation among its three business segments, namely, office buildings, retail buildings and industrial and mixed-use properties, and geographic diversification of its property portfolio.

ACQUISITION OF INCOME PROPERTIES

On April 23, 2015, Cominar acquired a portfolio of 3 industrial properties with total leasable area of approximately 697,000 square feet, located in the greater Montréal area, for a purchase price of $34.5 million paid in cash. The capitalization rate for this transaction is 8.1%.

The following table presents additional information on these acquisitions:

Investment property	City/Province	Business segment(1)	Leasable area
			sq. ft.
2125 23rd Avenue	Montreal, Qc	I	199,000
2177 23rd Avenue	Montreal, Qc	I	210,000
5205 Fairway Street	Montreal, Qc	I	288,000
			697,000

(1) I: Industrial and mixed-use.

TRANSFER TO INCOME PROPERTIES

During the second quarter of 2015, Cominar completed the construction of an industrial and mixed-used property that it transferred from property under development to income property. Located in Lévis, in the suburbs of Québec, this $5.9 million property, with a leasable area of 33,000 square feet, has an occupancy rate of 100% and its capitalization rate is 8.1 %.

DISPOSITION OF INCOME PROPERTIES

On September 30, 2015, Cominar announced that it had completed the sale of one industrial and mixed-use property and two office properties located in Montréal, for a total purchase price of $98.0 million. Cominar realized no gains or losses on these dispositions. The proceeds from the sale of these properties were used to reimburse a portion of the credit facility and to reduce the debt ratio by 0.5%.

The sale of these properties did not have a significant impact on Cominar’s results.

INVESTMENTS IN INCOME PROPERTIES

Cominar continues to develop its income properties in the normal course of business. Investments made include additions, expansions, modernizations, modifications and upgrades to existing properties with a view to increasing or maintaining their rental income generating capacity.

During the third quarter of 2015, Cominar incurred $23.1 million [$31.3 million in 2014] in capital expenditures particularly to increase the rental income generating capacity of its properties or to reduce the related operating expenses. During the quarter, Cominar also incurred $1.8 million [$1.2 million in 2014] in capital expenditures to maintain rental income generating capacity, consisting mainly of major expenditures for maintenance and repairs, as well as property equipment replacements, which will garner benefits for Cominar for the coming years. These expenditures do not include current repair and maintenance costs.

Finally, Cominar invests in leasehold improvements that aim to increase the value of its properties through higher lease rates, as well as in other leasing costs, mostly brokerage fees and tenant inducements. The level of investment required may vary from quarter to quarter since it closely depends on lease renewals and the signing of new leases. It also depends on increases in rental space due to newly acquired, expanded or upgraded properties, or rental space transferred from properties under development. During the third quarter of 2015, Cominar made investments of $11.7 million in this respect [$7.3 million in 2014].

PROPERTIES UNDER CONSTRUCTION AND DEVELOPMENT PROJECTS

As part of the acquisition of the investment property portfolio from Ivanhoé Cambridge in 2014 for an amount of $1.63 billion, Cominar acquired an office property under development with a leasable area of 118,000 square feet located in Laval as part of the Centropolis complex, for total estimated cost of $28.2 million, including leasing cost and leasehold improvements. Occupancy of this property began at the end of 2014 and will be continued during 2015. The capitalization rate of this property is estimated at 7.1%.

Cominar, at 50%, and Groupe Dallaire Inc., are in joint venture for the purpose of commercial land development located on Highway 40, one of the main arteries of Québec. It is foreseen that this project will consist primarily of commercial space, the first three phases being comprised of an office building of approximately 83,000 square feet and two commercial buildings totalling approximately 90,000 square feet. The average capitalization rate of these properties is estimated at 8.8%. Moreover, Cominar, at 75%, and Groupe Dallaire Inc., are in joint venture for the purpose of commercial land development located on this same artery.

INVESTMENT IN A MORTGAGE RECEIVABLE

During fiscal 2014, Cominar entered into a loan agreement with a related party, Groupe Dallaire Inc., regarding the realization of a future real estate development project on Laurier Boulevard, in Québec. The underlying land is subject to a mortgage guarantee in favour of Cominar. As at September 30, 2015, the mortgage receivable of $8.3 million bears interest at bankers' acceptance rate plus 250 basis points, payable monthly. The timeline, the construction plans and the terms of Cominar's interest in this project are to be finalized, when the non-permitted components for a real estate investment trust are excluded. Once that is done, Cominar can choose to participate in the construction of the project. The joint agreement provides Cominar with the opportunity to contribute to the realization of this large-scale project, in Québec, while reducing the risk associated with the development of such project.

REAL ESTATE OPERATIONS

OCCUPANCY RATE

As at September 30, 2015, the average occupancy rate of our properties was 92.0%, compared to 94.4% as at December 31, 2014. This decrease is mainly due to Target stores closure.

OCCUPANCY RATE TRACK RECORD

	September 30, 2015	December 31, 2014	December 31, 2013	December 31, 2012	December 31, 2011
Operating segment (%)					
Office	**91.1**	93.5	93.3	94.3	95.2
Retail	**89.8**	94.7	94.2	94.6	96.9
Industrial and mixed-use	**94.4**	94.9	92.4	93.1	91.8
Portfolio total	**92.0**	94.4	93.1	93.9	93.6

LEASING ACTIVITY

The following table summarizes Cominar’s leasing activity in 2015:

LEASING ACTIVITY

	Office	Retail	Industrial and mixed-use	Total
Leases maturing during the year 2015				
Number of clients	426	513	336	1,275
Leasable area (sq. ft.)	2,533,000	1,321,000	3,417,000	7,271,000
Average net rent ($/sq. ft.)	12.72	17.13	5.71	10.23
Renewed leases during the nine-month period				
Number of clients	248	324	199	771
Leasable area (sq. ft.)	1,510,000	872,000	2,683,000	5,065,000
Average net rent of leases maturing ($/sq. ft.)	12.58	18.07	5.54	9.80
Average net rent of renewed leases ($/sq. ft.)	12.03	17.59	5.70	9.63
Retention rate (%)	**59.6**	**66.0**	**78.5**	**69.7**
New leases during the nine-month period				
Number of clients	115	88	92	295
Leasable area (sq. ft.)	580,000	217,000	916,000	1,713,000
Average net rent ($/sq. ft.)	17.12	10.50	5.62	10.13

In 2015, 16.1% of leasable area expired or will expire. 69.7% [61.7 % in 2014] of these leases were renewed during the first nine months of 2015 and new leases were also signed, representing 1.7 million square feet of leasable area.

The following table shows the average net rent growth of renewed leases:

GROWTH IN AVERAGE NET RENT OF RENEWED LEASES

	For the nine-month period ended September 30, 2015	For the year ended December 31, 2014
	%	%
Operating segment		
Office	**(4.4)**	1.3
Retail	**(2.7)**	3.6
Industrial and mixed-use	**2.8**	4.2
Portfolio total	**(1.7)**	2.4

The decrease in average net rent of renewed leases in the office segment comes mainly from the Ottawa region.

Despite the turbulence in the retail segment, our leasing teams are working hard on renewing our leases maturing in the coming quarters with the best possible average net rent.

The following table presents lease maturities over the next five years:

LEASE MATURITIES

	2016	2017	2018	2019	2020
Office					
Leasable area (sq. ft.)	1,965,000	1,913,000	2,029,000	1,624,000	957,000
Average net rent ($/sq. ft.)	13.38	14.12	13.52	12.70	14.25
% of portfolio – Office	13.5	13.1	13.9	11.1	6.6
Retail					
Leasable area (sq. ft.)	1,472,000	1,620,000	2,089,000	1,534,000	1,363,000
Average net rent ($/sq. ft.)	17.75	15.81	13.36	15.70	19.48
% of portfolio – Retail	11.5	12.6	16.3	11.9	10.6
Industrial and mixed-use					
Leasable area (sq. ft.)	3,092,000	2,797,000	2,466,000	1,051,000	1,982,000
Average net rent ($/sq. ft.)	5.64	6.58	6.41	6.93	6.07
% of portfolio – Industrial and mixed-use	17.3	15.7	13.8	5.9	11.1
Portfolio total					
Leasable area (sq. ft.)	6,529,000	6,330,000	6,584,000	4,209,000	4,302,000
Average net rent ($/sq. ft.)	10.70	11.22	10.81	12.35	12.14
% of portfolio	14.4	14.0	14.5	9.3	9.5

The following table summarizes information on leases as at September 30, 2015:

	Average remaining lease term	Average leased area per client	Average net rent/ sq. ft.
	years	sq. ft.	$
Office	4.7	6,900	13.80
Retail	4.5	4,000	15.66
Industrial and mixed-use	4.7	13,900	6.06
Portfolio average	**4.6**	**7,000**	**11.22**

Cominar has a broad, highly diversified retail client base consisting of about 6,000 clients occupying an average of approximately 7,000 square feet each. Our top three clients, Public Works Canada, Canadian National Railway Company and *Société québécoise des infrastructures,* account for approximately 4.9%, 3.3% and 3.1% of our net operating income, respectively, arising from several leases with staggered maturities. The stability and quality of our cash flows from operating activities are enhanced by the fact that approximately 9.7% come from government agencies representing approximately 104 leases.

The following table presents our top ten clients by percentage of net operating income:

Client	% of net operating income
Public Works Canada	4.9
Canadian National Railway Company	3.3
Société québécoise des infrastructures	3.1
Jean Coutu Group	1.4
Scotiabank	1.0
Harvest Operations Corp.	0.9
Shoppers Drug Mart	0.8
Cinram Canada	0.8
Sobeys	0.7
Thales Canada	0.6
Total	**17.5**

ISSUED AND OUTSTANDING UNITS

On January 30, 2015, Cominar closed a public offering of 7,901,650 units including the full exercise of the over-allotment option at a price of $19.65 per unit. Total net proceeds received by Cominar amounted to $148.7 million, after deducting the underwriters' fee and costs related to the offering. Net proceeds from this offering were used to repay the unsecured revolving credit facility.

On August 28, 2015, Cominar obtained the approval of the Toronto Stock Exchange to set up a normal course issuer bid ("NCIB") for up to 4.0 million units. The bid expires on September 1, 2016, or on any earlier date on which Cominar would have completed the totality of the purchases pursuant to the bid. Since August 28, 2015, no shares were purchased.

	For the nine-month period ended September 30, 2015	For the year ended December 31, 2014
Units issued and outstanding, beginning of period	**158,689,195**	127,051,095
+ Public offering	**7,901,650**	15,131,700
+ Private placement	**—**	13,158,000
+ Exercise of options	**266,200**	92,000
+ Distribution reinvestment plan	**2,916,799**	3,247,589
+ Conversion of convertible debentures	**3,658**	—
+ Conversion of deferred units	**—**	8,811
Units issued and outstanding, end of period	**169,777,502**	158,689,195

Additional information	November 3, 2015
Issued and outstanding units	170 ,193,320
Outstanding unit options	8,240,250
Deferred units and restricted units	178,954

RELATED PARTY TRANSACTIONS

Michel Dallaire and Alain Dallaire, trustees and members of Cominar's management team, exercise indirect control over Dallaire Group Inc. and Dalcon Inc. During the third quarter of 2015, Cominar recorded $121 thousand in net rental income from Dalcon Inc. and Dallaire Group Inc. Cominar also incurred costs of $4.3 million for leasehold improvements performed by Dalcon Inc. on its behalf and costs of $18.0 million for the construction and development of investment properties.

Cominar recorded $70 thousand in interest income from Dallaire Group Inc. during the third quarter of 2015.

Cominar owns participations of 50% and of 75% in joint ventures with Groupe Dallaire Inc. for a total net investment by Cominar of $75.3 million. The business objective of these joint ventures is the ownership, management and development of its real estate projects.

These transactions were entered into in the normal course of business and were measured at the exchange amount. By retaining the services of related companies for property construction work and leasehold improvements, Cominar achieves significant time and cost savings while providing better service to its clients.

DISCLOSURE CONTROLS AND PROCEDURES AND INTERNAL CONTROL OVER FINANCIAL REPORTING

The President and Chief Executive Officer and the Executive Vice-President and Chief Financial Officer of Cominar are responsible for establishing and maintaining disclosure controls and procedures ("DC&P") and internal control over financial reporting ("ICFR"), as defined in Canadian Securities Administrators' Multilateral Instrument 52-109.

Evaluations are performed regularly to assess the effectiveness of DC&P, including this interim MD&A and the condensed interim consolidated financial statements. Based on these evaluations, the President and Chief Executive Officer and the Executive Vice-President and Chief Financial Officer concluded that the DC&P were effective as at the end of the quarter ended September 30, 2015, and that the current controls and procedures provide reasonable assurance that material information about Cominar, including its consolidated subsidiaries, is made known to them during the period in which these reports are being prepared.

Evaluations are also performed to assess the effectiveness of ICFR. Based on those evaluations, the President and Chief Executive Officer and the Executive Vice-President and Chief Financial Officer of Cominar concluded that ICFR was effective as at the end of the quarter ended September 30, 2015, and, more specifically, that the financial reporting is reliable and that the condensed interim consolidated financial statements have been prepared for financial reporting purposes in accordance with IFRS.

No changes were made to the Trust's internal controls over financial reporting during the third quarter of 2015 that have materially affected, or are reasonably likely to materially affect, internal controls over financial reporting.

SIGNIFICANT ACCOUNTING POLICIES AND ESTIMATES

Our interim MD&A is based upon Cominar's condensed interim consolidated financial statements, which have been prepared in accordance with IFRS applicable to the preparation of interim financial statements. The accounting policies and application methods thereof have been consistently applied throughout each of the periods presented in these condensed interim consolidated financial statements and are the same as those used in the preparation of the audited annual financial statements as at December 31, 2014. The preparation and presentation of the condensed interim consolidated financial statements and any other financial information contained in this interim MD&A includes the proper selection and application of appropriate accounting principles and policies, which require management to make estimates and informed judgments. Our estimates are based upon assumptions which we believe to be reasonable, such as those often based upon past experience. They represent the basis of our judgments to establish the carrying amount of assets and liabilities. Use of other accounting policies or methods of estimation might have yielded different amounts than those presented. Actual results could differ.

Investment properties

An investment property is an immovable property held by Cominar to earn rentals or for capital appreciation, or both, rather than for use in the production or supply of goods and services or for administrative purposes, or for sale in the ordinary course of business. Investment properties include income properties, properties under development and land held for future development.

Cominar presents its investment properties based on the fair value model. Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction. Any change in the fair value is recognized in profit or loss in the period in which it arises. The fair value of investment properties should reflect market conditions at the end of the reporting period. Fair value is time-specific as at a given date. As market conditions could change, the amount presented as fair value could be incorrect or inadequate at another date. The fair value of investment properties is based on measurements derived from management's estimates or valuations from independent appraisers, plus capital expenditures made since the most recent appraisal. Management regularly reviews appraisals of its investment properties between the appraisal dates in order to determine whether the related assumptions, such as net operating income and capitalization rates, still apply. These assumptions are compared to market data issued by independent experts. When increases or decreases are required, Cominar adjusts the carrying amount of its investment properties.

The fair value of Cominar's investment properties recorded on the balance sheet in accordance with IFRS is the sum of the fair values of each investment property considered individually and does not necessarily reflect the contribution of the following elements that characterize Cominar: (i) the composition of the property portfolio diversified through its client base, geographic markets and business segments; (ii) synergies among different investment properties; and (iii) a fully integrated management approach. Therefore, the fair value of Cominar's investment properties taken as a whole could differ from that appearing on the consolidated balance sheet.

Properties under development in the construction phase are measured at cost until their fair value can be reliably determined, usually when development has been completed. The fair value of land held for future development is based on recent prices derived from comparable market transactions.

Capitalization of costs

Cominar capitalizes into investment properties the costs incurred to increase their capacity, replace certain components and make improvements after the acquisition date. Cominar also capitalizes major maintenance and repair expenses providing benefits that will last far beyond the end of the reporting period. For major revitalization projects of income properties that take place over a substantial period of time, Cominar capitalizes the borrowing costs that are directly attributable to the investments in question.

Leasehold improvements, incurred directly by Cominar or through an allowance to tenants, as well as initial direct costs, mostly brokerage fees incurred to negotiate or prepare leases, are capitalized to investment properties.

Concerning properties under development and land held for future development, Cominar capitalizes all direct costs incurred for their acquisition, development and construction. Such capitalized costs also include borrowing costs that are directly attributable to the property concerned. Cominar begins capitalizing borrowing costs when it incurs expenditures for the properties in question and when it undertakes activities that are necessary to prepare these properties for their intended use. Cominar ceases capitalizing borrowing costs when the asset is ready for management's intended use.

When Cominar determines that the acquisition of an investment property is an asset acquisition, it capitalizes all costs that are directly related to the acquisition of the property, as well as all expenses incurred to carry out the transaction.

Leasing costs

Tenant inducements, mostly the payment of a monetary allowance to tenants and the granting of free occupancy periods, are recognized on the balance sheet and are subsequently amortized against rental revenue from investment properties on a straight-line basis over the related lease term.

All these costs are added to the carrying amount of investment properties as they are incurred.

Financial instruments

Cominar groups its financial instruments into classes according to their nature and characteristics. Management determines such classification upon initial measurement, which is usually at the date of acquisition.

Cominar uses the following classifications for its financial instruments:

- Cash and cash equivalents, mortgage receivable and accounts receivable, including loans to certain clients, are classified as "Loans and receivables." They are initially measured at fair value. Subsequently, they are measured at amortized cost using the effective interest method. For Cominar, this value generally represents cost.

- Mortgages payable, debentures, convertible debentures, bank borrowings and accounts payable and accrued liabilities are classified as "Other financial liabilities." They are initially measured at fair value. Subsequently, they are measured at amortized cost using the effective interest method.

Cash and cash equivalents

Cash and cash equivalents consist of cash and investments that are readily convertible into a known amount of cash, that are not subject to a significant risk of change in value and that have original maturities of three months or less. Bank borrowings are considered to be financing arrangements.

Deferred financing costs

Issue costs incurred to obtain term loan financing, typically through mortgages payable, debentures and convertible debentures, are applied against the borrowings and are amortized using the effective interest rate method over the term of the related debt.

Financing costs related to the operating and acquisition credit facility are recorded as assets under prepaid expenses and other assets and are amortized on a straight-line basis over the term of the credit facility.

Revenue recognition

Management has determined that all leases concluded between Cominar and its tenants are operating leases. Minimum lease payments are recognized using the straight-line method over the term of the related leases, and the excess of payments recognized over amounts payable is recorded on Cominar's consolidated balance sheet under investment properties. Leases generally provide for the tenants' payment of maintenance expenses for common elements, realty taxes and other operating costs, such payment being recognized as operating revenues in the period when the right to payment vests. Percentage leases are recognized when the minimum sales level has been reached pursuant to the related leases. Lease cancellation fees are recognized when they are due. Lastly, incidental income is recognized when services are rendered.

Long term incentive plan

Cominar has a long term incentive plan in order to attract, retain and motivate its employees to attain Cominar's objectives. This plan does not provide for any cash settlements.

Unit purchase options

Cominar recognizes a compensation expense on units granted, based on their fair value, which is calculated using an option valuation model when granted. The compensation expense is amortized using the graded vesting method.

Restricted units

Cominar recognizes a compensation expense on restricted unit options granted, based on their fair value on the date of the grant. The fair value of restricted units is represented by the market value of Cominar units on the date of the grant. The compensation expense is amortized on a straight-line basis over the duration of the vesting period.

Deferred units

Cominar recognizes compensation expense on deferred units granted, based on their fair value on the date of the grant. The fair value of restricted units is represented by the market value of Cominar units on the date of the grant. The compensation expense is amortized using the graded vesting method.

Income taxes

Cominar is considered as a mutual fund trust for income tax purposes. Pursuant to the Contract of Trust, the trustees intend to distribute or designate all taxable income directly earned by Cominar to unitholders and to deduct such distributions and allocations from its income for tax purposes. Therefore, no provision for income taxes is required.

Cominar's subsidiaries that are incorporated as business corporations are subject to tax on their taxable income under the *Income Tax Act* (Canada) and the taxation acts of the provinces concerned. These subsidiaries account for their current or recovered taxes at the current enacted tax rates and use the asset and liability method to account for deferred taxes. The net deferred tax liability represents the cumulative amount of taxes applicable to temporary differences between the reported carrying amounts and tax bases of the assets and liabilities.

Per unit calculations

Basic net income per unit is calculated based on the weighted average number of units outstanding for the period. The calculation of net income per unit on a diluted basis considers the potential issuance of units in accordance with the long term incentive plan and the potential issuance of units under convertible debentures, if dilutive.

Segment information

Segment information is presented in accordance with IFRS 8, "Operating segments," which recommends presenting and disclosing segment information in accordance with information that is regularly assessed by the chief operating decision makers in order to determine the performance of each segment.

FUTURE ACCOUNTING POLICY CHANGES

IFRS 15, "Revenue from Contracts with Customers"

In May 2014, the International Accounting Standards Board ("IASB") issued IFRS 15, "Revenue from Contracts with Customers." IFRS 15 specifies how and when to recognize revenue and requires entities to provide users of financial statements with more informative, relevant disclosures. This standard will supersede IAS 18, "Revenue," IAS 11, "Construction Contracts," and a number of revenue-related interpretations. Application of the standard will be mandatory for all IFRS reporters, and will apply to nearly all contracts with customers: the main exceptions are leases, financial instruments and insurance contracts. IFRS 15 will be effective for annual periods beginning on or after January 1, 2018, with earlier adoption permitted. Cominar is currently assessing the impacts of adopting this new standard on its consolidated financial statements.

IFRS 9, "Financial Instruments"

In July 2014, the IASB published its final version of IFRS 9, which will replace IAS 39, "Financial Instruments: Recognition and Measurement." The new standard includes guidance on recognition and derecognition of financial assets and financial liabilities, impairment and hedge accounting. IFRS 9 will be effective for annual periods beginning on or after January 1, 2018, with early adoption permitted. Cominar is currently assessing the impacts of adopting this new standard on its consolidated financial statements.

RISKS AND UNCERTAINTIES

Like all real estate entities, Cominar is exposed, in the normal course of business, to various risk factors that may have an impact on its ability to attain strategic objectives, despite all the measures implemented to counter them. The risks and uncertainties identified by Cominar are:

- Access to capital and debt financing, and current global financial conditions
- Debt financing
- Ownership of immovable property
- Environmental matters
- Legal risks
- Competition
- Acquisitions
- Property development program
- Recruitment and retention of employees and executives
- Limit on activities
- General uninsured losses
- Risk factors related to the ownership of securities and debt securities
- Status for tax purposes

Therefore, unitholders should consider these risks and uncertainties when assessing the Trust's outlook in terms of investment potential. To obtain a complete description of the risks and uncertainties identified by Cominar, the reader is invited to refer to our 2014 Annual Report, as well as our 2014 Annual Information Form.

CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

COMINAR REAL ESTATE INVESTMENT TRUST
September 30, 2015

Unaudited

CONSOLIDATED BALANCE SHEETS

[unaudited, in thousands of Canadian dollars]

	Note	September 30, 2015	December 31, 2014
		$	$
ASSETS			
Investment properties			
Income properties	4	**7,744,702**	7,697,823
Properties under development	5	**52,900**	53,150
Land held for future development	5	**72,308**	68,788
		7,869,910	7,819,761
Investments in joint ventures	6	**75,287**	41,633
Goodwill		**166,971**	166,971
Mortgage receivable		**8,250**	8,250
Accounts receivable		**55,855**	52,044
Prepaid expenses and other assets		**50,928**	14,851
Cash and cash equivalents		**4,760**	5,909
Total assets		**8,231,961**	8,109,419
LIABILITIES			
Mortgages payable	7	**1,855,232**	1,968,919
Debentures	8	**2,245,243**	1,945,627
Convertible debentures	9	**—**	183,081
Bank borrowings	10	**329,800**	457,323
Accounts payable and accrued liabilities		**119,932**	133,728
Deferred tax liabilities		**10,613**	10,310
Distributions payable to unitholders		**20,994**	—
Total liabilities		**4,581,814**	4,698,988
UNITHOLDERS' EQUITY			
Unitholders' equity		**3,650,147**	3,410,431
Total liabilities and unitholders' equity		**8,231,961**	8,109,419

See accompanying notes to the condensed interim consolidated financial statements.

INTERIM CONSOLIDATED STATEMENTS OF UNITHOLDERS' EQUITY

For the periods ended September 30
[unaudited, in thousands of Canadian dollars]

	Note	Unitholders' contributions	Cumulative net income	Cumulative distributions	Contributed surplus	Equity component of convertible debentures	Total
		$	$	$	$	$	$
Balance as at January 1, 2015		2,839,515	1,733,684	(1,169,938)	5,746	1,424	3,410,431
Net income and comprehensive income		—	219,434	—	—	—	219,434
Distributions to unitholders		—	—	(188,097)	—	—	(188,097)
Unit issuances	11	213,423	—	—	—	—	213,423
Unit issuance expenses	11	(6,565)	—	—	—	—	(6,565)
Long-term incentive plan		—	174	—	1,347	—	1,521
Redemption of convertible debentures		—	1,424	—	—	(1,424)	—
Balance as at September 30, 2015		3,046,373	1,954,716	(1,358,035)	7,093	—	3,650,147

	Note	Unitholders' contributions	Cumulative net income	Cumulative distributions	Contributed surplus	Equity component of convertible debentures	Total
		$	$	$	$	$	$
Balance as at January 1, 2014		2,251,974	1,533,573	(966,563)	4,972	1,424	2,825,380
Net income and comprehensive income		—	153,626	—	—	—	153,626
Distributions to unitholders		—	—	(144,176)	—	—	(144,176)
Unit issuances	11	576,239	—	—	—	—	576,239
Unit issuance expenses	11	(12,434)	—	—	—	—	(12,434)
Long-term incentive plan		—	149	—	1,019	—	1,168
Balance as at September 30, 2014		2,815,779	1,687,348	(1,110,739)	5,991	1,424	3,399,803

See accompanying notes to the condensed interim consolidated financial statements.

INTERIM CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

For the periods ended September 30
[unaudited, in thousands of Canadian dollars, except per unit amounts]

		Quarter		Year-to-date (nine months)	
	Note	2015	2014	2015	2014
		$	$	$	$
Operating revenues					
Rental revenue from investment properties		**217,946**	171,262	**672,126**	522,392
Operating expenses					
Operating costs		**43,265**	32,978	**141,658**	107,970
Realty taxes and services		**47,982**	37,002	**154,007**	118,485
Property management expenses		**3,845**	3,490	**11,748**	10,093
		95,092	73,470	**307,413**	236,548
Net operating income		**122,854**	97,792	**364,713**	285,844
Finance charges		**(45,420)**	(34,949)	**(134,556)**	(102,983)
Trust administrative expenses		**(3,919)**	(2,888)	**(12,246)**	(9,254)
Transaction costs – business combination		**—**	(21,524)	**—**	(21,524)
Share of joint ventures' net income	6	**572**	707	**1,826**	1,995
Income before income taxes		**74,087**	39,138	**219,737**	154,078
Income taxes		**(92)**	(141)	**(303)**	(452)
Net income and comprehensive income		**73,995**	38,997	**219,434**	153,626
Basic net income per unit	12	**0.44**	0.30	**1.31**	1.19
Diluted net income per unit	12	**0.44**	0.30	**1.31**	1.18

See accompanying notes to the condensed interim consolidated financial statements.

INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS

For the periods ended September 30
[unaudited, in thousands of Canadian dollars]

		Quarter		Year-to-date (nine months)	
	Note	2015	2014	2015	2014
		$	$	$	$
OPERATING ACTIVITIES					
Net income		**73,995**	38,997	**219,434**	153,626
Adjustments for:					
Excess of share of net income over distributions received from the joint ventures	6	**(572)**	(232)	**(1,626)**	(1,270)
Amortization		**(163)**	(1,336)	**(1,399)**	(5,135)
Compensation expense related to long-term incentive plan		**491**	299	**1,484**	1,037
Deferred income taxes		**92**	141	**303**	452
Recognition of leases on a straight-line basis	4	**(1,902)**	(1,462)	**(5,617)**	(3,636)
Changes in non-cash working capital items	13	**28,694**	12,029	**(56,316)**	(26,310)
Cash flows provided by operating activities		**100,635**	48,436	**156,263**	118,764
INVESTING ACTIVITIES					
Acquisitions of and investments in income properties	4	**(40,754)**	(37,956)	**(132,349)**	(321,186)
Acquisitions of and investments in properties under development and land held for future development	5	**(2,045)**	(13,888)	**(9,460)**	(42,309)
Cash consideration paid upon business combination		**—**	(1,347,404)	**—**	(1,347,404)
Mortgage receivable		**—**	—	**—**	(8,250)
Return of capital from a joint venture	6	**—**	—	**1 231**	53,116
Net proceeds from disposition of a portion of the investment in a joint venture	6	**—**	—	**—**	20,150
Contribution to the capital of a joint venture	6	**(14,809)**	(7,606)	**(33,259)**	(7,606)
Net proceeds from the sale of investment properties	3	**97,444**	—	**97,444**	2,000
Change in other assets		**2,410**	(168)	**1,344**	228
Cash flows provided by (used in) investing activities		**42,246**	(1,407,022)	**(75,049)**	(1,651,261)
FINANCING ACTIVITIES					
Distributions to unitholders		**(42,622)**	(31,950)	**(113,762)**	(87,548)
Bank borrowings		**146,370**	119,095	**(127,523)**	210,349
Financing costs of mortgages payable		**(367)**	248,851	**(462)**	248,607
Net proceeds from issuance of debentures		**(57)**	548,031	**298,346**	750,787
Net proceeds from issuance of units	11	**(17)**	526,380	**153,373**	526,251
Redemption of convertible debentures	9	**(185,961)**	—	**(185,961)**	—
Repayments of balances at maturity of mortgages payable	7	**(47,137)**	(40,195)	**(63,289)**	(80,978)
Monthly repayments of mortgages payable	7	**(14,369)**	(13,273)	**(43,085)**	(39,260)
Cash flows provided by (used in) financing activities		**(144,160)**	1,356,939	**(82,363)**	1,528,208
Net change in cash and cash equivalents		**(1,279)**	(1,647)	**(1,149)**	(4,289)
Cash and cash equivalents, beginning of period		**6,039**	7,100	**5,909**	9,742
Cash and cash equivalents, end of period		**4,760**	5,453	**4,760**	5,453
Other information					
Interest paid		**38,276**	36,644	**132,688**	108,553
Distributions received from joint ventures	6	**—**	475	**200**	725

See accompanying notes to the condensed interim consolidated financial statements.

NOTES TO CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the periods ended September 30, 2015 and 2014
[unaudited, in thousands of Canadian dollars, except per unit amounts]

1) DESCRIPTION OF THE TRUST

Cominar Real Estate Investment Trust ("Cominar" or the "Trust") is an unincorporated closed-end real estate investment trust created by a Contract of Trust on March 31, 1998, under the laws of the Province of Quebec. As at September 30, 2015, Cominar owned and managed a real estate portfolio of 564 high-quality properties that covered a total area of 45.3 million square feet in Quebec, Ontario, the Atlantic Provinces and Western Canada.

Cominar is listed on the Toronto Stock Exchange and its units trade under the symbol "CUF.UN." The head office is located at Complexe Jules-Dallaire – T3, 2820 Laurier Boulevard, Suite 850, Québec, Quebec, Canada, G1V 0C1. Additional information about the Trust is available on Cominar's website at www.cominar.com.

The Board of Trustees approved Cominar’s condensed interim consolidated financial statements on November 3, 2015.

2) SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation
Cominar’s unaudited condensed interim consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") applicable to the preparation of interim financial statements, and comply notably with the requirements of IAS 34, "Interim Financial Reporting." They do not include all the disclosures that will normally be found in the Trust’s annual consolidated financial statements. The accounting policies and application methods thereof have been consistently applied throughout each of the periods presented in these condensed interim consolidated financial statements. These condensed interim consolidated financial statements should be read in conjunction with Cominar’s IFRS annual consolidated financial statements for the fiscal year ended December 31, 2014.

3) ACQUISITIONS AND DISPOSITIONS

ACQUISITION OF INCOME PROPERTIES
On April 23, 2015, Cominar acquired a portfolio of 3 industrial properties with total leasable area of 697,000 square feet, located in the greater Montréal area, for a purchase price of $34,500 paid in cash.

This transaction was accounted for using the acquisition method. The results of operations from the acquired income properties are included in the condensed interim consolidated financial statements as of their dates of acquisition.

The following table summarizes the estimated fair values at the acquisition date of acquired net assets:

	Estimated fair values
	$
Income properties	34,500
Working capital adjustments	(26)
Deposit on acquisition(1)	(2,500)
Total cash consideration paid on acquisition	31,974

(1) A deposit of $2,500 had been made during the fiscal year ended December 31, 2014.

DISPOSITION OF INCOME PROPERTIES

On September 30, 2015, Cominar announced that it had completed the sale of one industrial and mixed-use property and two office properties located in Montréal, for a total purchase price of $98,000. Cominar realized no gains or losses on these dispositions.

The sale of these properties did not have a significant impact on Cominar's results.

BUSINESS COMBINATION REALIZED IN 2014

On September 30 and October 17, 2014, Cominar acquired 35 income properties, one property under development and land held for future development from Ivanhoé Cambridge Inc., a real estate subsidiary of La Caisse de dépôt et placement du Québec. Cominar accounted for these acquisitions using the acquisition method in accordance with IFRS 3, "Business Combinations." The results of these properties were included in the consolidated financial statements from the date of acquisition.

The following table summarizes the fair value on the date of purchase of the net assets acquired:

	Final acquisition price allocation
	$
Income properties	1,595,115
Property under development	28,200
Land held for future development	8,000
Working capital	(15,956)
Total cash consideration paid for the acquisition	1,615,359

The cash consideration paid for the acquisition was financed by the net proceeds of a public offering of units of $275,328, by the issuance of two series of unsecured debentures of $548,031, by a private placement with Ivanhoé Cambridge Inc. of $249,940, by two new mortgages payable totalling $250,000, by the temporary use of an unsecured bridge loan facility and finally by a portion of the unsecured revolving operating and acquisition credit facility.

The purchase price allocation at fair value of the assets acquired and liabilities assumed was finalized during the third quarter of 2015.

4) INCOME PROPERTIES

	Note	For the nine-month period ended September 30, 2015	For the year ended December 31, 2014
		$	$
Balance, beginning of period		**7,697,823**	5,654,825
Business combination		**—**	1,595,115
Acquisitions and related costs		**33,061**	386,387
Fair value adjustment[1]		**—**	(33,951)
Capital costs		**92,824**	123,456
Dispositions	3	**(97,444)**	(2,000)
Transfer of an income property as contribution to a joint venture		**—**	(97,850)
Transfer from properties under development		**5,940**	58,353
Change in initial direct costs		**6,881**	9,862
Recognition of leases on a straight-line basis		**5,617**	3,626
Balance, end of period		**7,744,702**	7,697,823

(1) The total fair value adjustment was related to income properties held as at the year-end date.

5) PROPERTIES UNDER DEVELOPMENT AND LAND HELD FOR FUTURE DEVELOPMENT

	For the nine-month period ended September 30, 2015	For the year ended December 31, 2014
	$	$
Balance, beginning of period	**121,938**	107,961
Business combination	**—**	36,200
Acquisitions and related costs	**—**	2,157
Capital costs	**5,290**	28,248
Capitalized interest	**3,920**	5,725
Transfer to income properties	**(5,940)**	(58,353)
Balance, end of period	**125,208**	121,938
Breakdown:		
Properties under development	**52,900**	53,150
Land held for future development	**72,308**	68,788

6) JOINT ARRANGEMENTS

JOINT VENTURES

The following table summarizes the information on the joint ventures:

Joint ventures	Address	City/province	Ownership interest	
			as at September 30, 2015	as at December 31, 2014
Société en commandite Complexe Jules-Dallaire	2820 Laurier Boulevard	Québec, Quebec	**50%**	50%
Société en commandite Bouvier-Bertrand	1020 Bouvier Street	Québec, Quebec	**50%**	50%
Société en commandite Chaudière-Duplessis	De la Chaudière Boulevard	Québec, Quebec	**75%**	—
Société en commandite Marais	Du Marais Street	Québec, Québec	**75%**	—

The business objective of these joint ventures is the ownership, management and development of real estate projects.

The following table summarizes the financial information of the investments in these joint ventures accounted for under the equity method in accordance with IFRS 11:

	For the nine-month period ended September 30, 2015	For the year ended December 31, 2014
	$	$
Investments in joint ventures, beginning of period	**41,633**	—
Contribution to the capital of a joint venture – transfer of an income property to a joint venture	**—**	97,850
Disposition of a portion of the investment in a joint venture	**—**	(20,150)
Share of joint ventures' net income	**1,826**	10,918
Liquidities distributed by a joint venture	**(200)**	(1,475)
Contribution to the capital of the joint ventures	**33,259**	7,606
Return of capital from a joint venture	**(1,231)**	(53,116)
Investments in joint ventures, end of period	**75,287**	41,633

The following tables summarize the net assets and the net income of the joint ventures:

	As at September 30, 2015	As at December 31, 2014
	$	$
Income property	**173,881**	173,438
Properties under development	**28,862**	5,612
Land held for future development	**52,727**	12,026
Other assets	**1,897**	1,480
Mortgage payable bearing interest at a fixed rate of 4.79% and maturing in February 2024	**(102,906)**	(104,654)
Bank borrowings	**(20,850)**	
Other liabilities	**(4,389)**	(4,636)
Net assets of the joint ventures	**129,222**	83,266
Proportionate share of joint ventures' net assets	**75,287**	41,633

	Quarter		Year-to-date (nine months)	
For the periods ended September 30	**2015**	**2014**	**2015**	**2014**
	$	$	$	$
Operating revenues	**4,312**	4,471	**13,430**	13,112
Operating expenses	**1,904**	1,793	**6,016**	5,474
Net operating income	**2,408**	2,678	**7,414**	7,638
Finance charges	**(1,264)**	(1,265)	**(3,762)**	(3,649)
Net income and comprehensive income	**1,144**	1,413	**3,652**	3,989
Share of joint ventures' net income	**572**	707	**1,826**	1,995

7) MORTGAGES PAYABLE

The following table presents changes in mortgages payable for the periods indicated:

	For the nine-month period ended September 30, 2015		For the year ended December 31, 2014	
		Weighted average contractual rate		Weighted average contractual rate
	$	%	$	%
Balance, beginning of period	**1,948,462**	**4.79**	1,763,922	5.06
Net mortgages payable, contracted or assumed	**—**	**—**	388,515	3.94
Monthly repayments of principal	**(43,085)**	**—**	(53,156)	—
Repayments of balances at maturity	**(63,289)**	**5.03**	(150,819)	5.89
	1,842,088	**4.76**	1,948,462	4.79
Plus: Fair value adjustments on assumed mortgages payable	**16,425**		23,729	
Less: Deferred financing costs	**(3,281)**		(3,272)	
Balance, end of period	**1,855,232**		1,968,919	

Mortgages payable are primarily secured by immovable hypothecs on investment properties. They bear annual contractual interest rates ranging from 2.35% to 7.75% [2.69% to 7.75% as at December 31, 2014], representing a weighted average contractual rate of 4.76% as at September 30, 2015 [4.79% as at December 31, 2014], and are renewable at various dates from November 2015 to January 2039. As at September 30, 2015, the weighted average effective interest rate was 4.17% [4.17% as at December 31, 2014].

As at September 30, 2015, all mortgages payable were bearing interest at fixed rates. Some of the mortgages payable include covenants, with which Cominar was in compliance as at September 30, 2015.

8) DEBENTURES

On June 1, 2015, Cominar issued $300,000 in Series 9 senior unsecured debentures bearing interest at a rate of 4.164% and maturing in June 2022.

The following table presents characteristics of outstanding debentures as at September 30, 2015:

	Date of issuance	Contractual interest rate	Effective interest rate	Maturity date	Nominal value as at September 30, 2015
		%	%		$
Series 1	June 2012(1)	4.274	4.32	June 2017	250,000
Series 2	December 2012(2)	4.23	4.37	December 2019	300,000
Series 3	May 2013	4.00	4.24	November 2020	100,000
Series 4	July 2013(3)	4.941	4.81	July 2020	300,000
Series 5(6)	October 2013	3.026(4)	3.20	October 2015	250,000
Series 6	September 2014	1.851(5)	2.02	September 2016	250,000
Series 7	September 2014	3.62	3.70	June 2019	300,000
Series 8	December 2014	4.25	4.34	December 2021	200,000
Series 9	June 2015	4.164	4.25	June 2022	300,000
Total		**3.83**	**3.92**		2,250,000

(1) Re-opened in September 2012 ($125,000).
(2) Re-opened in February 2013 ($100,000).
(3) Re-opened in January 2014 ($100,000) and March 2014 ($100,000).
(4) Variable interest rate fixed quarterly for the period from July 10, 2015 to October 9, 2015 (corresponding to the three-month CDOR rate plus 205 basis points).
(5) Variable interest rate fixed quarterly for the period from September 22, 2015 to December 21, 2015 (corresponding to the three-month CDOR rate plus 108 basis points).
(6) On October 9, 2015, Cominar redeemed at maturity the $250.0 million floating interest rate Series 5 senior unsecured debentures using its unsecured revolving operating and acquisition credit facility.

The following table presents changes in debentures for the periods indicated:

	For the nine-month period ended September 30, 2015		For the year ended December 31, 2014	
		Weighted average contractual rate		Weighted average contractual rate
	$	%	$	%
Balance, beginning of period	**1,950,000**	**3.89**	1,000,000	4.06
Issuances	**300,000**	**4.16**	950,000	3.70
	2,250,000	**3.83**	1,950,000	3.89
Less: Deferred financing costs	**(7,875)**		(8,079)	
Plus: Net premium and discount on issuance	**3,118**		3,706	
Balance, end of period	**2,245,243**		1,945,627	

9) CONVERTIBLE DEBENTURES

The following table presents the changes in debentures for the periods indicated:

	For the nine-month period ended September 30, 2015		For the year ended December 31, 2014	
		Weighted average rate		Weighted average rate
	$	%	$	%
Balance, beginning of year	**186,036**	**6.15**	186,036	6.15
Conversion at the option of unitholders	**(75)**	**6.50**	—	—
Redemptions	**(185,961)**	**6.15**	—	—
	—		186,036	6.15
Less				
Deferred financing costs	**—**		(2,544)	
Accretion of liability component	**—**		(411)	
Balance, end of year	**—**		183,081	

On July 6, 2015, Cominar called all its then outstanding Series E convertible debentures bearing interest at 5.75% and totalling $86,250.

On September 8, 2015, Cominar called all its then outstanding Series D convertible debentures bearing interest at 6.50% and totalling $99,711.

These redemptions will result in the next quarters in the removal of the dilution arising from these convertible debentures.

10) BANK BORROWINGS

As at September 30, 2015, Cominar had an unsecured revolving operating and acquisition credit facility of up to $550 000. On October 7, 2015, it was raised to $700 000. This credit facility will mature in August 2018.

11) ISSUED AND OUTSTANDING UNITS

Ownership interests in Cominar are represented by a single class of units, unlimited in number. Units represent a unitholder's undivided and proportionate ownership interest in Cominar. Each unit confers the right to one vote at any unitholders' meeting and to participate equally and rateably in any Cominar distributions. All issued units are fully paid.

On January 30, 2015, Cominar closed a public offering of 7,901,650 units including a full exercise of the over-allotment option at a price of $19.65 per unit. Total net proceeds received by Cominar amounted to $148,719, after deducting the underwriters' fee and costs related to the offering. Net proceeds from this offering were used to repay the balance of the unsecured revolving credit facility.

On August 28, 2015, Cominar obtained the approval of the Toronto Stock Exchange to set up a normal course issuer bid ("NCIB") for up to 4.0 million units. The bid expires on September 1, 2016, or on any earlier date on which Cominar would have completed the totality of the purchases pursuant to the bid. Since August 28, 2015, no shares were purchased.

The following table presents the various sources of unit issuances for the periods indicated:

	For the nine-month period ended September 30, 2015		For the year ended December 31, 2014	
	Units	$	Units	$
Units issued and outstanding, beginning of period	**158,689,195**	**2,839,515**	127,051,095	2,251,974
Public offering	**7,901,650**	**148,702**	15,131,700	275,428
Private placement	—	—	13,158,000	249,940
Exercise of options	**266,200**	**4,671**	92,000	1,426
Distribution reinvestment plan	**2,916,799**	**53,341**	3,247,589	60,534
Conversion of convertible debentures	**3,658**	**75**	—	—
Conversion of deferred units	—	—	8,811	—
Reversal of contributed surplus	—	**69**	—	213
Units issued and outstanding, end of period	**169,777,502**	**3,046,373**	158,689,195	2,839,515

12) PER UNIT CALCULATION BASIS

The following table provides a reconciliation of the weighted average number of units outstanding used to calculate basic and diluted net income per unit for the periods indicated:

	Quarter		Year-to-date (nine months)	
For the periods ended September 30	2015	2014	2015	2014
	Units	Units	Units	Units
Weighted average number of units outstanding – basic	**169,015,978**	131,129,293	**167,096,698**	128,707,611
Dilutive effect related to the long-term incentive plan	**45,345**	218,925	**209,376**	190,058
Dilutive effect of convertible debentures	**222,581**	10,268,871	—	10,268,871
Weighted average number of units outstanding – diluted	**169,283,904**	141,617,089	**167,306,074**	139,166,540

The calculation of the diluted weighted average number of units outstanding does not take into account the effect of the conversion into units of 8,335,050 options outstanding for the quarter ended September 30, 2015 [4,844,100 options in 2014] and of 3,982,228 options outstanding for the nine-month period ended September 30, 2015 [4,947,989 options in 2014] since the exercise price of the options, including the unrecognized portion of the related compensation expense, is higher than the average price of the units. The calculation also does not take into account 3 623 665 units for the quarter ended September 30, 2015 and 6 827 155 units for the nine-period ended September 30, 2015 relating to the dilutive effect of the convertible debentures as they are antidilutive for these periods. The calculation of diluted net income per unit also includes the elimination of interest at the effective rate on the convertible debentures of $93 for the quarter ended September 30, 2015 [$3,291 in 2014] and of $ nil for the nine-month period ended September 30, 2015 [$9,887 in 2014].

13) SUPPLEMENTAL CASH FLOW INFORMATION

Changes in non-cash working capital items were as follows:

		Quarter		Year-to-date (nine months)	
For the periods ended September 30	Note	2015	2014	2015	2014
		$	$	$	$
Prepaid expenses and other assets		**24,614**	(507)	**(38,648)**	(30,804)
Accounts receivable		**(1,992)**	(831)	**(3,811)**	(16,117)
Accounts payable and accrued liabilities		**6,072**	13,367	**(13,857)**	20,611
		28,694	12,029	**(56,316)**	(26,310)
Other information					
Acquisitions of investment properties through assumption of mortgages payable		**—**	—	**—**	138,515
Unpaid acquisitions and investments with respect to investment properties		**13,600**	18,227	**13,600**	18,227

14) FINANCIAL INSTRUMENTS

Financial instruments and their respective carrying amounts and fair values, when the fair values do not approximate the carrying amounts, are classified as follows:

		September 30, 2015		December 31, 2014	
	Level	Carrying amount	Fair value	Carrying amount	Fair value
		$	$	$	$
FINANCIAL LIABILITIES					
Other financial liabilities					
Mortgages payable	2	**1,855,232**	**1,933,186**	1,968,919	2,033,907
Debentures	2	**2,245,243**	**2,272,028**	1,945,627	2,004,418
Convertible debentures	1	**—**	**—**	183,081	191,121

Cominar uses a three-level hierarchy to classify its financial instruments and its investment properties. The hierarchy reflects the relative weight of inputs used in the valuation of financial assets and liabilities at fair value. The levels in the hierarchy are:

- Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices)
- Level 3 – Inputs for the asset or liability that are not based on observable market data (i.e., unobservable inputs)

15) SEGMENT INFORMATION

Cominar's activities include a diversified portfolio of three property types located in several Canadian provinces. The accounting policies followed for each property type are the same as those disclosed in the significant accounting policies. Cominar uses net operating income as its main criterion to measure operating performance, that is, operating revenues less operating expenses of its investment properties. Management of expenses, such as interest and administrative expenses, is centralized and, consequently, these expenses have not been allocated to Cominar's segments.

The segments include Cominar's proportionate share in joint ventures. The *Joint ventures* columns reconcile the segment information including the proportionate share in assets, liabilities, revenues and charges, to the information presented in these condensed interim consolidated financial statements, where the investments in joint ventures are accounted for using the equity method.

The following tables provide financial information on Cominar's three property types:

For the quarters ended	Office properties	Retail properties	Industrial and mixed-use properties	Cominar's proportionate share	Joint ventures	Condensed interim consolidated financial statements
September 30, 2015	$	$	$	$	$	$
Rental revenue from investment properties	**98,371**	**81,265**	**40,466**	**220,102**	**(2,156)**	**217,946**
Net operating income	**51,961**	**46,322**	**25,774**	**124,057**	**(1,203)**	**122,854**
Share of joint ventures' net income	**—**	**—**	**—**	**—**	**572**	**572**
September 30, 2014	$	$	$	$	$	$
Rental revenue from investment properties	93,066	42,641	37,790	173,497	(2,235)	171,262
Net operating income	51,786	23,519	23,826	99,131	(1,339)	97,792
Share of joint ventures' net income	—	—	—	—	707	707

For the nine-month period ended	Office properties	Retail properties	Industrial and mixed-use properties	Cominar's proportionate share	Joint ventures	Condensed interim consolidated financial statements
September 30, 2015	$	$	$	$	$	$
Rental revenue from investment properties	**305,390**	**248,604**	**124,847**	**678,841**	**(6,715)**	**672,126**
Net operating income	**157,848**	**137,336**	**73,236**	**368,420**	**(3,707)**	**364,713**
Share of joint ventures' net income	**—**	**—**	**—**	**—**	**1,826**	**1,826**
September 30, 2014	$	$	$	$	$	$
Rental revenue from investment properties	282,630	130,116	116,202	528,948	(6,556)	522,392
Net operating income	152,000	70,641	67,022	289,663	(3,819)	285,844
Share of joint ventures' net income	—	—	—	—	1,995	1,995

	Office properties	Retail properties	Industrial and mixed-use properties	Cominar's proportionate share	Joint ventures	Condensed interim consolidated financial statements
As at September 30, 2015	$	$	$	$	$	$
Income properties	**3,322,613**	**3,100,968**	**1,408,062**	**7,831,643**	**(86,941)**	**7,744,702**
Investments in joint ventures	**—**	**—**	**—**	**—**	**75,287**	**75,287**
As at December 31, 2014	$	$	$	$	$	$
Income properties	3,349,259	3,070,310	1,364,973	7,784,542	(86,719)	7,697,823
Investments in joint ventures	—	—	—	—	41,633	41,633

16) SUBSEQUENT EVENTS

On October 9, 2015, Cominar redeemed at maturity the Series 5 senior unsecured debentures bearing a floating interest rate and totalling $250,000 using the unsecured revolving operating and acquisition credit facility.

On October 16, 2015, Cominar declared a monthly distribution of $0.1225 per unit, payable November 16, 2015.

CORPORATE INFORMATION

BOARD OF TRUSTEES

Robert Després, O.C., G.O.Q. (1)(3)
Chairman of the Board of Trustees
Cominar Real Estate Investment Trust
Corporate Director

Michel Dallaire, Eng.
President and Chief Executive Officer
Cominar Real Estate Investment Trust

Mary-Ann Bell, Eng., M.Sc., ASC (1)(2)
Corporate Director

M^e^ Gérard Coulombe, c.r. (2)(3)
Senior Partner
Lavery, de Billy

Alain Dallaire
Executive Vice-President, Operations – office and industrial and Asset Management
Cominar Real Estate Investment Trust

Alban D'Amours, M.C., G.O.Q., FA dmA (1)(4)
Corporate Director

Ghislaine Laberge (2)(4)
Corporate Director

Johanne M. Lépine (3)(4)
President and Chief Executive Officer
Aon Parizeau Inc.

Michel Théroux, FCPA, FCA (1)(3)
Corporate director

(1) Member of the Audit Committee
(2) Member of the Compensation Committee
(3) Member of the Nomination and Governance Committee
(4) Member of the Investment Committee

KEY OFFICERS

Michel Dallaire, Eng.
President and Chief Executive Officer

Sylvain Cossette, B.C.L.
Executive Vice-President and Chief Operating Officer

Gilles Hamel, CPA, CA
Executive Vice-President and Chief Financial Officer

Guy Charron, CPA, CA
Executive Vice-President, Operations – retail

Alain Dallaire
Executive Vice-President, Operations – office and industrial and Asset Management

Todd Bechard, CPA, CMA, CFA
Executive Vice-President, Acquisitions

Jean Laramée, Eng.
Executive Vice-President, Development

Michael Racine
Executive Vice-President, Leasing – Office and Industrial

Manon Deslauriers
Vice-President, Legal Affairs and Corporate Secretary

UNITHOLDERS INFORMATION

COMINAR REAL ESTATE INVESTMENT TRUST

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LISTING

The units of Cominar Real Estate Investment Trust are listed on the Toronto Stock Exchange under the trading symbol CUF.UN.

TRANSFER AGENT

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Tel.: 514-982-7555
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Toll-free: 1-800-564-6253
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TAXABILITY OF DISTRIBUTIONS

In 2014, 82.05% of the distributions made by Cominar to unitholders were tax deferred.

LEGAL COUNSEL

Davies Ward Phillips & Vineberg LLP

AUDITORS

PricewaterhouseCoopers LLP/s.r.l./s.e.n.c.r.l.

UNITHOLDERS DISTRIBUTION REINVESTMENT PLAN

Cominar Real Estate Investment Trust offers unitholders the opportunity to participate in its Unitholders Distribution Reinvestment Plan (the “DRIP”). The DRIP allows participants to receive their monthly distributions as additional units of Cominar. In addition, participants will be entitled to receive an additional distribution equal to 3% of each cash distribution reinvested pursuant to the DRIP, which will be reinvested in additional units.

For further information about the DRIP, please refer to the DRIP section of our website at www.cominar.com or contact us by email at info@cominar.com or contact the Transfer Agent.

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