ALLIED

CREATIVITY & CONNECTIVITY

August 2026

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This presentation may contain forward-looking information about future events or Allied's future performance. This information, by its nature, is subject to risks and uncertainties that may cause actual events or results to differ materially, including those described under the heading "Risks and Uncertainties" in our most recently filed Annual Report and our most recently filed quarterly report. Material assumptions that underpin any forward-looking statements we make include those described under "Forward-Looking Statements" in our MD&A for the second quarter of 2026.

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Overview

OVERVIEW

Allied is a leading owner-operator of distinctive urban workspace in Canada's major cities with a mission to provide knowledge-based organizations with workspace that is sustainable and conducive to human wellness, creativity, connectivity and diversity.

179
RENTAL PROPERTIES

14.1M SF
RENTAL PORTFOLIO GLA

$8.2B
TOTAL ASSETS

0.6M SF
UNDER DEVELOPMENT

9.7M SF
INCREMENTAL DENSITY POTENTIAL

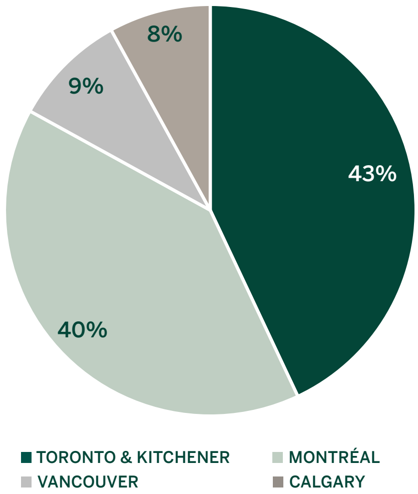
As at June 30, 2026.

INVESTMENT HIGHLIGHTS

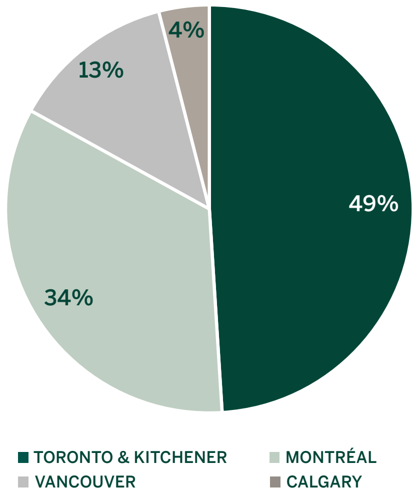
- Allied is a leading owner-operator of distinctive urban workspace in Canada's major cities and amenity rich neighborhoods
- Diverse tenant base and unique offering of Heritage, Modern and Flex assets
- Fully internalized and entrepreneurial management team
- Largest and most concentrated portfolio of economically-productive, underutilized land that affords extraordinary mixed-use intensification potential
- Strong growth platform with several development projects nearing completion

PORTFOLIO SNAPSHOT

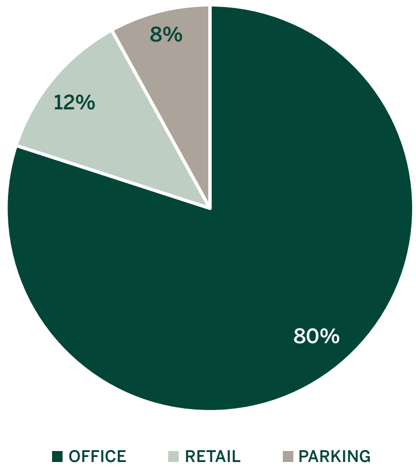
GLA OF RENTAL PROPERTIES BY MARKET



NOI(1) BY MARKET



NOI(1) BY SPACE TYPE



(1) NOI is a non-GAAP measure. See Appendix starting on page 35 for definition.

For the three months ended June 30, 2026.

STRATEGIC PRIORITIES

- Lease-up organic portfolio
- Strategically recycle and allocate capital to strengthen the balance sheet
- Complete current developments

REVISED OUTLOOK

Execution in the first half of 2026 reinforces management's confidence in its outlook.

	ACTUALS	Q1 REVISED	CURRENT Q2 REVISED
METRIC	**SIX MONTHS ENDED JUNE 30, 2026**	**2026 OUTLOOK**	**2026 OUTLOOK**
OCCUPIED AREA BY YEAR-END	84.4%	84% TO 86%	ON TRACK - NO CHANGE
NOI [1]	$153.1 MILLION	$310 MILLION TO $320 MILLION	ON TRACK - NO CHANGE
GROWTH/(DECLINE) IN SAME ASSET NOI [1] **(RENTAL PORTFOLIO)**	(11.5)%	(5.5)% TO (6.5)%	(8.0)% TO (9.0)%
FFO [1][2]	$95.0 MILLION	$185 MILLION TO $200 MILLION [3]	ON TRACK - NO CHANGE
INTEREST EXPENSE [4]	$79.3 MILLION	$145 MILLION TO $155 MILLION	ON TRACK - NO CHANGE
CAPITAL EXPENDITURES	$124.3 MILLION	$220 MILLION TO $240 MILLION [6]	ON TRACK - NO CHANGE
NON-CORE, LOW-YIELDING PROPERTY DISPOSITIONS	$243 MILLION	~ $500 MILLION AGGREGATE GROSS PROCEEDS	ON TRACK - NO CHANGE
NET DEBT TO EBITDA [1][5]	12.0X	MID-11X RANGE	ON TRACK - NO CHANGE

(1) This is a non-GAAP measure. See Appendix starting on page 35 for definition.
(2) Excluding condominium-related items, financing prepayment costs, and the mark-to-market adjustment on unit-based compensation.
(3) This includes $20 million of interest income from loans receivable on KING Toronto and 150 West Georgia.
(4) Interest Expense before capitalized interest and excluding distributions on Exchangeable LP Units is expected to be $175 million to $185 million.
(5) Net debt as a multiple of Annualized Adjusted EBITDA by year end.
(6) Including capital expenditure on development, residential and recurring rental portfolio.

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Q2 2026 Results Update

FINANCIAL PERFORMANCE

	Q2 2026	Q2 2025
FFO PER UNIT[1]	$0.241	$0.495
AFFO PER UNIT[1]	$0.170	$0.456
LEASED AREA	86.7%	87.2%
OCCUPIED AREA	84.4%	84.9%
SAME ASSET NOI[2] - RENTAL (DECLINE)/GROWTH	(12.6)%	1.1%
SAME ASSET NOI[2] - TOTAL (DECLINE)/GROWTH	(12.6)%	1.5%

(1) FFO per Unit and AFFO per Unit are non-GAAP measures and exclude condominium-related items, financing prepayment costs, and the mark-to-market adjustment on unit-based compensation. See Appendix starting on page 35 for definitions.

(2) Same Asset NOI is a non-GAAP measure. See Appendix starting on page 35 for definition.

LEASING PERFORMANCE

	Q1 2026	Q1 2025
AVERAGE IN-PLACE NET RENT PER OCCUPIED SQUARE FOOT	$25.98	$25.32
RETENTION RATE	77.0%	54.2%
RENT INCREASE ON RENEWAL	1.3%	3.1%
SUB-LEASE SPACE AS A % OF TOTAL GLA	2.7%	5.3%

DISPOSITIONS

- Allied has completed total disposition of $243 million in 2026 with an incremental $78 million firm, totalling approximately $321 million of gross proceeds secured year to date.
- Toronto House and Calgary House are part of Allied's non-core sales initiative and classified as held for sale. Closings are targeted by year-end 2026.
- Allied continues to evaluate additional properties for sale to support deleveraging objectives and optimize the portfolio composition.

$500M
DISPOSITION TARGET ON TRACK

$321M [1]
SECURED YEAR TO DATE

13 **PROPERTIES CLOSED UNTIL Q2 2026**

1 **PROPERTY FIRM AND EXPECTED TO CLOSE IN Q3 2026**

(1) Includes $78 million of firm dispositions expected to close in Q3 2026.

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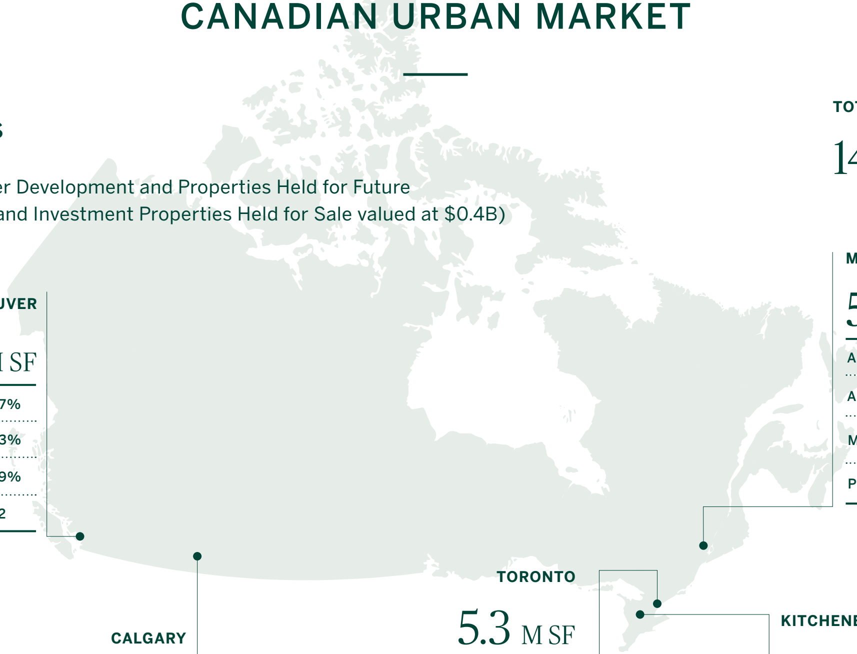
Portfolio Overview

PREFERRED PROVIDER OF WORKSPACE IN THE CANADIAN URBAN MARKET



179 RENTAL PROPERTIES VALUED AT $6.8B

(Not including Properties Under Development and Properties Held for Future Development valued at $0.2B and Investment Properties Held for Sale valued at $0.4B)

TOTAL RENTAL PORTFOLIO GLA

14.1 M SF

VANCOUVER

1.3 M SF

ALLIED LEASED	88.7%
ALLIED OCCUPANCY	85.3%
MARKET OCCUPANCY (1)	89.9%
PROPERTIES	12

CALGARY

1.2 M SF

ALLIED LEASED	80.1%
ALLIED OCCUPANCY	78.3%
MARKET OCCUPANCY (1)	79.2%
PROPERTIES	30

TORONTO

5.3 M SF

ALLIED LEASED	85.9%
ALLIED OCCUPANCY	82.5%
MARKET OCCUPANCY (1)	79.9%
PROPERTIES	97
ANCILLARY PARKING FACILITIES	9

KITCHENER

0.7 M SF

ALLIED LEASED	76.3%
ALLIED OCCUPANCY	75.5%
MARKET OCCUPANCY (1)	59.5%
PROPERTIES	6
ANCILLARY PARKING FACILITY	1

MONTRÉAL

5.6 M SF

ALLIED LEASED	89.7%
ALLIED OCCUPANCY	88.4%
MARKET OCCUPANCY (1)	84.4%
PROPERTIES	24

(1) Source: cbre.ca, CBRE Office Figures reports for Allied's sub-markets.

As at June 30, 2026.

ALLIED'S URBAN WORKSPACE FORMATS

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HERITAGE

Adaptively re-used light industrial structures upgraded for office and retail uses.

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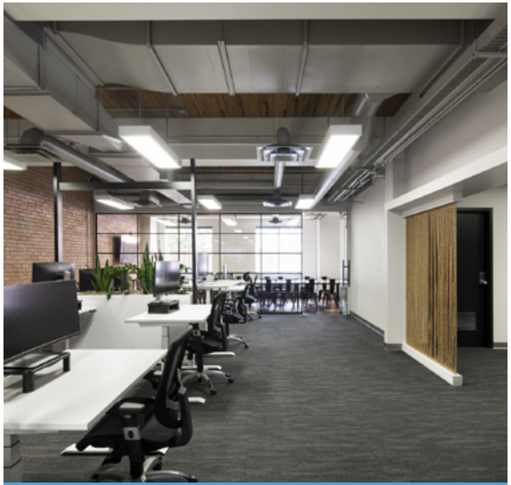
MODERN

Mid- to high-rise structures purpose built for workspace use.



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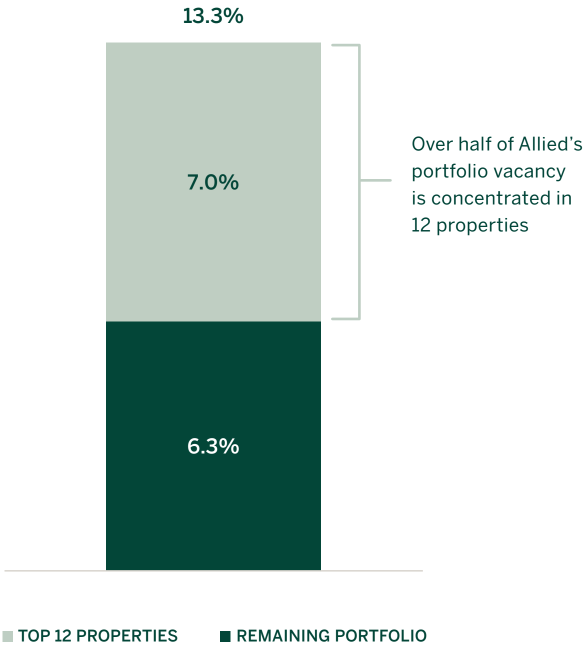
FLEX

Buildings slated for redevelopment in the next five to 10 years that currently offer flexible lease terms.

PORTFOLIO VACANCY

The majority of Allied's vacancy is concentrated in 12 properties.

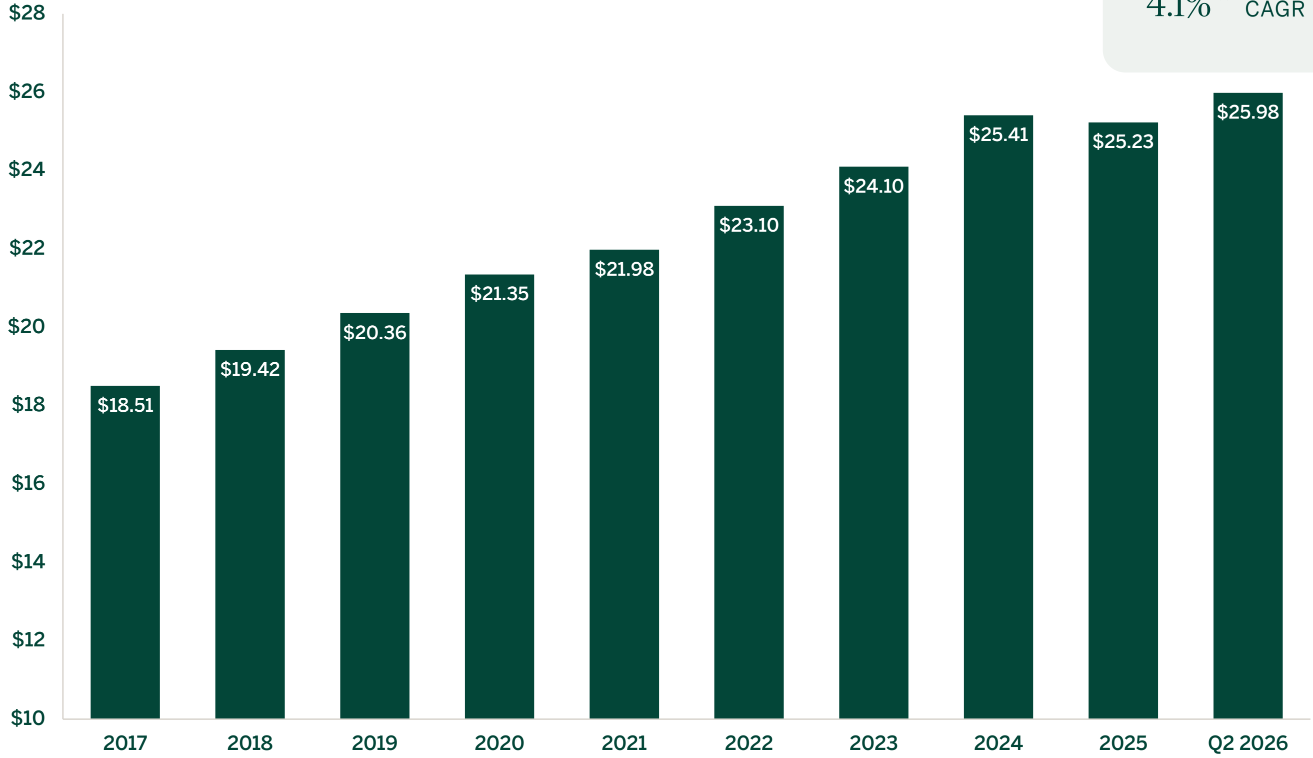


OVERVIEW OF TOP 12 VACANT PROPERTIES	Q2 2026
SQUARE FEET OF VACANCY	991,014
PERCENT OF TOTAL GLA	7.0%
PERCENT OF TOTAL VACANCY	53.0%

AVERAGE IN-PLACE NET RENT PER OCCUPIED SQUARE FOOT

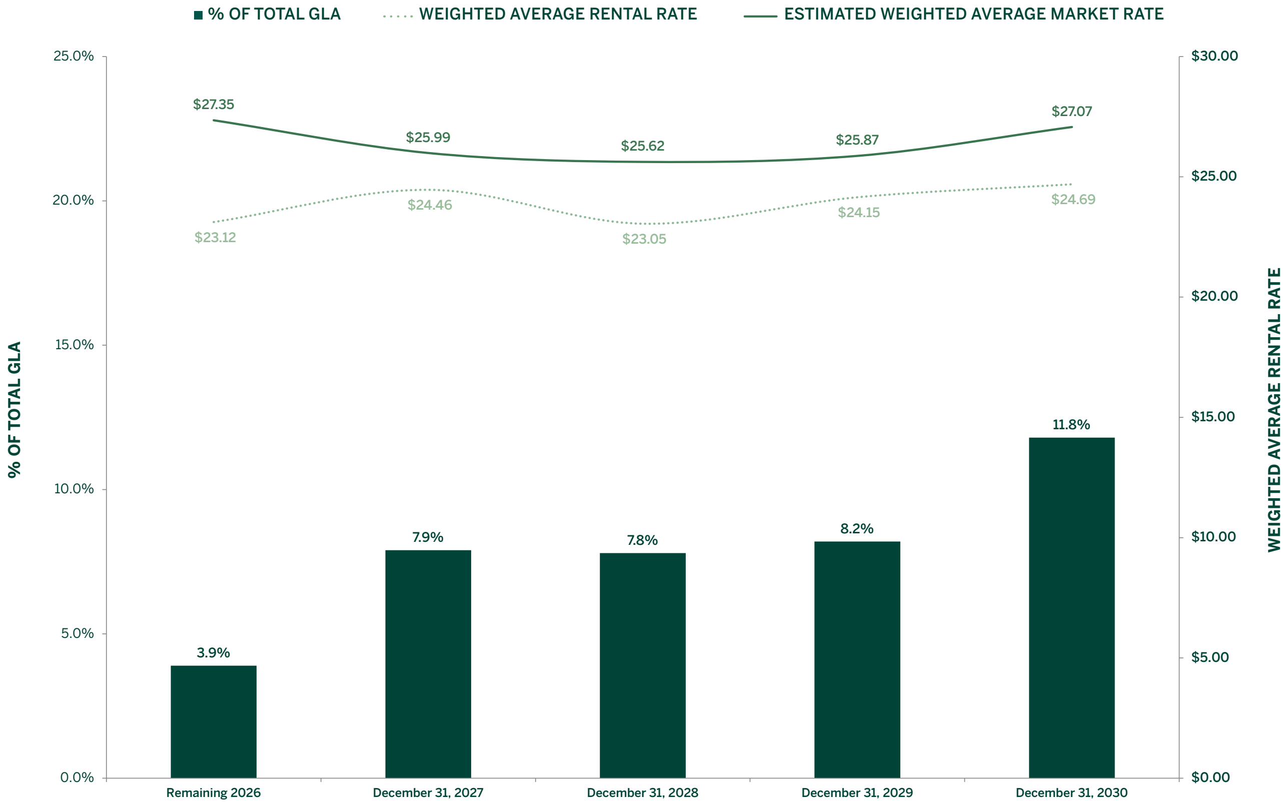
10-YEAR AVERAGE

4.1%[(1)] CAGR



(1) Excludes properties under development, properties held for future development, investment properties held for sale, and rental-residential portfolio.

LEASE MATURITIES - URBAN WORKSPACE



Remaining 2026	December 31, 2027	December 31, 2028	December 31, 2029	December 31, 2030
545,400	1,107,691	1,091,238	1,159,375	1,660,935

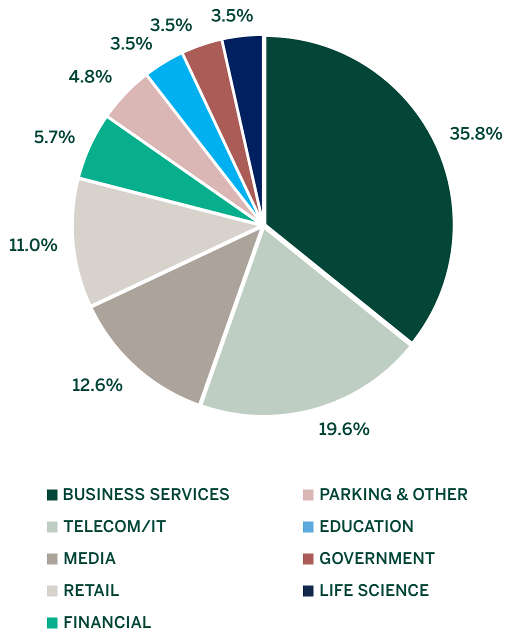
SQUARE FEET

This page contains forward-looking information.
As at June 30, 2026.

USER PROFILE

TOP-10 USERS	% OF RENTAL REVENUE	% OF TOTAL RENTAL GLA	WEIGHTED AVERAGE REMAINING LEASE TERM (YRS)
GOOGLE CANADA CORPORATION	3.5%	3.4%	7.1
UBISOFT DIVERTISSEMENTS INC.	3.5	4.2	6.8
SHOPIFY INC. (1)	3.0	1.9	8.0
DELOITTE MANAGEMENT SERVICES LP	2.3	1.4	9.2
NORTHEASTERN UNIVERSITY	2.0	1.0	9.0
MORGAN STANLEY SERVICES CANADA CORP.	1.9	1.6	4.3
HYDRO-QUÉBEC	1.8	1.9	3.8
SOCIÉTÉ QUÉBÉCOISE DES INFRASTRUCTURES	1.7	1.8	2.1
TMG MACMANUS CANADA INC.	1.6	1.5	6.2
THOMSON REUTERS CANADA LIMITED	1.2	0.8	9.2
	22.5%	19.5%	6.4

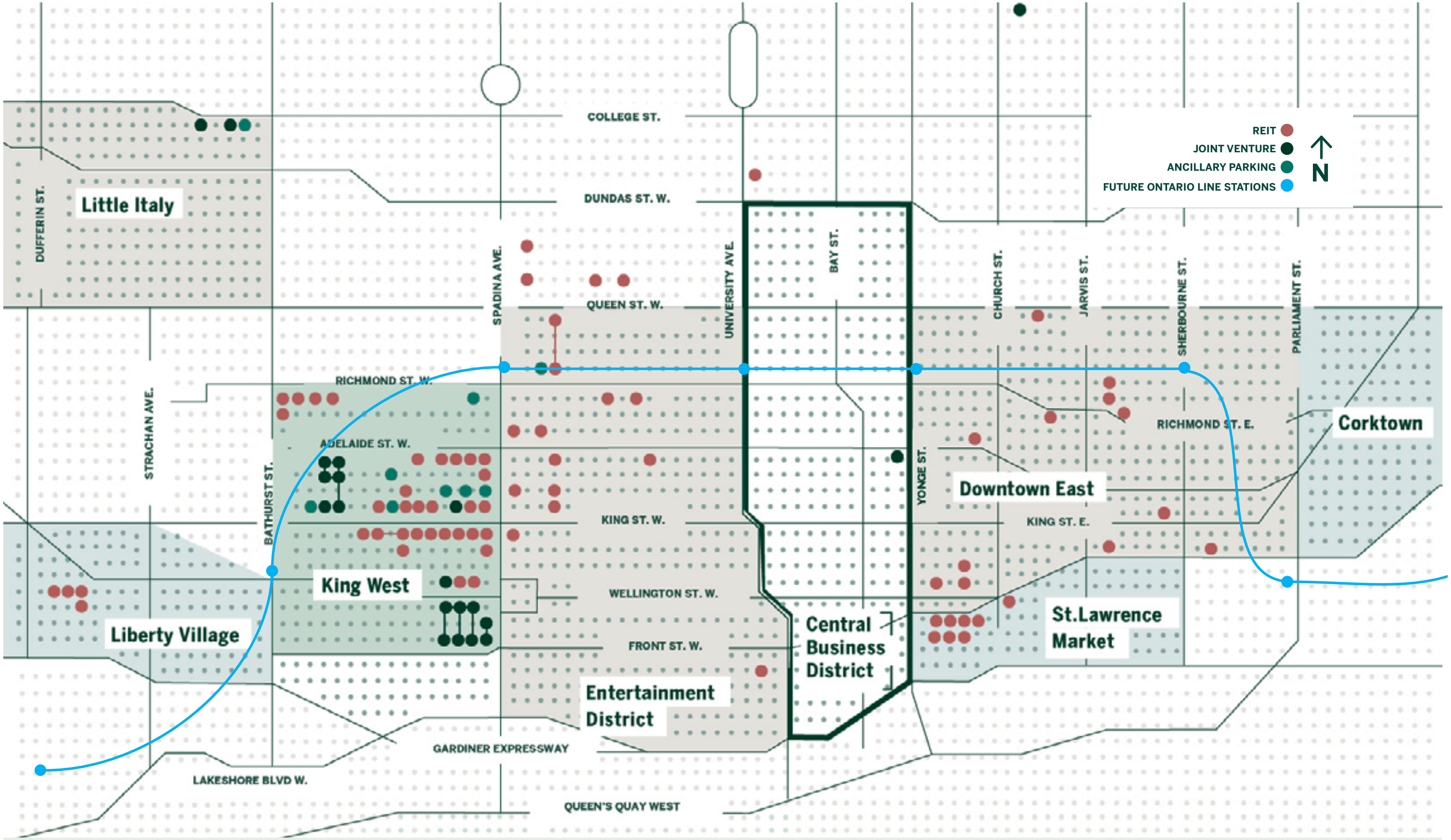
% OF RENTAL REVENUE BY CATEGORY



(1) Includes 129,099 SF at Allied's ownership that is subleased to a financial institution.

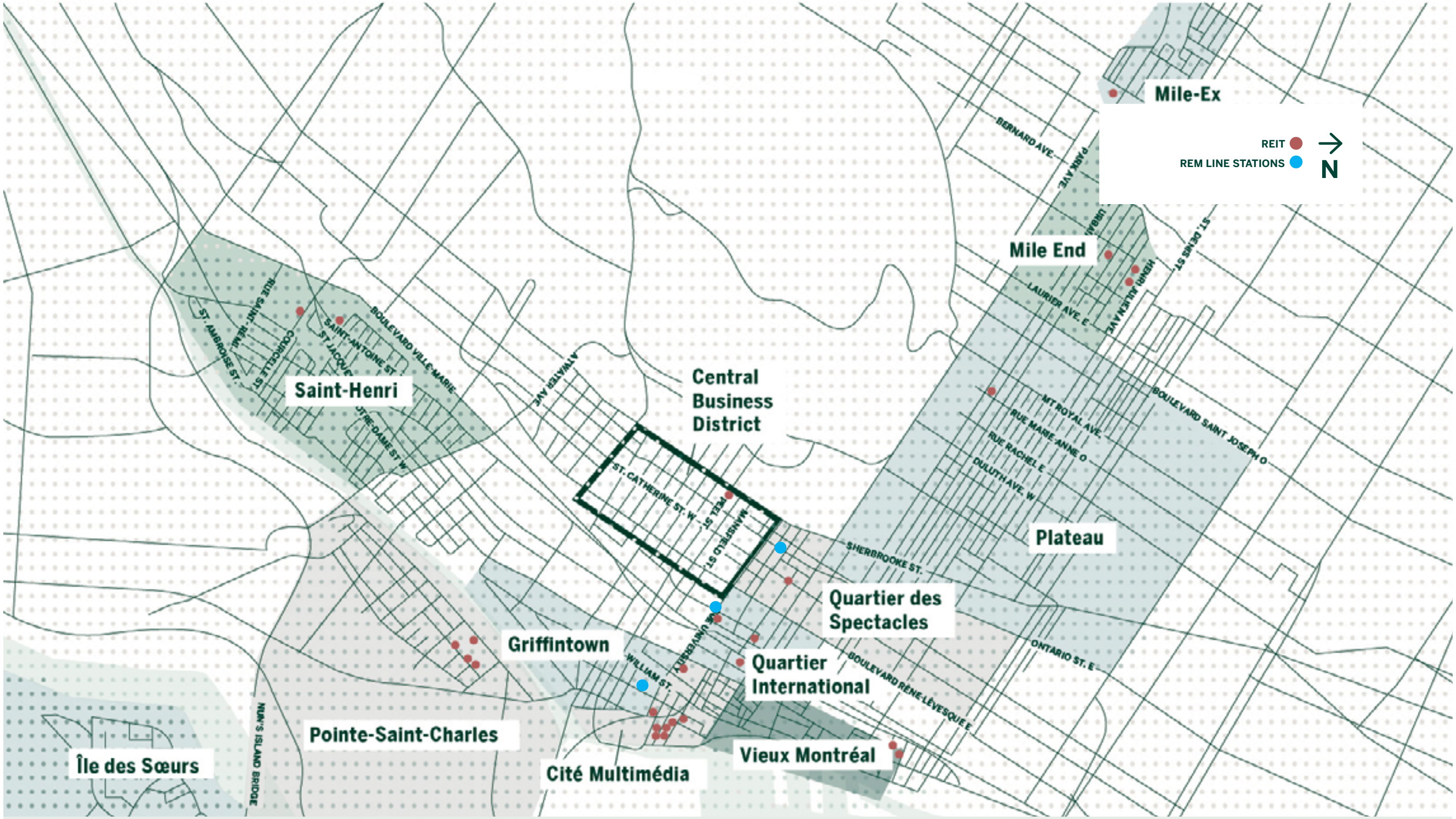
As at June 30, 2026.

TORONTO PORTFOLIO



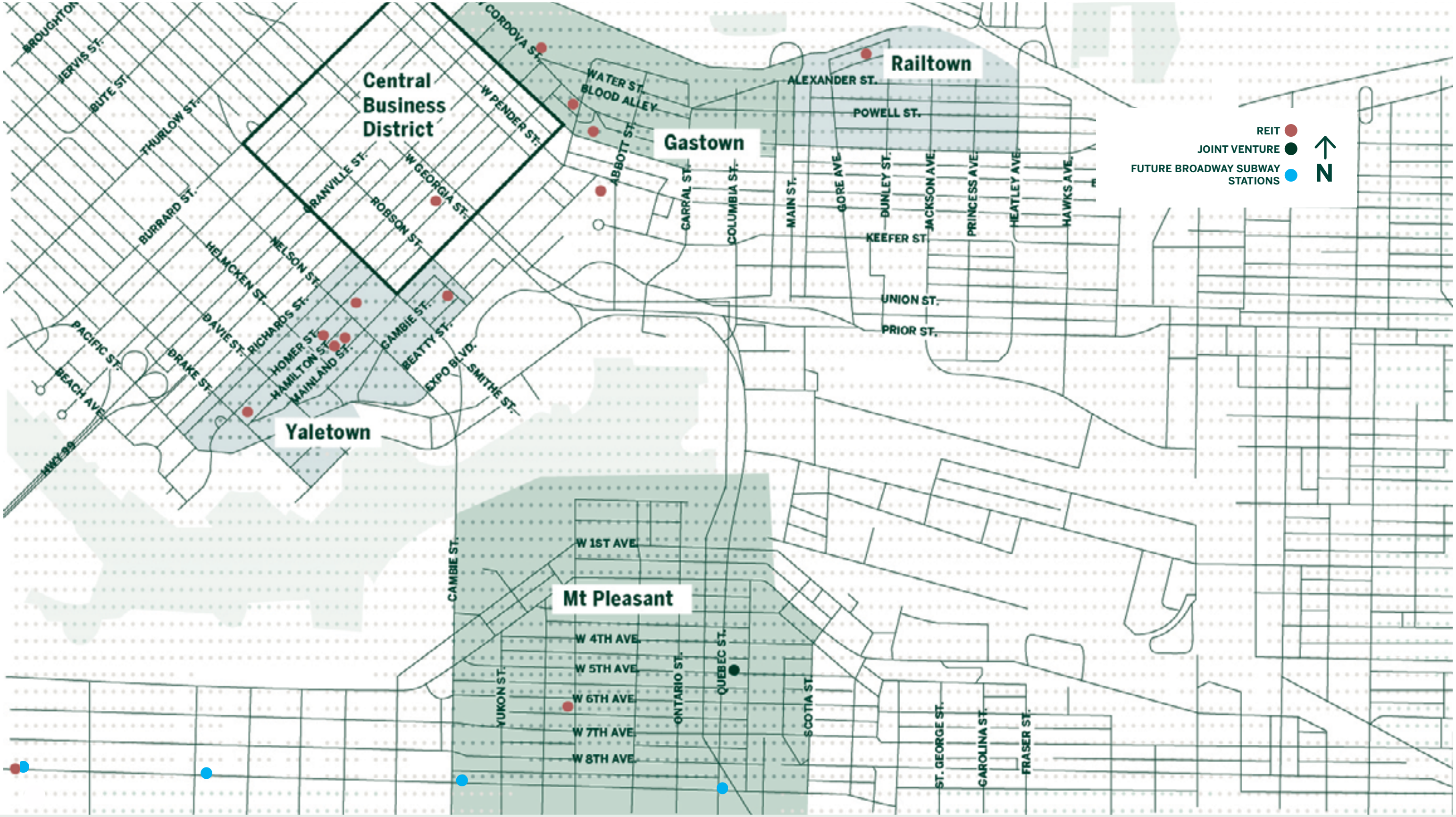
ONTARIO LINE EXPECTED COMPLETION IN 2031, CONNECTING 76 ALLIED BUILDINGS

MONTRÉAL PORTFOLIO



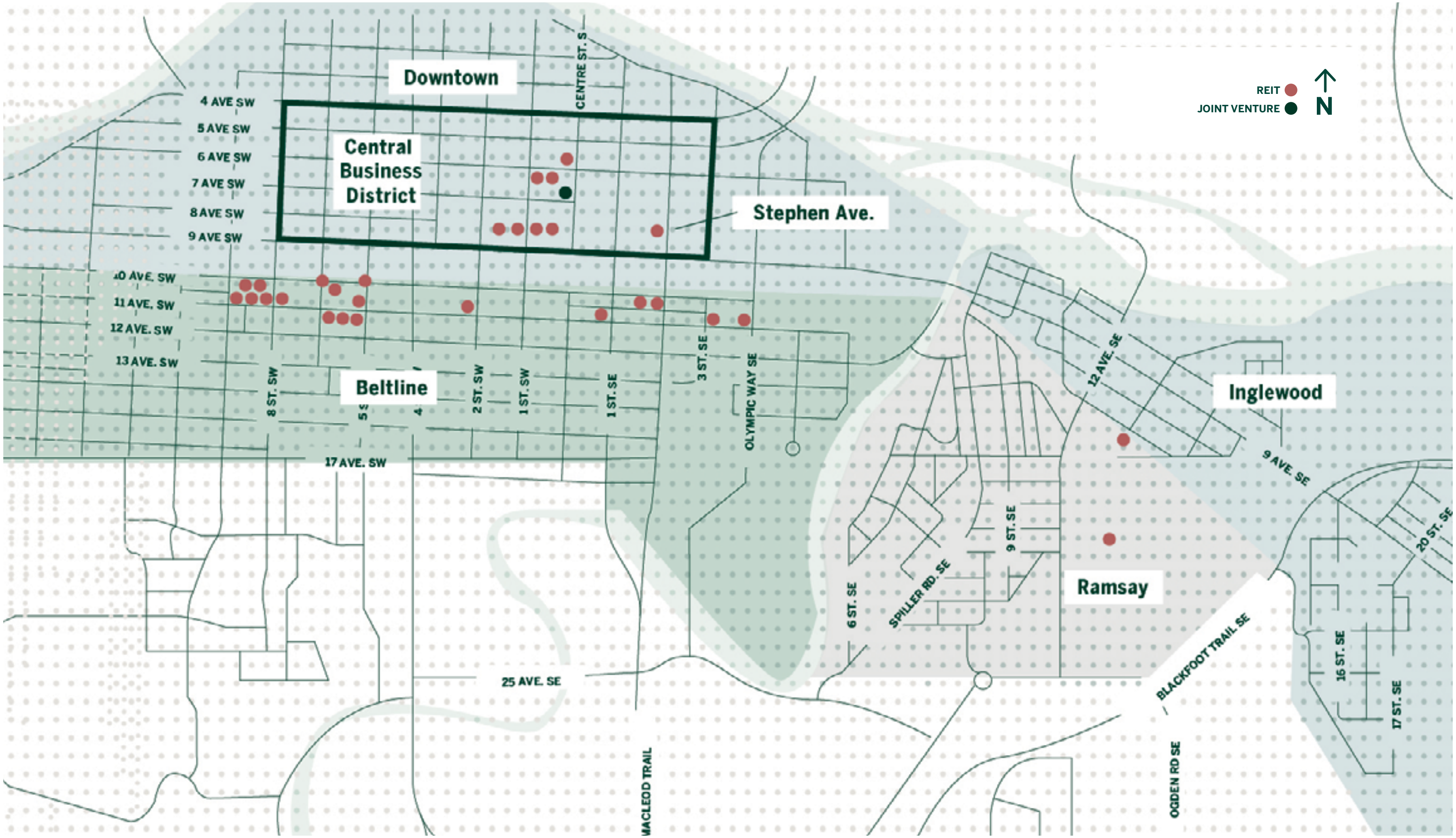
REM PHASE 2 ADDED 18 STATIONS IN NOVEMBER 2025 WITH THE PHASE 3 AIRPORT CONNECTION EXPECTED IN 2027, CONNECTING 12 ALLIED BUILDINGS

VANCOUVER PORTFOLIO



THE BROADWAY CORRIDOR IS AN EXTENSION OF SIX NEW STATIONS, IMPROVING ACCESS ACROSS THE CITY, PROMOTING WALKABLE COMMUNITIES

CALGARY PORTFOLIO



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Development Portfolio

DEVELOPMENT

ALLIED CREATES VALUE BY INTENSIFYING THE USE OF UNDERUTILIZED LAND

24.4M SF	potential GLA which consists of:
14.1M SF	of current rental GLA
0.6M SF	of properties under development
9.7M SF	potential incremental density

As at June 30, 2026.

DEVELOPMENT PROJECTS

Current developments are expected to generate ~$17.9M+ of NOI

		ESTIMATED			ACTUAL
	TRANSFER TO RENTAL PORTFOLIO	GLA	ANNUAL NOI[1]	COST TO COMPLETE	% OF DEVELOPMENT PRE-LEASED
KING TORONTO, TORONTO - COMMERCIAL	Q2 2027 - Q3 2027	84,000	$ 5.5M	$ 51.6M	20%
REDEVELOPMENTS[1]					
375 WATER, VANCOUVER	Q1 2027 - Q2 2027	47,742	$ 2.1M	$ 4.5M	–%
1001 BOULEVARD ROBERT-BOURASSA, MONTRÉAL	Q1 2027	217,543	$ 6.0M	$ 7.5M	43%
RCA BUILDING, MONTRÉAL	Q4 2026	160,940	$ 2.9M	$ 4.7M	20%
747 SQUARE-VICTORIA, MONTRÉAL	Q1 2027 - Q2 2027	89,386	$ 1.4M	$ 6.3M	1%
TOTAL		**599,611**	**$ 17.9M+**	**$ 74.6M+**	

(1) The redevelopment projects have phased completions. Reported total cost and expected yield may vary as phases are completed or as future phases are added to the redevelopment activity.

As at June 30, 2026.

KING TORONTO DEVELOPMENT PROJECT

		ESTIMATED	
	OWNERSHIP	COMPLETION DATE	COST TO COMPLETE
KING TORONTO, TORONTO - RESIDENTIAL (1)	50 %	Q2 2027 TO Q4 2027	$ 82.8M
KING TORONTO, TORONTO - COMMERCIAL	50 %	Q2 2027 TO Q3 2027	$ 51.6M
TOTAL			$ 134.4M

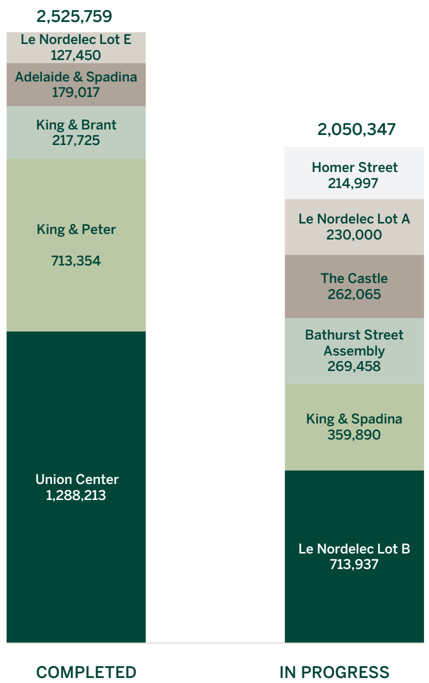
(1) The estimated gross proceeds are $271,000 - $282,500 from the sale of the residential inventory. The residential component consists of 440 units. As at June 30, 2026, 405 units or 92% have been pre-sold, subject to customary closing conditions. Management expects condominium occupancy to begin in the second quarter of 2027 with sold condominiums to close in the fourth quarter of 2027, at which time the building will be registered and all cash proceeds will be received.

As at June 30, 2026.

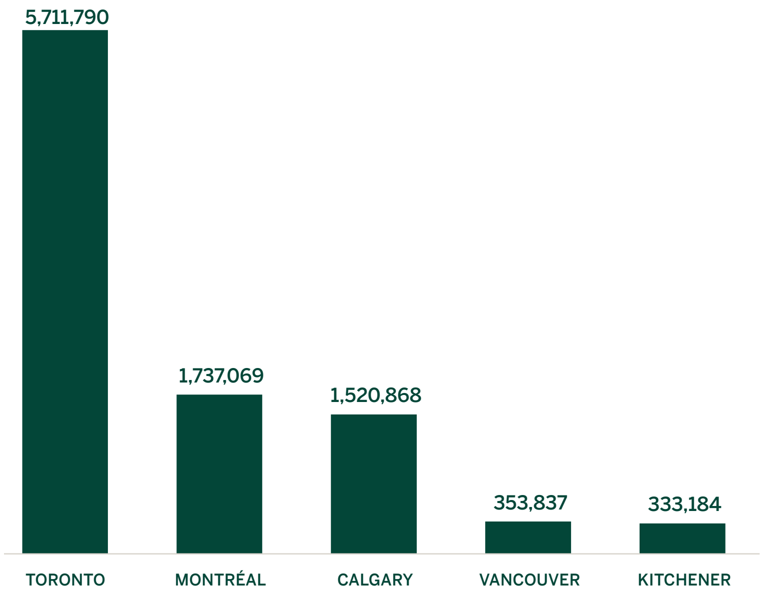
FUTURE DEVELOPMENT POTENTIAL

Total potential incremental density within Allied's portfolio is ~9.7M SF

POTENTIAL DENSITY FROM ZONING COMPLETED OR IN PROGRESS (IN SQUARE FEET)



POTENTIAL INCREMENTAL DENSITY[(1)] (IN SQUARE FEET)



(1) Includes zoning approval completed and in progress, and predicted zoning

This slide contains forward-looking information.
As at June 30, 2026.

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Capital Structure

DEBT STRUCTURE

Allied has ample liquidity and a well structured debt stack.

UNSECURED DEBT ($MILLIONS)	Q2 2026	INTEREST RATE
LINE OF CREDIT (1)	$51.0	Adjusted CORRA + 170 bps or Prime + 70 bps
TERM LOAN (1)	$99.9	3.50%
DEBENTURES	$3,341.6	3.1% - 5.5%
TOTAL UNSECURED	$3,492.5	

SECURED DEBT ($MILLIONS)		
CONSTRUCTION LOANS (1)	$99.9	Adjusted CORRA + 145 bps or Prime + 45 bps
MORTGAGES	$488.4	3.6% - 5.3%
TOTAL SECURED	$588.3	
TOTAL DEBT	$ 4,080.8M	

LIQUIDITY ($MILLIONS)	Q2 2026
CASH	$83.5
UNDRAWN LINE OF CREDIT (2)	$740.7
TOTAL LIQUIDITY	$824.2

DEBT RATIOS	Q2 2026
UNENCUMBERED INVESTMENT PROPERTIES (3)	$ 6.3B
AS A % OF INVESTMENT PROPERTIES	89.2%
TOTAL INDEBTEDNESS RATIO (3)	49.8%
NET DEBT AS A MULTIPLE OF ANNUALIZED ADJUSTED EBITDA (3)	12.0X
INTEREST COVERAGE RATIO (3)	1.9X

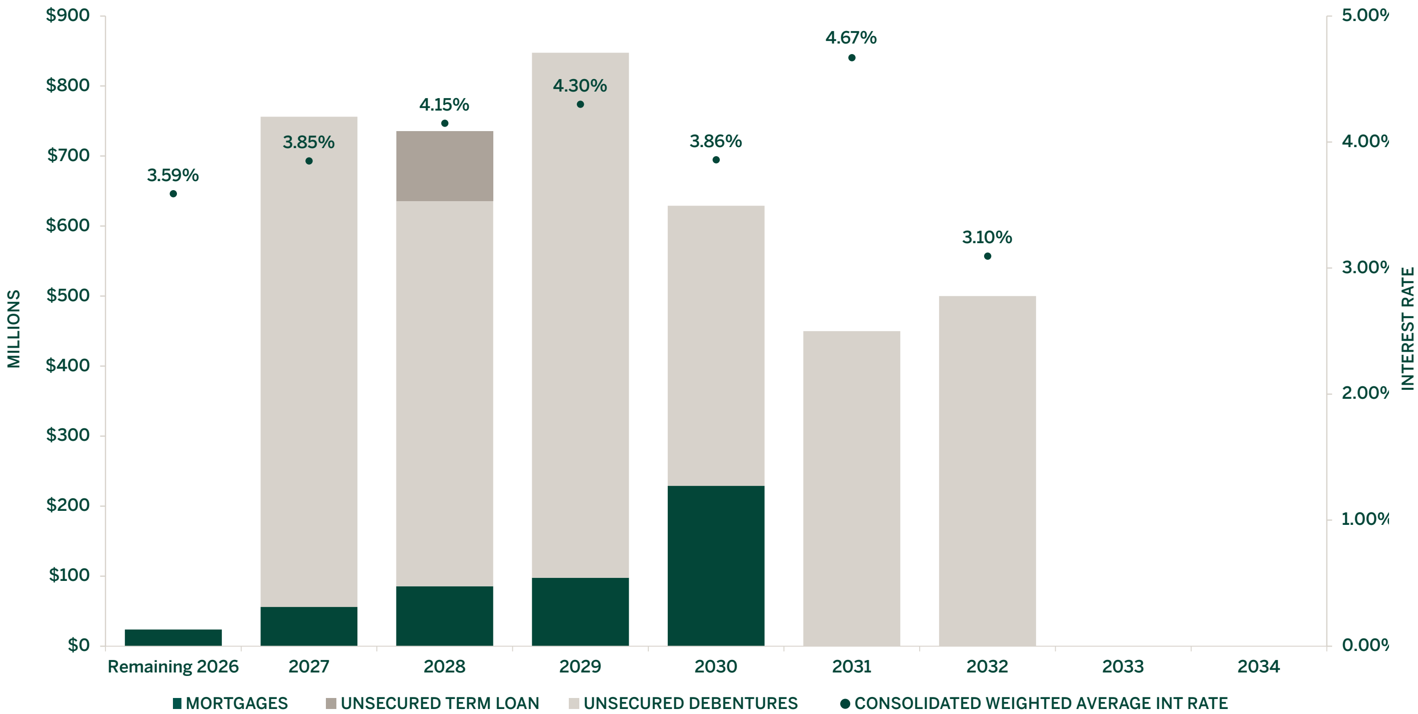
(1) Allied has a swap to fix a notional amount of variable-rate debt of $250 million. The swap is first applied to the term loan, and then to the line of credit and the construction loans as applicable. The all-in fixed interest rate ranges from 3.496% to 4.091%.

(2) Excludes $100M accordion feature allowing Allied to increase its liquidity to $924.2M

(3) This is a non-GAAP measure. See Appendix starting on page 35 for definition.

DEBT MATURITY SCHEDULE

Manageable and well-laddered debt maturity at a weighted average interest rate of 4.00%.



This page contains forward-looking information.
As at June 30, 2026.

FINANCIAL TARGETS

- Target overall leverage below 35% and net debt-to-EBITDA below 10.0x in the near term and below 8.0x in the long term
- Maintain high portion of fixed rate debt over a well-staggered maturity profile
- Maintain unencumbered property value at a minimum of 80% of total investment property value
- Maintain ample liquidity by having a majority of the unsecured credit facility available
- Maintain a low secured indebtedness ratio (less than 20%)

SOURCES OF CAPITAL

Allied has various sources of capital, including:

ASSET SALES

Capital recycling continues to be a key source of liquidity

- Strong private market demand for Allied's properties

Proven ability to divest non-core assets to manage leverage

- Nine assets sold during Q2 2026 for gross proceeds of $197M, bringing dispositions closed to date to $243 million.
- One property is firm for total expected proceeds of approximately $78 million and is expected to close in Q3 2026.
- Four assets classified as held for sale (including Toronto House and Calgary House) as at June 30, 2026. Allied is targeting total proceeds of approximately $500M for 2026.

DEBT

Unsecured debt

- Debentures
- Over $740M of available line of credit with $100M accordion feature.

Secured debt

- Mortgages

EQUITY / PARTNERSHIPS

- Allied will seek to opportunistically raise equity capital when valuation and market conditions are appropriate (as needed to manage the balance sheet)
- Joint Ventures on intensification / development

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Appendix

CERTAIN DEFINITIONS AND NON-GAAP MEASURES

Readers are cautioned that certain terms used in the investor presentation listed below, including any related per unit amounts, used by Management of Allied to measure, compare and explain the operating results and financial performance of Allied do not have any standardized meaning prescribed under IFRS Accounting Standards and, therefore, should not be construed as alternatives to net income, cash flow from operating activities, or any other measure prescribed under IFRS Accounting Standards. These terms are defined below. The following terms do not have a standardized meaning prescribed by IFRS Accounting Standards and may not be comparable to similarly titled measures presented by other publicly traded entities. Refer to the Non-GAAP Measures section on page 13 of the MD&A as at June 30, 2026, available on SEDAR+ at www.sedarplus.ca, to find reconciliations of the Non-GAAP Measures to their most comparable GAAP measures. Such reconciliations are incorporated by reference herein.

NET ASSET VALUE PER UNIT ("NAV PER UNIT")

NAV per unit is calculated as total equity plus the value of Exchangeable LP Units as at the corresponding period ended, divided by the actual number of Units and Exchangeable LP Units. The rationale for including the value of Exchangeable LP Units is because they are economically equivalent to Units, receive distributions equal to the distributions paid on the Units and are exchangeable, at the holder's option, for Units.

NET OPERATING INCOME ("NOI")

NOI is a non-GAAP financial measure defined as rental revenue less property operating costs, excluding the impact of non-cash items such as amortization of improvement allowances and the amortization of straight-line rents. The most directly comparable GAAP measure to NOI is Operating Income. Management believes this is a useful measure as it demonstrates the cash generating operating performance of its income producing properties.

UNENCUMBERED INVESTMENT PROPERTIES

Unencumbered investment properties is a non-GAAP measure defined as the fair value of investment properties which are free and clear of any encumbrances. Management believes unencumbered investment properties is a useful measure to assess the borrowing capacity of Allied.

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

Adjusted EBITDA is a non-GAAP measure comprised of earnings before interest expense, income taxes, depreciation and amortization expense (including amortization of improvement allowances), impairment, severance expense, expected credit loss on loans and notes receivable, transaction costs, gains and losses on disposal of investment properties and the fair value gains or losses associated with investment properties and investment properties held for sale, Exchangeable LP Units, financial instruments, and unit-based compensation.

NET DEBT

Net debt is a non-GAAP measure, as debt less cash, cash equivalents and a deposit Management considers to be cash equivalent. The most directly comparable GAAP measure to net debt is debt. Management considers net debt a useful measure for evaluating debt levels.

TOTAL INDEBTEDNESS RATIO

Total indebtedness ratio is a non-GAAP measure of Allied’s financial leverage, which is calculated by taking debt plus outstanding letters of credit divided by total assets. Management considers this metric useful as it indicates Allied’s ability to meet its debt obligations.

INTEREST COVERAGE RATIO

Interest coverage ratio is a non-GAAP measure defined as Adjusted EBITDA divided by interest expense (excluding interest capitalized and distributions on Exchangeable LP Units). Management considers these metrics useful as they indicate Allied’s ability to meet its interest cost obligations.

FUNDS FROM OPERATIONS ("FFO")

FFO is a non-GAAP financial measure used by most Canadian real estate investment trusts based on a standardized definition established in REALPAC's "Funds From Operations (FFO) & Adjusted Funds From Operations (AFFO) for IFRS" issued in January 2022. FFO is defined as net income and comprehensive income less certain adjustments, including fair value changes in investment properties, investment properties held for sale, Exchangeable LP Units and derivative instruments, impairment, transaction costs, incremental leasing costs, distributions on Exchangeable LP Units as they are puttable instruments classified as financial liabilities, expected credit loss on loans and notes receivable, severance expense, amortization of improvement allowances and amortization of property, plant and equipment which relates to owner-occupied property. The expected credit loss on loans and notes receivable, severance expense, and impairment of residential inventory adjustments are not specifically contemplated by REALPAC's guidance and reflect management’s judgment that they do not represent recurring operating performance. FFO is reconciled to net income and comprehensive income, which is the most directly comparable GAAP measure. Management believes FFO is a key measure of operating performance.

FFO EXCLUDING CONDOMINIUM-RELATED ITEMS, FINANCING PREPAYMENT COSTS AND THE MARK-TO-MARKET ADJUSTMENT ON UNIT-BASED COMPENSATION

FFO excluding condominium-related items, financing prepayment costs and the mark-to-market adjustment on unit-based compensation starts with FFO and removes the effects of condominium revenue, condominium cost of sales, condominium marketing costs, financing prepayment costs and the mark-to-market adjustment on unit-based compensation. FFO excluding condominium-related items, financing prepayment costs and the mark-to-market adjustment on unit-based compensation is reconciled to net income and comprehensive income, which is the most directly comparable GAAP measure. Management believes this is a useful measure as these condominium and financing prepayment items are not indicative of recurring operating performance, and the mark-to-market adjustments of unit-based compensation can fluctuate widely with the market.

ADJUSTED FUNDS FROM OPERATIONS ("AFFO")

AFFO is a non-GAAP financial measure used by most Canadian real estate investment trusts based on a standardized definition established by REALPAC in the White Paper. AFFO is defined as FFO less amortization of straight-line rent, regular leasing expenditures, regular and recoverable maintenance capital expenditures, and incremental leasing costs (related to regular leasing expenditures). AFFO is reconciled to net income and comprehensive income, which is the most directly comparable GAAP measure. Management considers AFFO to be a useful measure of recurring economic earnings and relevant in understanding Allied's ability to service its debt, fund capital expenditures and provide distributions to Unitholders.

AFFO EXCLUDING CONDOMINIUM-RELATED ITEMS, FINANCING PREPAYMENT COSTS AND THE MARK-TO-MARKET ADJUSTMENT ON UNIT-BASED COMPENSATION

AFFO excluding condominium-related items, financing prepayment costs and the mark-to-market adjustment on unit-based compensation starts with AFFO and removes the effects of condominium revenue, condominium cost of sales, condominium marketing costs, financing prepayment costs and the mark-to-market adjustment on unit-based compensation. AFFO excluding condominium-related items, financing prepayment costs and the mark-to-market adjustment on unit-based compensation is reconciled to net income and comprehensive income, which is the most directly comparable GAAP measure. Management believes this is a useful measure as these condominium and financing prepayment items are not indicative of recurring economic earnings, and the mark-to-market adjustments of unit-based compensation can fluctuate widely with the market.

SAME ASSET NOI

Same Asset NOI is a non-GAAP measure defined as NOI for the properties that Allied owned and operated for the entire duration of both the current and comparative period. The most directly comparable GAAP measure to Same Asset NOI is Operating Income. Management believes this is a useful measure as NOI growth can be assessed on its portfolio excluding the impact of acquisition and disposition activities. Allied uses Same Asset NOI to evaluate the performance of its properties.

NET DEBT AS A MULTIPLE OF ANNUALIZED ADJUSTED EBITDA

Net debt as a multiple of Annualized Adjusted EBITDA is a non-GAAP measure of Allied's financial leverage and is defined as net debt divided by Annualized Adjusted EBITDA. This measure indicates the number of years required for Allied's Annualized Adjusted EBITDA to repay all outstanding debts, taking into consideration the cash on hand to decrease debt. Management considers this metric a useful measure for evaluating Allied's ability to service its debt.

ALLIED

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