

BTB Announces its Distribution for the Month of January 2021

Montréal (Québec) January 13th, 2021: BTB Real Estate Investment Trust (**TSX: BTB.UN**) ("**BTB**" or the "**REIT**") announced today that the monthly cash distribution for the month of January 2021 is **\$0.025** per unit, representing **\$0.30** per unit on an annualized basis. The cash distribution will be paid February 16th, 2021 to unitholders of record on January 29th, 2021.

ABOUT BTB

BTB is a real estate investment trust listed on the Toronto Stock Exchange. BTB is an important owner of properties in eastern Canada. As at January 13th, 2021 BTB owns 64 retail, office, and industrial properties for a total leasable area of approximately 5.3 million square feet. As of September 30th, 2020 BTB's approximate total asset value is approximately \$946M.

BTB'S OBJECTIVES

- (1) Generate stable monthly cash distributions that are reliable and fiscally beneficial to unitholders;
- (2) Grow the Trust's assets through internal growth and accretive acquisitions in order to increase distributable income and therefore refund distributions;
- (3) Optimize the value of its assets through the dynamic management of its properties in order to maximize the long-term value of its properties and therefore, its units.

BTB offers a distribution reinvestment plan to unitholders whereby the participants may elect to have their monthly cash distribution reinvested in additional units of BTB at a price based on the weighted average price for BTB's Units on the Toronto Stock Exchange for the five trading days immediately preceding the distribution date, discounted by 3%.

For more detailed information, visit BTB's website at www.btbreit.com.

FOR FURTHER QUESTIONS:

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