CROMBIE REAL ESTATE INVESTMENT TRUST
Interim Condensed Consolidated Financial Statements
March 31, 2015
(Unaudited)

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CROMBIE REAL ESTATE INVESTMENT TRUST
Interim Condensed Consolidated Balance Sheets
(In thousands of CAD dollars)
(Unaudited)

	Note	March 31, 2015	December 31, 2014	March 31, 2014
Assets				
Non-current assets				
Investment properties	3	**$ 3,228,504**	$ 3,196,097	$ 3,127,285
Intangible assets	4	**47,595**	48,106	47,364
Other assets	5	**94,807**	93,489	83,525
Long term receivables	6	**12,502**	12,572	12,985
		3,383,408	3,350,264	3,271,159
Current assets				
Cash and cash equivalents		**—**	611	1,119
Other assets	5	**34,231**	27,902	38,671
Long term receivables	6	**1,185**	1,059	547
Investment properties held for sale	7	**—**	33,578	33,467
		35,416	63,150	73,804
Total Assets		**3,418,824**	3,413,414	3,344,963
Liabilities				
Non-current liabilities				
Investment property debt	8	**1,453,594**	1,496,925	1,483,083
Senior unsecured notes	9	**397,747**	273,592	273,493
Convertible debentures	10	**131,055**	175,215	175,125
Deferred taxes	11	**78,600**	78,400	80,600
Employee future benefits obligation		**7,871**	7,803	7,013
Trade and other payables	12	**6,199**	4,781	—
		2,075,066	2,036,716	2,019,314
Current liabilities				
Investment property debt	8	**100,520**	127,622	121,089
Employee future benefits obligation		**239**	239	233
Trade and other payables	12	**69,797**	65,523	90,066
		170,556	193,384	211,388
Total liabilities excluding net assets attributable to Unitholders		**2,245,622**	2,230,100	2,230,702
Net assets attributable to Unitholders		**$ 1,173,202**	$ 1,183,314	$ 1,114,261
Net assets attributable to Unitholders represented by:				
Crombie REIT Unitholders		**$ 710,065**	$ 716,025	$ 675,135
Special Voting Units and Class B Limited Partnership Unitholders		**463,137**	467,289	439,126
		$ 1,173,202	$ 1,183,314	$ 1,114,261
Commitments and contingencies	22			
Subsequent events	23			

See accompanying notes to the interim condensed consolidated financial statements.

CROMBIE REAL ESTATE INVESTMENT TRUST
Interim Condensed Consolidated Statements of Comprehensive Income (Loss)
(In thousands of CAD dollars)
(Unaudited)

	Note	Three months ended March 31, 2015	2014
Property revenue	13	**$ 92,501**	$ 90,913
Property operating expenses		**30,183**	29,554
Net property income		**62,318**	61,359
Gain (loss) on derecognition of investment properties		**(2)**	(157)
Depreciation of investment properties	3	**(15,155)**	(14,448)
Amortization of deferred leasing costs	3	**(149)**	(131)
Amortization of intangible assets	4	**(1,218)**	(1,946)
General and administrative expenses		**(3,474)**	(3,756)
Operating income before finance costs and taxes		**42,320**	40,921
Finance costs - operations	16	**(25,418)**	(25,246)
Operating income before taxes		**16,902**	15,675
Taxes - deferred	11	**(200)**	225
Operating income attributable to Unitholders		**16,702**	15,900
Finance costs - other			
Distributions to Unitholders		**(29,076)**	(27,355)
Change in fair value of financial instruments	12	**(268)**	55
		(29,344)	(27,300)
Decrease in net assets attributable to Unitholders		**(12,642)**	(11,400)
Other comprehensive income			
Items that will be subsequently reclassified to Decrease in net assets attributable to Unitholders:			
Costs incurred on derivatives designated as cash flow hedges transferred to finance costs - operations		**637**	842
Net change in derivatives designated as cash flow hedges		**—**	6
Other comprehensive income		**637**	848
Comprehensive income (loss)		**$ (12,005)**	$ (10,552)

See accompanying notes to the interim condensed consolidated financial statements.

CROMBIE REAL ESTATE INVESTMENT TRUST
Interim Condensed Consolidated Statements of Changes in Net Assets Attributable to Unitholders
(In thousands of CAD dollars)
(Unaudited)

	Note	REIT Units, Special Voting Units and Class B LP Units	Net Assets Attributable to Unitholders	Accumulated Other Comprehensive Income (Loss)	Total	Attributable to	
						REIT Units	Class B LP Units
		(Note 17)					
Balance, January 1, 2015	17	$ 1,462,101	$ (265,010)	$ (13,777)	$ 1,183,314	$ 716,025	$ 467,289
Adjustments related to EUPP		20	10	—	30	30	—
Conversion of debentures		205	—	—	205	205	—
Statements of comprehensive income (loss)		—	(12,642)	637	(12,005)	(7,165)	(4,840)
Units issued under DRIP		1,658	—	—	1,658	970	688
Balance, March 31, 2015		$ 1,463,984	$ (277,642)	$ (13,140)	$ 1,173,202	$ 710,065	$ 463,137

	Note	REIT Units, Special Voting Units and Class B LP Units	Net Assets Attributable to Unitholders	Accumulated Other Comprehensive Income (Loss)	Total	Attributable to	
						REIT Units	Class B LP Units
		(Note 17)					
Balance, January 1, 2014		$ 1,363,025	$ (222,728)	$ (15,999)	$ 1,124,298	$ 680,935	$ 443,363
Adjustments related to EUPP		569	(54)	—	515	515	—
Statements of comprehensive income (loss)		—	(11,400)	848	(10,552)	(6,315)	(4,237)
Balance, March 31, 2014		$ 1,363,594	$ (234,182)	$ (15,151)	$ 1,114,261	$ 675,135	$ 439,126

See accompanying notes to the interim condensed consolidated financial statements.

CROMBIE REAL ESTATE INVESTMENT TRUST
Interim Condensed Consolidated Statements of Cash Flows
(In thousands of CAD dollars)
(Unaudited)

Cash flows provided by (used in)	Note	Three months ended March 31, 2015	2014
Operating Activities			
Decrease in net assets attributable to Unitholders		**$ (12,642)**	$ (11,400)
Items not affecting operating cash	18	**20,354**	17,398
Change in other non-cash operating items	18	**3,507**	2,163
Cash provided by (used in) operating activities		**11,219**	8,161
Financing Activities			
Issue of investment property debt		**5,484**	40,616
Deferred financing charges - investment property debt		**(86)**	(430)
Repayment of investment property debt		**(81,558)**	(130,703)
Issue of senior unsecured notes		**125,000**	100,393
Deferred financing charges - senior unsecured notes		**(939)**	(909)
Redemption of convertible debentures		**(44,795)**	—
Repayment of EUPP loans receivable		**20**	234
Decrease in liabilities related to derecognized property		**—**	(49)
Issue of long term receivables		**—**	(11,866)
Collection of (increase in) long term receivables		**(56)**	162
Cash provided by (used in) financing activities		**3,070**	(2,552)
Investing Activities			
Acquisition of investment properties and intangible assets		**(7,505)**	(1,505)
Additions to investment properties		**(7,819)**	(7,727)
Proceeds on derecognition of investment properties		**2,770**	1,200
Additions to tenant incentives		**(2,315)**	(3,678)
Additions to deferred leasing costs		**(31)**	(69)
Decrease in assets related to derecognized property		**—**	122
Cash provided by (used in) investing activities		**(14,900)**	(11,657)
Net change in cash and cash equivalents		**(611)**	(6,048)
Cash and cash equivalents, beginning of period		**611**	7,167
Cash and cash equivalents, end of period		**$ —**	$ 1,119

See accompanying notes to the interim condensed consolidated financial statements.

1) GENERAL INFORMATION AND NATURE OF OPERATIONS

Crombie Real Estate Investment Trust ("Crombie") is an unincorporated "open-ended" real estate investment trust created pursuant to the Declaration of Trust dated January 1, 2006, as amended. The principal business of Crombie is the acquisition of retail and office properties for purposes of leasing. Crombie is registered in Canada and the address of its registered office is 610 East River Road, Suite 200, New Glasgow, Nova Scotia, Canada, B2H 3S2. The interim condensed consolidated financial statements for the three months ended March 31, 2015 and March 31, 2014 include the accounts of Crombie and all of its subsidiary entities. The units of Crombie are traded on the Toronto Stock Exchange ("TSX") under the symbol "CRR.UN".

The interim condensed consolidated financial statements were authorized for issue by the Board of Trustees on May 13, 2015.

2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Statement of compliance

These interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard ("IAS") 34, Interim Financial Reporting, and do not contain all of the information required by IAS 1, Presentation of Financial Statements. Therefore, they should be read in conjunction with the audited consolidated financial statements for the year ended December 31, 2014.

(b) Basis of presentation

The interim condensed consolidated financial statements are presented in Canadian dollars ("CAD"); Crombie's functional and reporting currency, rounded to the nearest thousand. The interim condensed consolidated financial statements are prepared on a historical cost basis except for any financial assets and liabilities classified as fair value with changes in fair value recognized in Decrease in net assets attributable to Unitholders ("FVTPL" classification) or designated as available for sale ("AFS") that have been measured at fair value.

(c) Presentation of financial statements

When Crombie: (i) applies an accounting policy retrospectively; (ii) makes a retrospective restatement of items in its financial statements; or (iii) reclassifies items on the balance sheet; it will present an additional balance sheet as at the beginning of the earliest comparative period.

(d) Basis of consolidation

Crombie's financial statements consolidate those of Crombie and all of its subsidiary entities as at March 31, 2015. Subsidiaries are all entities over which Crombie has control. All subsidiaries have a reporting date of March 31, 2015.

All intercompany transactions, balances, income and expenses are eliminated in preparing the interim condensed consolidated financial statements. Where unrealized losses on intercompany asset sales are reversed on consolidation, the underlying asset is also tested for impairment from an entity perspective.

Operating income (loss) and other comprehensive income (loss) of subsidiaries acquired or disposed of during the period are recognized from the effective date of acquisition, or up to the effective date of disposal, as applicable.

(e) Significant accounting policies

The Company describes its significant accounting policies in its audited consolidated financial statements for the year ended December 31, 2014.

New standards adopted

There has been no change in the Company's significant accounting policies since December 31, 2014 except for the application of the following policy:

i. Long-term employee benefits

Crombie initiated a Restricted Unit Plan ("RUP"), which is being accounted for under IAS 19, Employee Benefits, see Note 17. The RUP entitles certain employees to receive Restricted Units which have a specified vesting period. The amount payable to employees is recognized as a liability over the service period that the employees become entitled to payment. The change in the liability is recognized in general and administrative expenses in the consolidated statements of comprehensive income (loss).

Future changes in accounting standards

The International Accounting Standards Board ("IASB") has issued a number of standards and interpretations with an effective date after the date of these financial statements. Set out below are only those standards that may have a material impact on the interim condensed consolidated financial statements in future periods. Management is currently evaluating the impact of these future policies on its interim condensed consolidated financial statements.

(i) IFRS 9 - Financial Instruments

In July 2014, the IASB issued IFRS 9 Financial Instruments which replaces IAS 39 - Financial Instruments: Recognition and Measurement. IFRS 9 has three main phases: classification and measurement, impairment and general hedging.

The new standard requires assets to be classified based on the business model for managing the financial assets and the contractual cash flow characteristics of the financial assets. Financial assets will be measured at FVTPL unless certain conditions are met which permit measurement at amortized cost or fair value through other comprehensive income. The classification and measurement of financial liabilities remain generally unchanged, with the exception of financial liabilities recorded at FVTPL. For financial liabilities designated at FVTPL, IFRS 9 requires the presentation of the effects of changes in our own credit risk in other comprehensive income instead of decrease in net assets attributable to Unitholders. IFRS 9 also introduces an impairment model for financial instruments not measured at FVTPL that requires recognition of expected losses at initial recognition of a financial instrument and the recognition of full lifetime expected losses if certain criteria are met. A new model for hedge accounting expands the scope of eligible hedged items and risks eligible for hedge accounting and aligns hedge accounting more closely with risk management. IFRS 9 is effective for annual periods beginning on or after January 1, 2018, with early adoption permitted. Management is currently assessing the impact the adoption of this standard will have on Crombie's consolidated financial statements.

(ii) IFRS 15 - Revenue from Contracts with Customers

IFRS 15 replaces IAS 11 Construction Contracts, IAS 18 Revenue and IFRIC 13 Customer Loyalty Programmes. This standard outlines a single comprehensive model for entities to account for revenue arising from contracts with customers. IFRS 15 becomes effective for annual periods beginning on or after January 1, 2018, with early adoption permitted and is to be applied retrospectively. Management is currently assessing the impact the adoption of this standard will have on Crombie's consolidated financial statements.

3) INVESTMENT PROPERTIES

	Land	Buildings	Deferred Leasing Costs	Total
Cost				
Opening balance, January 1, 2015	**$ 977,895**	**$ 2,479,018**	**$ 5,540**	**$ 3,462,453**
Acquisitions	**4,465**	**7,513**	**—**	**11,978**
Additions	**2,700**	**3,804**	**—**	**6,504**
Derecognition	**(1,160)**	**(706)**	**—**	**(1,866)**
Transfer from investment properties held for sale (Note 7)	**7,139**	**28,319**	**454**	**35,912**
Balance, March 31, 2015	**991,039**	**2,517,948**	**5,994**	**3,514,981**
Accumulated depreciation and amortization and impairment				
Opening balance, January 1, 2015	**—**	**263,391**	**2,965**	**266,356**
Depreciation and amortization	**—**	**15,155**	**149**	**15,304**
Derecognition	**—**	**(23)**	**—**	**(23)**
Transfer from investment properties held for sale (Note 7)	**—**	**4,608**	**232**	**4,840**
Balance, March 31, 2015	**—**	**283,131**	**3,346**	**286,477**
Net carrying value, March 31, 2015	**$ 991,039**	**$ 2,234,817**	**$ 2,648**	**$ 3,228,504**

	Land	Buildings	Deferred Leasing Costs	Total
Cost				
Opening balance, January 1, 2014	$ 956,672	$ 2,417,780	$ 5,621	$ 3,380,073
Acquisitions	46,425	118,271	—	164,696
Additions	3,798	24,828	581	29,207
Dispositions	(14,875)	(33,478)	(103)	(48,456)
Transfer to investment properties held for sale	(14,125)	(48,383)	(559)	(63,067)
Balance, December 31, 2014	977,895	2,479,018	5,540	3,462,453
Accumulated depreciation and amortization and impairment				
Opening balance, January 1, 2014	—	209,218	2,758	211,976
Depreciation and amortization	—	57,983	535	58,518
Dispositions	—	(5,750)	(29)	(5,779)
Impairment	—	10,750	—	10,750
Transfer to investment properties held for sale	—	(8,810)	(299)	(9,109)
Balance, December 31, 2014	—	263,391	2,965	266,356
Net carrying value, December 31, 2014	$ 977,895	$ 2,215,627	$ 2,575	$ 3,196,097

	Land	Buildings	Deferred Leasing Costs	Total
Cost				
Opening balance, January 1, 2014	$ 956,672	$ 2,417,780	$ 5,621	$ 3,380,073
Acquisitions	4,294	8,992	—	13,286
Additions	79	4,397	112	4,588
Dispositions	(5,406)	(8,873)	—	(14,279)
Transfer to investment properties held for sale	(7,139)	(28,294)	(446)	(35,879)
Balance, March 31, 2014	948,500	2,394,002	5,287	3,347,789
Accumulated depreciation, amortization and impairment				
Opening balance, January 1, 2014	—	209,218	2,758	211,976
Depreciation and amortization	—	14,448	131	14,579
Dispositions	—	(1,247)	—	(1,247)
Transfer to investment properties held for sale	—	(4,572)	(232)	(4,804)
Balance, March 31, 2014	—	217,847	2,657	220,504
Net carrying value, March 31, 2014	$ 948,500	$ 2,176,155	$ 2,630	$ 3,127,285

Impairment

Crombie's total fair value of investment properties, including properties held for sale, exceeds carrying value by $621,097 at March 31, 2015 (December 31, 2014 - $563,060; March 31, 2014 - $576,554). Crombie uses the cost method for accounting for investment properties, and increases in fair value over carrying value are not recognized until realized through disposition or derecognition of properties, while impairment is recognized at the time of impairment.

During the fourth quarter of 2014, Crombie disposed of five retail properties. Two of the properties were sold for less than their carrying value, and as such, Crombie recorded an impairment of $3,250 during the third quarter. In addition, Crombie recorded an impairment charge of $7,500 during the fourth quarter of 2014 on two mixed use properties. Both properties experienced lower occupancy rates; renewals at reduced square footage; and indications of non-renewals when leases were to mature. Impairment was measured on a per property basis and was determined as the amount by which carrying value, using the cost method, exceeded the recoverable amount for that property. The recoverable amount was determined to be the properties' fair value, based on selling price or a recent external appraisal report, less costs to sell.

The estimated fair values of Crombie's investment properties are as follows:

	Fair Value	Carrying Value
March 31, 2015	**$ 4,002,000**	**$ 3,380,903**
December 31, 2014	$ 3,939,000	$ 3,375,940
March 31, 2014	$ 3,877,000	$ 3,300,446

Carrying value consists of the net carrying value of:

	Note	March 31, 2015	December 31, 2014	March 31, 2014
Investment properties	3	**$ 3,228,504**	$ 3,196,097	$ 3,127,285
Intangible assets	4	**47,595**	48,106	47,364
Accrued straight-line rent receivable	5	**41,602**	38,908	30,806
Tenant incentives	5	**63,202**	59,251	61,524
Investment properties held for sale	7	**—**	33,578	33,467
Total carrying value		**$ 3,380,903**	$ 3,375,940	$ 3,300,446

The fair value of investment properties is a Level 3 fair value measurement. The fair value represents the estimated price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Crombie has utilized the following weighted average capitalization rates and has determined that an increase (decrease) in this applied capitalization rate of 0.25% would result in an increase (decrease) in the fair value of the investment properties as follows:

		Impact of a 0.25% Change in Capitalization Rate	
	Weighted Average Capitalization Rate	Increase in Rate	Decrease in Rate
March 31, 2015	**6.18%**	**$ (157,000)**	**$ 170,000**
December 31, 2014	6.22%	$ (154,000)	$ 167,000
March 31, 2014	6.18%	$ (152,000)	$ 165,000

Investment Property Acquisitions and Dispositions

The operating results of acquired properties are included from the respective date of acquisition and for disposed properties up to the date of disposition.

2015

Transaction Date	Properties Acquired (Disposed)	Approximate Square Footage	Initial Acquisition (Disposition) Price	Assumed Mortgages
February 2, 2015	—	51,000	$ 12,650	$ 5,479
		51,000	**$ 12,650**	**$ 5,479**

The acquisition of an addition to an existing retail property on February 2, 2015 was transacted with a third party. The initial purchase price stated above excludes closing and transaction costs.

During the first quarter of 2015, Crombie disposed of a portion of one property's land and building through a partial expropriation. The carrying value of the portion disposed has been derecognized in the quarter.

2014

Transaction Date	Properties Acquired (Disposed)	Approximate Square Footage	Initial Acquisition (Disposition) Price	Assumed Mortgages
January 31, 2014 [1]	—	6,700	$ 1,490	$ —
March 31, 2014 [3]	1	53,000	12,127	—
		59,700	13,617	—
January 16, 2014 [2]	—	(25,000)	(1,200)	—
March 31, 2014 [3]	(1)	(53,000)	(12,127)	—
		(18,300)	$ 290	$ —

[1] Relates to an acquisition of additional development on a pre-existing retail property.
[2] Relates to the partial disposition of a property.
[3] Relates to an exchange of properties in Canmore, Alberta.

All of the properties acquired in January and March and the property disposed in March were transacted with Empire Company Limited ("Empire"), a related party or its subsidiaries. The partial disposition in January was transacted with a third party. The initial purchase price stated above excludes closing and transaction costs.

On March 31, 2014, Crombie exchanged properties in Canmore, Alberta with Empire. The acquired property is measured at the carrying value of the disposed property, resulting in no gain or loss on exchange.

The allocation of the total cost of the acquisitions (including closing and transaction costs) is as follows:

	Three months ended March 31,		Year Ended
Investment property acquired, net:	**2015**	2014	December 31, 2014
Land	**$ 4,465**	$ 4,294	$ 46,425
Buildings	**7,513**	8,992	118,271
Intangible assets	**707**	347	4,977
Fair value debt adjustment on assumed mortgages	**299**	—	—
Net purchase price	**12,984**	13,633	169,673
Assumed mortgages	**(5,479)**	—	—
	$ 7,505	$ 13,633	$ 169,673

4) INTANGIBLE ASSETS

Tenant Relationships	**Cost**	**Accumulated Amortization**	**Net Carrying Value**
Balance, January 1, 2015	**$ 99,019**	**$ 50,913**	**$ 48,106**
Acquisitions	**707**	**—**	**707**
Amortization	**—**	**1,218**	**(1,218)**
Transfer from investment properties held for sale (Note 7)	**92**	**92**	**—**
Balance, March 31, 2015	**$ 99,818**	**$ 52,223**	**$ 47,595**
Balance, January 1, 2014	$ 96,397	$ 47,160	$ 49,237
Acquisitions	347	—	347
Dispositions	(404)	(130)	(274)
Amortization	—	1,946	(1,946)
Transfer to investment properties held for sale (Note 7)	(92)	(92)	—
Balance, March 31, 2014	$ 96,248	$ 48,884	$ 47,364

5) OTHER ASSETS

	March 31, 2015	December 31, 2014	March 31, 2014
Trade receivables	**$ 5,700**	$ 7,415	$ 8,863
Provision for doubtful accounts	**(51)**	(59)	(93)
Net trade receivables	**5,649**	7,356	8,770
Assets related to derecognized property	**—**	—	5,708
Marketable securities	**2,168**	2,123	1,009
Prepaid expenses and deposits	**9,932**	10,144	8,732
Restricted cash	**6,485**	3,609	5,647
Accrued straight-line rent receivable	**41,602**	38,908	30,806
Tenant incentives	**63,202**	59,251	61,524
	$ 129,038	$ 121,391	$ 122,196

Tenant Incentives	**Cost**	**Accumulated Amortization**	**Net Carrying Value**
Balance, January 1, 2015	**$ 94,825**	**$ 35,574**	**$ 59,251**
Additions	**3,770**	**—**	**3,770**
Amortization	**—**	**2,346**	**(2,346)**
Derecognition	**—**	**(21)**	**21**
Transfer from investment properties held for sale (Note 7)	**4,413**	**1,907**	**2,506**
Balance, March 31, 2015	**$ 103,008**	**$ 39,806**	**$ 63,202**
Balance, January 1, 2014	$ 96,213	$ 32,579	$ 63,634
Additions	2,419	—	2,419
Amortization	—	2,137	(2,137)
Transfer to investment properties held for sale (Note 7)	(4,299)	(1,907)	(2,392)
Balance, March 31, 2014	$ 94,333	$ 32,809	$ 61,524

See Note 20(a) for fair value information.

6) LONG TERM RECEIVABLES

	March 31, 2015	December 31, 2014	March 31, 2014
Capital expenditure program	**$ 105**	$ 105	$ 105
Interest rate subsidy	**1,007**	1,127	1,554
Amount receivable from related party	**12,575**	12,399	11,873
	$ 13,687	$ 13,631	$ 13,532

During March 2014, Crombie advanced $11,856 to a subsidiary of Empire to partially finance their acquisition of development lands. The loan is repayable October 1, 2016 and bears interest at a rate of 6% per annum.

See Note 20(a) for fair value information.

7) INVESTMENT PROPERTIES HELD FOR SALE

	Land	**Buildings**	**Deferred Leasing Costs**	**Tenant Relationships**	**Tenant Incentives**	**Total**
Opening balance, January 1, 2015	**$ 7,139**	**$ 23,711**	**$ 222**	**$ —**	**$ 2,506**	**$ 33,578**
Assets transferred from held for sale	**(7,139)**	**(23,711)**	**(222)**	**—**	**(2,506)**	**(33,578)**
Net carrying value, March 31, 2015	**$ —**	**$ —**	**$ —**	**$ —**	**$ —**	**$ —**

	Land	Buildings	Deferred Leasing Costs	Tenant Relationships	Tenant Incentives	Total
Opening balance, January 1, 2014	$ —	$ —	$ —	$ —	$ —	$ —
Assets transferred to held for sale	14,125	39,573	260	228	4,184	58,370
Dispositions	(6,986)	(15,862)	(38)	(228)	(1,678)	(24,792)
Net carrying value, December 31, 2014	$ 7,139	$ 23,711	$ 222	$ —	$ 2,506	$ 33,578

	Land	Buildings	Deferred Leasing Costs	Tenant Relationships	Tenant Incentives	Total
Opening balance, January 1, 2014	$ —	$ —	$ —	$ —	$ —	$ —
Assets transferred to held for sale	7,139	23,722	214	—	2,392	33,467
Net carrying value, March 31, 2014	$ 7,139	$ 23,722	$ 214	$ —	$ 2,392	$ 33,467

During the three months ended March 31, 2015, Crombie determined that an investment property previously classified as held for sale no longer met the criteria and was reclassified to in use. The determination was based on the opportunity to defer the sale to maximize Crombie's return on the property. As a result, depreciation and amortization totalling $673 has been recognized in the current period. This represents the depreciation and amortization not recorded during the period the property was classified as held for sale.

8) INVESTMENT PROPERTY DEBT

	Range	Weighted Average Interest Rate	Weighted Average Term to Maturity		March 31, 2015
Fixed rate mortgages	**3.12 - 6.90%**	**4.77%**	**7.3 years**	**$**	**1,471,482**
Floating rate revolving credit facility		**2.60%**	**3.3 years**		**92,887**
Deferred financing charges					**(10,255)**
				$	**1,554,114**

	Range	Weighted Average Interest Rate	Weighted Average Term to Maturity		December 31, 2014
Fixed rate mortgages	3.12 - 6.90%	4.77%	7.4 years	$	1,490,187
Floating rate revolving credit facility		3.00%	2.5 years		145,000
Deferred financing charges					(10,640)
				$	1,624,547

	Range	Weighted Average Interest Rate	Weighted Average Term to Maturity		March 31, 2014
Fixed rate mortgages	3.12 - 6.90%	4.79%	7.9 years	$	1,565,873
Floating rate revolving credit facility		2.98%	2.2 years		50,000
Deferred financing charges					(11,701)
				$	1,604,172

As at March 31, 2015, debt retirements for the next five years are:

12 Months Ending	Fixed Rate Principal Payments	Fixed Rate Maturities	Floating Rate Maturities	Total
March 31, 2016	$ 46,954	$ 52,466	$ —	$ 99,420
March 31, 2017	43,367	59,978	—	103,345
March 31, 2018	41,539	49,099	—	90,638
March 31, 2019	40,160	31,268	92,887	164,315
March 31, 2020	40,623	183,306	—	223,929
Thereafter	163,759	715,055	—	878,814
	$ 376,402	$ 1,091,172	$ 92,887	1,560,461
Deferred financing charges				(10,255)
Unamortized fair value debt adjustment				3,908
				$ 1,554,114

Specific investment properties with a carrying value of $2,646,386 as at March 31, 2015 (December 31, 2014 - $2,675,267; March 31, 2014 - $2,788,278) are currently pledged as security for mortgages or provided as security for the floating rate revolving credit facility. Carrying value includes investment properties, investment properties held for sale, intangible assets, as well as accrued straight-line rent and tenant incentives which are included in other assets.

Mortgage Activity

For the three months ended:	Type	Number of Mortgages	Weighted Average Rates	Weighted Average Terms in Years	Weighted Average Amortization Period in Years	Proceeds (Repayments)
March 31, 2015	New	1	3.23%	7.3	25.0	$ 5,484
	Assumed	1	5.70%	1.3	25.0	5,555
	Repayment	4	5.16%	—	—	(17,372)
						$ (6,333)

For the three months ended:	Type	Number of Mortgages	Weighted Average Rates	Weighted Average Terms in Years	Weighted Average Amortization Period in Years	Proceeds (Repayments)
March 31, 2014	New	4	4.23%	8.8	25.0	$ 40,616
	Renewal	1	3.97%	1.0	10.0	—
	Repayment	11	5.09%	—	—	(48,495)
						$ (7,879)

Floating Rate Revolving Credit Facility

The floating rate revolving credit facility has a maximum principal amount of $300,000 (December 31, 2014 - $300,000; March 31, 2014 - $285,000) and matures June 30, 2018. The facility is used by Crombie for working capital purposes and to provide temporary financing for acquisitions and development activity. It is secured by a pool of first and second mortgages on certain properties and the maximum principal amount is subject to available borrowing base (March 31, 2015 – borrowing base of $300,000). The floating interest rate is based on bankers' acceptance rates plus a spread or specific margin over prime rate. The specified spread or margin changes depending on Crombie's unsecured bond rating with DBRS and whether the facility remains secured or migrates to an unsecured status.

See Note 20(a) for fair value information.

9) SENIOR UNSECURED NOTES

	Maturity Date	Interest Rate	**March 31, 2015**	December 31, 2014	March 31, 2014
Series A senior unsecured notes	October 31, 2018	3.986%	**$ 175,000**	$ 175,000	$ 175,000
Series B senior unsecured notes	June 1, 2021	3.962%	**100,000**	100,000	100,000
Series C senior unsecured notes	February 10, 2020	2.775%	**125,000**	—	—
Unamortized Series B issue premium			**335**	348	389
Deferred financing charges			**(2,588)**	(1,756)	(1,896)
			$ 397,747	$ 273,592	$ 273,493

On February 10, 2015 Crombie issued, on a private placement basis, $125,000 Series C Notes (senior unsecured) with a five year term and an annual interest rate of 2.775%. There are no principal repayments until maturity and interest is payable in equal semi-annual installments in arrears on February 10 and August 10. The first semi-annual interest payment date is August 10, 2015.

As at March 31, 2015, senior unsecured note retirements for the next five years are:

12 Months Ending	Series A	Series B	Series C	Total
March 31, 2016	$ —	$ —	$ —	$ —
March 31, 2017	—	—	—	—
March 31, 2018	—	—	—	—
March 31, 2019	175,000	—	—	175,000
March 31, 2020	—	—	125,000	125,000
Thereafter	—	100,000	—	100,000
	$ 175,000	$ 100,000	$ 125,000	400,000
Unamortized Series B issue premium				335
Deferred financing charges				(2,588)
				$ 397,747

See Note 20(a) for fair value information.

10) CONVERTIBLE DEBENTURES

	Conversion Price	Maturity Date	Interest Rate	March 31, 2015	December 31, 2014	March 31, 2014
Series C (CRR.DB.C)	$ 15.30	February 18, 2015	5.75%	**$ —**	$ 45,000	$ 45,000
Series D (CRR.DB.D)	$ 20.10	September 30, 2019	5.00%	**60,000**	60,000	60,000
Series E (CRR.DB.E)	$ 17.15	March 31, 2021	5.25%	**74,400**	74,400	75,000
Deferred financing charges				**(3,345)**	(4,185)	(4,875)
				$ 131,055	$ 175,215	$ 175,125

Debenture Conversions	**Conversion Price**	**Three months ended March 31, 2015**	Year Ended December 31, 2014	Three months ended March 31, 2014
Series C	$ 15.30	**$ 205**	$ —	$ —
Series E	$ 17.15	**—**	600	—
		$ 205	$ 600	$ —
REIT Units Issued		**13,398**	34,984	—

As at March 31, 2015, debenture retirements for the next five years are:

12 Months Ending	Series D	Series E	Total
March 31, 2016	$ —	$ —	$ —
March 31, 2017	—	—	—
March 31, 2018	—	—	—
March 31, 2019	—	—	—
March 31, 2020	60,000	—	60,000
Thereafter	—	74,400	74,400
	$ 60,000	$ 74,400	134,400
Deferred financing charges			(3,345)
			$ 131,055

On January 15, 2015, Crombie exercised its right to redeem the remaining outstanding principal amount of its Series C Unsecured Subordinated Debentures ("Series C Debentures") maturing June 30, 2017, in accordance with the terms of the Trust Indenture. Holders of the Series C Debentures were entitled to convert their Series C Debentures to Units based on the conversion price of $15.30 per Unit until February 17, 2015. The redemption of the then outstanding Series C Debentures was completed on February 18, 2015, for a principal payment of $44,795 plus interest, while $205 of principal was converted to 13,398 REIT Units.

See Note 20(a) for fair value information.

11) INCOME TAXES

The deferred tax liability of the wholly-owned corporate subsidiaries which are subject to income taxes consist of the following:

	March 31, 2015	December 31, 2014	March 31, 2014
Tax liabilities relating to difference in tax and book value	**$ 88,102**	$ 87,853	$ 91,650
Tax asset relating to non-capital loss carry-forward	**(9,502)**	(9,453)	(11,050)
Deferred tax liability	**$ 78,600**	$ 78,400	$ 80,600

The tax recovery (expense) consists of the following:

	Three months ended March 31,	
	2015	2014
Provision for income taxes at the expected rate	**$ (5,066)**	$ (4,847)
Tax effect of income attribution to Crombie's Unitholders	**4,866**	5,072
Taxes - deferred	**$ (200)**	$ 225

In the ordinary course of business, Crombie is subject to audits by tax authorities. One of Crombie's non-taxable subsidiaries is currently subject to audit by Canada Revenue Agency ("CRA") for fiscal years 2010 and 2011. While Crombie believes that its tax filing positions are appropriate, certain matters are under review by CRA. The audit is ongoing and the outcome is indeterminable at this time.

There are no corporate tax implications to Crombie from any of the components of accumulated other comprehensive income.

12) TRADE AND OTHER PAYABLES

	March 31, 2015	December 31, 2014	March 31, 2014
Tenant incentives and capital expenditures	**$ 15,990**	$ 15,999	$ 25,789
Property operating costs	**30,757**	26,143	31,044
Prepaid rents	**4,009**	4,726	8,679
Finance costs on investment property debt, notes and debentures	**10,289**	8,891	9,841
Distributions payable	**9,696**	9,685	9,120
Fair value of interest rate swap agreements	**—**	—	15
Fair value of embedded derivatives in convertible debentures	**371**	—	—
Deferred revenue	**4,884**	4,860	—
Liabilities related to derecognized property	**—**	—	5,578
	$ 75,996	$ 70,304	$ 90,066

Fair value of embedded derivatives in convertible debentures:

	March 31, 2015	December 31, 2014	March 31, 2014
Balance, beginning of period	**$ —**	$ —	$ —
Change in fair value of financial instruments	**371**	—	—
Impact of debentures converted	**—**	—	—
Balance, end of period	**$ 371**	$ —	$ —

Change in fair value of financial instruments:

	Note	**Three months ended March 31, 2015**	Year ended December 31, 2014	Three months ended March 31, 2014
Change in fair value of embedded derivatives in convertible debentures	12	**$ (371)**	$ —	$ —
Change in fair value of marketable securities		**103**	289	55
Change in fair value of financial instruments		**$ (268)**	$ 289	$ 55

13) PROPERTY REVENUE

	Three months ended March 31,	
	2015	2014
Rental revenue contractually due from tenants	**$ 91,373**	$ 89,596
Contingent rental revenue	**608**	648
Straight-line rent recognition	**2,694**	2,754
Tenant incentive amortization	**(2,346)**	(2,137)
Lease terminations	**172**	52
	$ 92,501	$ 90,913

The following table sets out tenants that contribute in excess of 10% of total property revenue:

	Three months ended March 31,			
	2015		2014	
	Revenue	**Percentage**	Revenue	Percentage
Sobeys Inc.	**$ 35,090**	**37.9%**	$ 35,097	38.6%

14) OPERATING LEASES

Crombie as a Lessor

Crombie's operations include leasing commercial real estate. Future minimum rental income under non-cancellable tenant leases as at March 31, 2015, is as follows:

	Remaining	**Year Ending December 31,**					
	2015	**2016**	**2017**	**2018**	**2019**	**Thereafter**	**Total**
Future minimum rental income	$ 188,564	$ 242,559	$ 231,441	$ 220,937	$ 210,511	$ 2,014,006	$ 3,108,018

Crombie as a Lessee

Operating lease payments primarily represent rentals payable by Crombie for all of its land leases. These land leases have varying terms ranging from 10 to 75 years including renewal options:

	Remaining	Year Ending December 31,						
	2015	**2016**	**2017**	**2018**	**2019**	**Thereafter**		**Total**
Future minimum lease payments	$ 1,101	$ 1,469	$ 1,523	$ 1,550	$ 1,551	$ 65,727	$	72,921

15) EMPLOYEE BENEFIT EXPENSE

Crombie's payroll expenses are included in property operating expenses and in general and administrative expenses.

	Three months ended March 31,	
	2015	2014
Wages and salaries	**$ 7,864**	$ 8,898
Post-employment benefits	**156**	173
	$ 8,020	$ 9,071

16) FINANCE COSTS – OPERATIONS

	Three months ended March 31,	
	2015	2014
Fixed rate mortgages	**$ 18,290**	$ 19,805
Floating rate term, revolving and demand facilities	**979**	844
Senior unsecured notes	**3,256**	2,051
Convertible debentures	**2,893**	2,546
Finance costs - operations	**25,418**	25,246
Amortization of fair value debt adjustment and accretion income	**411**	570
Change in accrued finance costs	**(1,398)**	(1,182)
Amortization of effective swap agreements	**(637)**	(842)
Amortization of issue premium on senior unsecured notes	**13**	—
Amortization of deferred financing charges	**(1,418)**	(761)
Finance costs - operations, paid	**$ 22,389**	$ 23,031

17) UNITS OUTSTANDING

	Crombie REIT Units		Class B LP Units and attached Special Voting Units		Total	
	Number of Units	**Amount**	**Number of Units**	**Amount**	**Number of Units**	**Amount**
Balance, January 1, 2015	**77,304,079**	**$ 870,578**	**53,275,266**	**$ 591,523**	**130,579,345**	**$ 1,462,101**
Net change in EUPP loans receivable	**—**	**20**	**—**	**—**	**—**	**20**
Units issued under DRIP	**75,283**	**970**	**53,393**	**688**	**128,676**	**1,658**
Conversion of debentures	**13,398**	**205**	**—**	**—**	**13,398**	**205**
Balance, March 31, 2015	**77,392,760**	**$ 871,773**	**53,328,659**	**$ 592,211**	**130,721,419**	**$ 1,463,984**

	Crombie REIT Units		Class B LP Units and attached Special Voting Units		Total	
	Number of Units	Amount	Number of Units	Amount	Number of Units	Amount
Balance, January 1, 2014	72,662,264	$ 811,514	50,241,245	$ 551,511	122,903,509	$ 1,363,025
Units issued under EUPP	55,467	738	—	—	55,467	738
Units released under EUPP	—	64	—	—	—	64
Net change in EUPP loans receivable	—	(233)	—	—	—	(233)
Balance, March 31, 2014	72,717,731	$ 812,083	50,241,245	$ 551,511	122,958,976	$ 1,363,594

Crombie REIT Units

During the three months ended March 31, 2015, $205 of Series C Convertible Debentures were converted for a total of 13,398 REIT Units at the conversion price of $15.30 per unit.

Restricted Unit Plan ("RUP")

The RUP is designed to: promote a greater alignment of interests between the executives and employees of Crombie and its subsidiaries and the holders of REIT Units; and assist Crombie in attracting, retaining and rewarding key executives and employees. Eligible employees currently elect each calendar year to participate in the RUP and receive all, or if permitted by the Human Resources Committee ("HRC"), a portion, of their eligible remuneration in the form of an allocation of Restricted Units ("RUs").

Units granted under the RUP are subject to vesting conditions in order to provide long-term compensation incentive. The RUs are subject to forfeiture until the participant has held his or her position with Crombie for a specified period of time. Full vesting of the RUs does not occur until the final day of the third quarter of the third calendar year of the RUs term. The number of RUs which vest for each participant shall be determined by adding the number of RUs awarded to that participant to the number of RUs or fractions thereof that would be credited to such participant upon the payment of distributions by Crombie on the REIT Units, based on the number of additional REIT Units a participant would have received had the vested RUs been treated as REIT Units under a distribution reinvestment plan ("DRIP") during the term. On the vesting date, each participant shall be entitled to receive an amount equal to the number of vested RUs held by the participant multiplied by the market value on the vesting date. Unless otherwise provided in the RUP, the payout amount shall be paid to each participant within 90 days of the vesting date and after the approval of the HRC, but, in any event, not later than December 31st of the year in which the vesting date occurs. Unless otherwise provided in this RUP, the payout amount payable to each participant shall be paid, subject to applicable withholding taxes as required by applicable legislation, by Crombie in cash in the currency of Canada. Crombie shall not issue any REIT Units or other securities of Crombie from treasury for the purpose of the RUP.

18) SUPPLEMENTARY CASH FLOW INFORMATION

a) Items not affecting operating cash

	Three months ended March 31,	
	2015	2014
Items not affecting operating cash:		
Accrued straight-line rent	**$ (2,694)**	$ (2,754)
Amortization of tenant incentives	**2,346**	2,137
Loss (gain) on derecognition of investment properties	**2**	157
Depreciation of investment properties	**15,155**	14,448
Amortization of deferred leasing costs	**149**	131
Amortization of intangible assets	**1,218**	1,946
Unit based compensation	**10**	10
Amortization of effective swap agreements	**637**	842
Amortization of deferred financing charges	**1,418**	761
Amortization of issue premium on senior unsecured notes	**(13)**	—
Non-cash distributions to Unitholders in the form of DRIP Units	**1,658**	—
Taxes - deferred	**200**	(225)
Change in fair value of financial instruments	**268**	(55)
	$ 20,354	$ 17,398

b) Change in other non-cash operating items

	Three months ended March 31,	
	2015	2014
Cash provided by (used in):		
Trade receivables	**$ 1,707**	$ (2,428)
Prepaid expenses and deposits and other assets	**(2,664)**	(387)
Payables and other liabilities	**4,464**	4,978
	$ 3,507	$ 2,163

19) RELATED PARTY TRANSACTIONS

Related party transactions are transactions with associates, post-employment benefit plans, and key management personnel. Transactions between Crombie and its subsidiaries have been eliminated on consolidation, and as such, are not disclosed in this note. Related party transactions are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

As at March 31, 2015, Empire, through its wholly-owned subsidiary ECL Developments Limited, holds a 41.5% (fully diluted 40.2%) indirect interest in Crombie.

Crombie's transactions with related parties are as follows:

	Three months ended March 31,	
	2015	2014
Property revenue	**$ 35,964**	$ 36,269
Head lease income	**$ 289**	$ 228
Management support services provided	**$ 96**	$ 106
Property management services	**$ 200**	$ 135
Rental expense	**$ 47**	$ 47
Property operating expenses	**$ 34**	$ 23
Interest rate subsidy	**$ 141**	$ 194
Interest income	**$ 175**	$ 8
Finance costs - operations	**$ 296**	$ 296
Finance costs - distributions to Unitholders	**$ 12,064**	$ 11,381

In addition to the above:

- During the first quarter of 2015, Crombie issued 53,393 Class B LP Units to ECL Developments Limited under the DRIP (Note 17).
- During the first quarter of 2015, Crombie acquired development lands in British Columbia with Sobeys Developments Limited Partnership ("SDLP"). Crombie's 50% portion of the acquisition cost was $2,676, including closing and transaction costs.
- During the first quarter of 2014 Crombie exchanged properties with a subsidiary of Empire by acquiring 1200 Railway Avenue in Canmore, Alberta in exchange for disposing of 555 Main Street in Canmore, Alberta. Crombie also acquired additional development space from Empire on a pre-existing retail property for $1,490 excluding closing and transaction costs.
- During the first quarter of 2014, Crombie entered into a loan agreement with SDLP to partially finance SDLP's acquisition of development lands in British Columbia. The $11,856 loan bears interest at a rate of 6% per annum and has no principal repayments until maturity on October 1, 2016.

Key management personnel compensation

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of Crombie. The following are considered to be Crombie's key management personnel: the Chief Executive Officer, Chief Financial Officer and the three other highest compensated executives.

The remuneration of members of key management during the period was approximately as follows:

	Three months ended March 31,	
	2015	2014
Salary, bonus and other short-term employee benefits	**$ 647**	$ 1,031
Other long-term benefits	**28**	26
	$ 675	$ 1,057

20) FINANCIAL INSTRUMENTS

a) Fair value of financial instruments

The fair value of a financial instrument is the estimated amount that Crombie would receive to sell a financial asset or pay to transfer a financial liability in an orderly transaction between market participants at the measurement date.

Fair value determination is classified within a three-level hierarchy, based on observability of significant inputs, as follows:

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 or indirectly.

Level 3 - unobservable inputs for the asset or liability.

The following table provides information on financial assets and liabilities measured at fair value as at March 31, 2015:

	Level 1	Level 2	Level 3	Total
Financial assets				
Marketable securities	$ —	$ —	$ 2,168	$ 2,168
Total financial assets measured at fair value	$ —	$ —	$ 2,168	$ 2,168
Financial liabilities				
Embedded derivatives in convertible debentures	$ —	$ 371	$ —	$ 371
Total financial liabilities measured at fair value	$ —	$ 371	$ —	$ 371

There were no transfers between Level 1 and Level 2 during the three months ended March 31, 2015.

The fair value of other financial instruments is based on discounted cash flows using discount rates that reflect current market conditions for instruments with similar terms and risks. The following table summarizes the estimated fair value of other financial instruments which have a fair value different from their carrying value:

	March 31, 2015		December 31, 2014		March 31, 2014	
	Fair Value	**Carrying Value**	Fair Value	Carrying Value	Fair Value	Carrying Value
Financial assets						
Assets related to derecognized property	**$ —**	**$ —**	$ —	$ —	$ 5,611	$ 5,708
Long term receivables	**13,729**	**13,687**	13,663	13,631	13,537	13,532
Total other financial assets	**$ 13,729**	**$ 13,687**	$ 13,663	$ 13,631	$ 19,148	$ 19,240
Financial liabilities						
Investment property debt	**$ 1,725,963**	**$ 1,564,369**	$ 1,757,910	$ 1,635,187	$ 1,689,614	$ 1,615,873
Senior unsecured notes	**413,807**	**400,000**	284,778	275,000	279,907	275,000
Convertible debentures	**139,709**	**134,400**	183,698	179,400	186,375	180,000
Liabilities related to derecognized property	**—**	**—**	—	—	5,591	5,578
Total other financial liabilities	**$ 2,279,479**	**$ 2,098,769**	$ 2,226,386	$ 2,089,587	$ 2,161,487	$ 2,076,451

Due to their short-term nature, the carrying value of the following financial instruments approximates their fair value at the balance sheet date:

- Cash and cash equivalents
- Trade receivables
- Restricted cash
- Trade and other payables (excluding interest rate swaps, embedded derivatives and liabilities related to derecognized property)

b) Risk Management

In the normal course of business, Crombie is exposed to a number of financial risks that can affect its operating performance. These risks, and the action taken to manage them, are as follows:

Credit risk

Credit risk arises from the possibility that tenants may experience financial difficulty and be unable to fulfill their lease commitments. A provision for doubtful accounts is taken for all anticipated collectability risks (Note 5).

Crombie mitigates credit risk by geographical diversification, utilizing staggered lease maturities, diversifying both its tenant mix and asset mix and conducting credit assessments for new and renewing tenants.

There have been no significant changes to Crombie's credit risk since December 31, 2014.

Interest rate risk

Interest rate risk is the potential for financial loss arising from increases in interest rates. Crombie mitigates this risk by utilizing staggered debt maturities and limiting the use of permanent floating rate debt and, on occasion, utilizing interest rate swap agreements.

A fluctuation in interest rates would have had an impact on Crombie's operating income related to the use of floating rate debt. Based on the previous year's rate changes, a 0.5% interest rate change would reasonably be considered possible. The changes would have had the following impact:

	Impact of a 0.5% interest rate change	
Impact on operating income attributable to Unitholders of interest rate changes on the floating rate revolving credit facility	**Decrease in rate**	**Increase in rate**
Three months ended March 31, 2015	**$ 133**	**$ (133)**
Three months ended March 31, 2014	$ 113	$ (113)

There have been no significant changes to Crombie's interest rate risk since December 31, 2014.

Liquidity risk

The real estate industry is highly capital intensive. Liquidity risk is the risk that Crombie may not have access to sufficient debt and equity capital to fund its growth program, refinance debt obligations as they mature or meet its ongoing obligations as they arise.

The estimated payments, including principal and interest, on non-derivative financial liabilities to maturity date are as follows:

		Twelve months ending March 31,					
	Contractual Cash Flows[1]	**2016**	**2017**	**2018**	**2019**	**2020**	**Thereafter**
Fixed rate mortgages[2]	$ 1,891,329	$ 166,216	$ 165,462	$ 148,499	$ 124,650	$ 272,275	$ 1,014,227
Senior unsecured notes	466,485	14,407	14,407	14,407	186,500	132,142	104,622
Convertible debentures	171,336	6,906	6,906	6,906	6,906	65,406	78,306
	2,529,150	187,529	186,775	169,812	318,056	469,823	1,197,155
Floating rate revolving credit facility	100,736	2,415	2,415	2,415	93,491	—	—
Total	$ 2,629,886	$ 189,944	$ 189,190	$ 172,227	$ 411,547	$ 469,823	$ 1,197,155

(1) Contractual cash flows include principal and interest and ignore extension options.
(2) Reduced by the interest rate subsidy payments to be received from ECL Developments Limited.

There have been no significant changes to Crombie's liquidity risk since December 31, 2014.

21) CAPITAL MANAGEMENT

Crombie's objective when managing capital on a long-term basis is to maintain overall indebtedness, including convertible debentures, in the range of 50% to 55% of gross book value, utilize staggered debt maturities, minimize long-term exposure to excessive levels of floating rate debt and maintain conservative payout ratios.

Crombie's capital structure consists of the following:

	March 31, 2015	December 31, 2014	March 31, 2014
Investment property debt	**$ 1,554,114**	$ 1,624,547	$ 1,604,172
Senior unsecured notes	**397,747**	273,592	273,493
Convertible debentures	**131,055**	175,215	175,125
Crombie REIT Unitholders	**710,065**	716,025	675,135
SVU and Class B LP Unitholders	**463,137**	467,289	439,126
	$ 3,256,118	$ 3,256,668	$ 3,167,051

At a minimum, Crombie's capital structure is managed to ensure that it complies with the limitations pursuant to Crombie's Declaration of Trust, the criteria contained in the Income Tax Act (Canada) in regard to the definition of a REIT and existing debt covenants. Some of the restrictions pursuant to Crombie's Declaration of Trust would include, among other items:

- A restriction that Crombie shall not incur indebtedness (other than by the assumption of existing indebtedness) where the indebtedness would exceed 75% of the market value of an individual property; and
- A restriction that Crombie shall not incur indebtedness of more than 60% of gross book value (65% including any convertible debentures).

For debt to gross book value calculation, Crombie does not include in total debt the financial liabilities to REIT Unitholders and to holders of Class B LP Units, as shown on the balance sheet as Net assets attributable to Unitholders. Crombie's debt to gross book value as defined in Crombie's Declaration of Trust is as follows:

	March 31, 2015	December 31, 2014	March 31, 2014
Fixed rate mortgages	**$ 1,471,482**	$ 1,490,187	$ 1,565,873
Senior unsecured notes	**400,000**	275,000	275,000
Convertible debentures	**134,400**	179,400	180,000
Revolving credit facility	**92,887**	145,000	50,000
Total debt outstanding	**2,098,769**	2,089,587	2,070,873
Less: Applicable fair value debt adjustment	**(2,061)**	(2,203)	(2,709)
Debt	**$ 2,096,708**	$ 2,087,384	$ 2,068,164
Investment properties, cost	**$ 3,514,981**	$ 3,462,453	$ 3,347,789
Below-market lease component, cost [(1)]	**71,379**	71,368	71,469
Intangible assets, cost	**99,818**	99,019	96,248
Long term receivables	**13,687**	13,631	13,532
Other assets, cost (see below)	**168,844**	156,965	149,297
Cash and cash equivalents	**—**	611	1,119
Deferred financing charges	**16,188**	16,581	18,472
Investment properties held for sale, cost	**—**	40,417	33,467
Interest rate subsidy	**(2,061)**	(2,203)	(2,709)
Fair value adjustment to deferred taxes	**(34,645)**	(34,645)	(38,545)
Gross book value	**$ 3,848,191**	$ 3,824,197	$ 3,690,139
Debt to gross book value	**54.5%**	54.6%	56.0%

(1) Below market lease component is included in the carrying value of investment properties.

Other assets are calculated as follows:

	March 31, 2015	December 31, 2014	March 31, 2014
Other assets per Note 5	**$ 129,038**	$ 121,391	$ 122,196
Add back (deduct):			
Tenant incentive accumulated amortization	**39,806**	35,574	32,809
Assets related to derecognized property	**—**	—	(5,708)
Other assets, cost	**$ 168,844**	$ 156,965	$ 149,297

As at March 31, 2015, Crombie is in compliance with all externally imposed capital requirements and all covenants relating to its debt facilities.

22) COMMITMENTS AND CONTINGENCIES

There are various claims and litigation which Crombie is involved with arising out of the ordinary course of business operations. In the opinion of management, any liability that would arise from such contingencies would not have a significant adverse effect on these financial statements.

Crombie has agreed to indemnify its trustees and officers, and particular employees, in accordance with Crombie's policies. Crombie maintains insurance policies that may provide coverage against certain claims.

Crombie has entered into a management cost sharing agreement with a subsidiary of Empire.

Crombie obtains letters of credit to support its obligations with respect to construction work on its investment properties, defeasing investment property debt and satisfying mortgage financing requirements. As at March 31, 2015, Crombie has a total of $979 in outstanding letters of credit related to:

	Three months ended March 31,	
	2015	2014
Construction work being performed on investment properties	**$ 979**	$ 720
Mortgage lender primarily to satisfy defeasance of derecognized property	**—**	1,715
Mortgage lenders primarily to satisfy mortgage financings on redevelopment properties	**—**	1,700
Total outstanding letters of credit	**$ 979**	$ 4,135

Crombie does not believe that any of these standby letters of credit are likely to be drawn upon.

Land leases have varying terms ranging from 10 to 75 years including renewal options. For the three months ended March 31, 2015, Crombie paid $360 in land lease payments to third party landlords (three months ended March 31, 2014 - $309). Crombie's commitments under the land leases are disclosed in Note 14.

As at March 31, 2015, Crombie had signed construction contracts totalling $11,084 of which $7,608 has been paid.

23) SUBSEQUENT EVENTS

(a) On April 1, 2015, Crombie purchased a retail property adjacent to an existing retail property from a subsidiary of Empire. The property, totalling 7,500 square feet, was acquired for $2,333, excluding closing and transaction costs.

(b) On April 20, 2015, Crombie declared distributions of 7.417 cents per unit for the period from April 1, 2015 to and including, April 30, 2015. The distribution will be paid on May 15, 2015, to Unitholders of record as of April 30, 2015.

24) SEGMENT DISCLOSURE

Crombie owns and operates primarily retail and office real estate assets located in Canada. Management, in measuring Crombie's performance or making operating decisions, does not distinguish or group its operations on a geographical or other basis. Accordingly, Crombie has a single reportable segment for disclosure purposes.