Dollar amounts in thousands of Canadian dollars (except as noted)

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PART I

Basis of Presentation

The following Management's Discussion and Analysis (“MD&A”) has been prepared by Management and focuses on key statistics from the condensed consolidated interim financial statements and pertains to known risks and uncertainties. This MD&A should be read in conjunction with material contained in Killam Apartment Real Estate Investment Trust's audited consolidated financial statements for the years ended December 31, 2015, and 2014, which have been prepared in accordance with International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board (“IASB”). These documents, along with Killam’s 2015 Annual Information Form, are available on SEDAR at www.sedar.com.

Effective January 1, 2016, Killam Properties Inc. completed a plan of arrangement (the "Arrangement") to convert to a real estate investment trust, known as Killam Apartment Real Estate Investment Trust ("Killam" or the "Trust"). Under the Arrangement, each outstanding common share of Killam Properties Inc. was exchanged for one unit of the Trust ("Trust Unit"), unless a qualifying shareholder elected to receive exchangeable Class B limited partnership units (“Exchangeable Units”) in Killam Apartment Limited Partnership, a partnership controlled by the Trust in exchange for its common shares. As the Arrangement was effective on January 1, 2016, information presented in this MD&A as at, and for periods prior to or ended December 31, 2015, references Killam Properties Inc. and information provided as at January 1, 2016, and later references Killam Apartment REIT. Therefore, as the context requires, references to Killam, the Trust, we, or us mean, collectively, Killam Properties Inc. and Killam Apartment REIT.

The discussions in this MD&A are based on information available as at August 3, 2016. This MD&A has been reviewed and approved by Management and the Board of Trustees.

Forward-looking Statements

Certain statements in this MD&A constitute “forward-looking statements”. In some cases, forward-looking statements can be identified by the use of words such as "may", "will", "should", "expect", "plan", "anticipate", "believe", "estimate”, "potential", "continue" or the negative of these terms or other comparable terminology, and by discussions of strategies that involve risks and uncertainties. Readers should be aware that these statements are subject to known and unknown risks, uncertainties and other factors that could cause actual results to differ materially from those anticipated or implied, or those suggested by any forward looking statements, including: competition, national and regional economic conditions and the availability of capital to fund further investments in Killam's business. Further information regarding these risks, uncertainties and other factors may be found under the heading "Risk Management" in this MD&A and in Killam's most recent Annual Information Form. Given these uncertainties, readers are cautioned not to place undue reliance on any forward-looking statements contained, or incorporated by reference, in this MD&A.

By their nature, forward-looking statements involve numerous assumptions, inherent risks and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts, projections and various future events may not occur. Although Management believes that the expectations reflected in the forward-looking statements are reasonable, there can be no assurance that future results, levels of activity, performance or achievements will occur as anticipated. Neither Killam nor any other person assumes responsibility for the accuracy and completeness of any forward-looking statement, and no one has any obligation to update or revise any forward-looking statement, whether as a result of new information, future events, circumstances, or such other factors that affect this information, except as required by law. The forward-looking statements in this document are provided for the limited purpose of enabling current and potential investors to evaluate an investment in Killam. Readers are cautioned that such statements may not be appropriate and should not be used for any other purpose.

Dollar amounts in thousands of Canadian dollars (except as noted)

PART II

Financial and Operational Highlights

The following table presents a summary of Killam's key IFRS and non-IFRS financial measures and operational performance:

	Three months ended June 30,			Six months ended June 30,		
Operating Performance (1)	**2016**	2015	% Change	**2016**	2015	% Change
FFO	**$15,133**	$12,912	17.2%	**$26,642**	$21,835	22.0%
FFO per unit/share (diluted)(2)	**$0.23**	$0.21	9.5%	**$0.41**	$0.35	17.1%
AFFO per unit/share (diluted)(3)	**$0.20**	$0.18	11.1%	**$0.36**	$0.30	20.0%
Weighted average number of units/shares outstanding (diluted) (000's)(2)	**73,361**	62,360	17.6%	**71,989**	61,909	16.3%
Distributions/dividends paid per unit/share	**$0.15**	$0.15	—%	**$0.30**	$0.30	—%
AFFO payout ratio (diluted) - rolling twelve months	**81%**	91%	(1,000) bps	**81%**	91%	(1,000) bps
Portfolio Performance						
Total portfolio property revenue	**$43,847**	$41,452	5.8%	**$86,054**	$80,988	6.3%
Total portfolio NOI	**$27,270**	$25,196	8.2%	**$50,700**	$45,851	10.6%
Same property NOI	**$25,117**	$24,206	3.8%	**$47,053**	$44,508	5.7%
Same property NOI margin	**61.8%**	60.6%	120 bps	**58.6%**	56.3%	230 bps
Same property apartment weighted average rental increase (4)	**1.3%**	1.1%	20 bps	**—**	—	—
Same property apartment occupancy	**95.7%**	95.1%	60 bps			

As at	**June 30, 2016**	December 31, 2015	Change
Leverage Ratios			
Total debt to total assets	**54.5%**	55.7%	(120) bps
Weighted average mortgage interest rate	**3.15%**	3.27%	(12) bps
Weighted average years to debt maturity	**4.3**	4.2	0.1 years
Debt service coverage - rolling twelve months	**1.37x**	1.35x	2 bps
Interest coverage - rolling twelve months	**2.48x**	2.34x	14 bps

(1) Funds from operations ("FFO") and adjusted funds from operations ("AFFO") are not defined by IFRS, and do not have standard meanings and may not be comparable with other industries or companies (see "Non-IFRS Financial Measures").

(2) The calculation of weighted average units outstanding for diluted FFO includes the convertible debentures for the three and six months ended June 30, 2016, as they are dilutive, and excludes the convertible debentures for the three and six months ended June 30, 2015, as they are anti-dilutive.

(3) The calculation of weighted average units outstanding for diluted AFFO includes the convertible debentures for the three-month period ended June 30, 2016, as they are dilutive. The calculation for the six-month period ended June 30, 2016, as well as the three-and six-month periods ended June 30, 2015, exclude the convertible debentures as they are anti-dilutive.

(4) Year-over-year, as at June 30.

Summary of Q2-2016 Results and Operations

9.5% Growth in FFO per Unit
Killam generated FFO per unit growth of 9.5%, earning $0.23 in Q2-2016 compared to $0.21 in Q2-2015. The growth was primarily attributable to strong same property NOI, contributions from developments and acquisitions, and interest expense savings. Also contributing to increased FFO in the quarter was the early payout of a headlease for commercial space at Killam's Calgary asset ($0.5 million). These increases were partially offset by a 5.6% increase in the weighted average units outstanding.

Higher Rents and Improved Occupancy Results in Same Property Revenue Growth
Killam continues to generate top-line growth, achieving same property revenue growth of 1.8% in Q2. Increased rents and higher occupancy levels both contributed to improved revenue in the quarter. The Halifax market outperformed for the third quarter in a row, achieving 3.8% same property growth, the highest revenue growth of Killam's core markets. Halifax, representing 36% of Killam's NOI, is a strong rental market, benefiting from economic growth, urbanization and strong demand for rental apartments from an older demographic transitioning from homeownership to apartment rental.

Operating Expense Savings Boost NOI Growth
Killam's same property expenses decreased by 1.3% in Q2, contributing to a 3.8% increase in same property NOI. Lower energy and water expenses, garbage contract savings and a quarter-over-quarter reduction in snow clearing costs, more than offset moderate increases in other operating costs. The reduction in same property expenses in Q2-2016 follows a 5.6% reduction in expenses in Q1-2016. During the first six months of 2016, NOI from Killam's same property portfolio has increased by 5.7%.

$98 Million Equity Raise Completed
Killam completed a $98.0 million equity raise on June 2, 2016, issuing 8,165,000 Trust Units at a price of $12.00 per unit. The net proceeds from the offering were used to redeem $57.5 million of convertible debentures on July 4, 2016, to fund acquisitions and to increase Killam's portfolio of unencumbered assets. The transaction strengthened Killam's balance sheet. Subsequent to the redemption of the convertible debentures, Killam's debt to gross book value was reduced to 53.1%, compared to 55.7% as at December 31, 2015.

$57 Million of Acquisitions Completed
During the second quarter Killam completed $56.6 million of acquisitions, exceeding Management's minimum acquisition target of $50 million for the year. Acquisitions included a 50% interest in the 173-unit Kanata Lakes Apartments III in Ottawa for $31.1 million, the remaining 51% interest in the 246-unit Garden Park Apartments in Halifax for $23.7 million and a 28-unit apartment building in Fredericton for $1.8 million. The Garden Park acquisition was completed without mortgage debt, allowing Killam to increase the value of its unencumbered assets to $47.0 million.

Lower Interest Rates Contributed to Earnings Growth
Killam benefited from lower interest rates on mortgages refinanced in 2015 and during the first half of 2016, contributing to a 5.2% reduction in same property interest expense in the quarter. During Q2-2016, Killam successfully refinanced $42.9 million of maturing apartment mortgages with $58.4 million of new debt at a weighted average interest rate of 2.60%, 180 basis points ("bps") lower than the weighted average interest rate prior to refinancing. Killam's weighted average mortgage interest rate decreased 12 bps to 3.15% as at June 30, 2016, from 3.27% as at December 31, 2015.

Business Overview

Killam Apartment REIT, based in Halifax, NS, is one of Canada's largest residential landlords, owning, operating, managing and developing multi-family residential and manufactured home community ("MHC") properties. Killam's current portfolio includes $1.9 billion in real estate assets. Killam's strategy to maximize its value and long-term profitability includes concentrating on three key areas of growth:

1) increasing the earnings from its existing portfolio,

2) expanding its portfolio and diversifying geographically through accretive acquisitions, with an emphasis on newer properties, and

3) developing high-quality properties in its core markets.

Killam was founded in 2000, based on the recognition of an opportunity to create value through the consolidation of apartments in Atlantic Canada and MHCs across Canada. Killam entered the Ontario apartment market in 2010 and acquired an ownership interest in its first apartment property in Calgary in 2014. Since 2010, Killam has complemented its acquisition program with the construction of apartment buildings, and has completed seven projects to-date and currently has two additional properties under construction.

The apartment business is Killam's largest business segment, accounting for 90% of Killam's NOI for the six months ended June 30, 2016. As at June 30, 2016, Killam's apartment portfolio consisted of 13,882 units, which include 977 units that Killam co-owns 50% through a joint arrangement. Its 178 apartment properties are located predominantly in Atlantic Canada's six largest urban centres (namely Halifax, Moncton, Saint John, Fredericton, St. John's and Charlottetown), Ontario ("ON") and Calgary, Alberta ("AB"). Killam is Atlantic Canada's largest residential landlord, with a 13.6% market share of the multi-family rental units in its core Atlantic markets. Killam plans to expand its presence in Ontario and Western Canada with additional acquisitions and developments.

Killam also owns 35 MHC sites, also known as land-lease communities or trailer parks, located in Ontario and Atlantic Canada. Killam owns the land and infrastructure supporting each community and leases the lots to tenants who own their own homes and pay Killam monthly site rent. The MHC portfolio accounted for 8% of Killam's NOI for the first six months of 2016. Killam also has a portfolio of commercial properties, which accounted for 2% of Killam's NOI for the six months ended June 30, 2016.

Key Performance Indicators ("KPIs")

Management measures Killam's performance based on the following KPIs:

1) FFO per Unit – A standard measure of earnings for real estate entities. Management is focused on growing FFO per unit on an annual basis.

2) Rental Increases – Management expects to achieve increases in average annual rental rates and tracks the average rate increases achieved.

3) Occupancy – Management is focused on maximizing occupancy while also managing the impact of higher rents. This measure is a percentage based on vacancy cost divided by gross potential residential rent (in dollars) of total stabilized properties for the quarter.

4) Same Property NOI Growth – This measure considers Killam's ability to increase the same property NOI, removing the impact of acquisitions, dispositions, developments and other non-same property operating adjustments.

5) Weighted Average Interest Rate of Mortgage Debt and Total Debt – Killam monitors the weighted average cost of its mortgage debt and total debt.

6) Debt to Total Assets – Killam measures its debt levels as a percentage of total assets and works to ensure that the debt to total assets does not exceed 65%. Killam's Declaration of Trust ("DOT") requires total debt as a percentage of total assets to be less than 70%.

7) Weighted Average Years to Maturity – Management monitors the average number of years to maturity on its debt.

8) Interest Coverage Ratio – A common measure of credit risk used by lenders, this measure considers Killam's ability to pay interest on outstanding debt. Generally, the higher the interest coverage ratio, the lower the credit risk.

9) Debt Service Coverage Ratio – A common measure of credit risk used by lenders, this measure considers Killam's ability to pay both interest and principal on outstanding debt. Generally, the higher the debt service coverage ratio, the lower the credit risk.

Non-IFRS Financial Measures

There are measures included in this MD&A that do not have a standardized meaning under IFRS and therefore may not be comparable to similarly titled measures presented by other publicly traded companies. Killam includes these measures as a means of measuring financial performance.

- FFO are calculated by Killam as net income plus depreciation on owner-occupied property, fair value losses, interest expense related to exchangeable units, loss on disposition and REIT conversion costs, less fair value gains, deferred tax recovery, gain on disposition and non-controlling interest. FFO, as per the definition of Killam, are calculated in accordance with the REALpac definition, except for the add-back of REIT conversion costs as noted above. REALpac does not address this specific type of adjustment.
- AFFO are calculated by Killam as FFO less the industry standard of $450 per apartment unit for “maintenance” versus "NOI enhancing" related capital costs and $100 per MHC site, although the MHC industry does not have a standard amount for “maintenance” related capital costs.
- Same property results in relation to Killam are revenues and property operating expenses for stabilized properties Killam has owned for equivalent periods in 2016 and 2015 (97% of the portfolio based on the June 30, 2016, unit count).
- Interest coverage is calculated by dividing earnings before interest, tax, depreciation, gain or loss on disposition and fair value adjustments by interest expense adjusted for interest expense related to exchangeable units.
- Debt service coverage is calculated by dividing the earnings before interest, tax, depreciation, gain or loss on disposition and fair value adjustments by interest expense adjusted for interest expense related to exchangeable units and principal mortgage repayments.

2016 Outlook

NOI Growth from Same Property Portfolio
Management expects to generate positive same property NOI growth during the remainder of 2016, however, not to the extent achieved during the first half of the year. Revenue growth is expected from a combination of increased rental rates, stable occupancy and modest expense growth. Economic growth in Atlantic Canada, aging demographics and a decline in the number of Atlantic Canadians moving west are all expected to support strong demand for apartment rental in Atlantic Canada and enable rate rental growth. Strong fundamentals in Ontario should also contribute to revenue growth. Through the completion of on-going energy and water conservation initiatives, combined with operational efficiencies, Management expects to achieve positive NOI growth of up to 2% during the remainder of 2016. Combined with the 5.7% growth generated during the first six months of 2016, Management anticipates achieving NOI growth of 2%-4% for the year.

Strengthened Balance Sheet
The redemption of $57.5 million in convertible debentures on July 4, 2016, resulted in a marked improvement in Killam's total leverage, which will be reflected in the third quarter. In addition, following the recent increase in unencumbered assets with the acquisition of the remaining interest in Garden Park Apartments in Halifax, Management has established a new acquisition line of credit, increasing its line from $2 million to $30 million. This new line increases Killam's acquisition capacity and provides increased flexibility.

Strong Fundamentals in Halifax
Large economic projects are driving economic and population growth in Halifax. In its Winter 2016 Metropolitan Outlook, the Conference Board of Canada identified Halifax as one of the fastest growing economies in Canada for 2016, with 2.9% Gross Domestic Product ("GDP") growth expected. The $25 billion, 25-year shipbuilding contract in Halifax started in September 2015 and should be a substantial contributor to both employment and GDP growth. Large construction projects in Atlantic Canada and increased non-energy exports, including seafood, food and forestry products, are also forecasted to contribute to the region's GDP growth. This improved economic outlook for Atlantic Canada is expected to lead to strong apartment fundamentals in the region, where approximately 80% of Killam’s NOI is generated. A forecasted increase in immigration to Atlantic Canada should also support stronger demand for rental units.

Developments are an Important Component of Growth
Based on the relatively low yields available from acquisitions and the higher returns achievable from development, Management is actively developing apartment properties. Targeting a yield on development of 5.5% to 6.0% and an anticipated cap-rate value on completion of 4.5% to 5.0%, Management expects developments to be accretive and create unitholder value. Two developments are currently underway, with the 70-unit Southport development expected to be completed in August 2016. Management expects to begin a 93-unit development in Cambridge, Ontario, during Q3-2016. Killam owns development land for approximately 1,100 additional apartment units. See further discussion on land held for future development in the “Investment Properties” section of the MD&A.

Interest Savings
Killam has approximately $63 million of apartment mortgages maturing during the remainder of 2016 having a weighted average interest rate of 3.88%. Based on current bond yields for 5-year and 10-year debt, and an expectation of yields remaining low in the near-term, Management expects to refinance its maturing mortgages at lower interest rates, creating interest expense savings. Management also expects to upfinance approximately $25 million from maturing mortgages in 2016 ($62.5 million remaining) using a combination of 5-year and 10-year debt. Assuming an average interest rate of 2.2% on refinancings, Killam could generate annualized interest savings of up to $0.4 million.

Reduced Natural Gas Costs in Nova Scotia Expected
Having absorbed significant increases in natural gas prices in Atlantic Canada during 2013 and 2014, Killam has experienced more stable pricing in 2015 and the first half of 2016, especially in New Brunswick. Natural gas costs remained high in Nova Scotia during the first half of 2016 due to fixed price contracts put in place by the Trust's natural gas distributor, Heritage Gas, during 2015. Based on indications from Heritage Gas, Management expects natural gas prices in Nova Scotia to be lower for the winter of 2016-2017. In addition, Heritage Gas has reduced the distribution rate on one of its rate classes effective April 2016 to improve its pricing versus alternative energy sources. Killam is benefiting from this price change, which impacts approximately 30% of its apartment units heated with natural gas in Nova Scotia. In addition, ongoing investments in energy efficiencies should reduce natural gas consumption, ideally providing opportunities for savings.

Looking out longer-term, projects are underway to alleviate the capacity constraints that have led to increased volatility in natural gas costs in the Northeastern US, New Brunswick and Nova Scotia, including pipeline capacity and expansion projects in New England. Spectra Energy has proposed three pipeline projects, which are expected to lead to more stable and affordable gas prices in the future. These projects include the Algonquin Incremental Market Project, the Atlantic Bridge Project and Access Northeast. All three projects are projected to be completed by 2018. In Nova Scotia, AltaGas (Heritage Gas' parent) has received government approval to build a natural gas storage facility. Drilling of three natural gas storage wells located 60 kilometers from Halifax began in August 2014 and will be ready for gas storage in 2018-2019. Timing for the completion of these various projects varies from Q4-2016 to 2019.

Dollar amounts in thousands of Canadian dollars (except as noted)

Portfolio Summary

The following table summarizes Killam's apartment, MHC and commercial portfolio by market as at June 30, 2016:

Apartment Portfolio				
	Units (1)	Number of Properties	NOI ($) (2)	NOI (2) (% of Total)
Nova Scotia				
Halifax	5,090	58	$18,059	35.6%
Sydney	139	2	$620	1.2%
	5,229	60	$18,679	36.8%
New Brunswick				
Moncton	1,629	31	$4,067	8.0%
Fredericton	1,422	21	$4,153	8.2%
Saint John	1,202	14	$2,445	4.8%
Miramichi	96	1	$272	0.5%
	4,349	67	$10,937	21.6%
Ontario (3)				
Ottawa	953	10	$2,128	4.2%
London	264	2	$1,810	3.6%
Toronto	378	2	$1,629	3.2%
Cambridge	347	3	$2,048	4.0%
	1,942	17	$7,615	15.0%
Newfoundland & Labrador				
St. John's	915	12	$3,510	6.9%
Grand Falls	148	2	$379	0.7%
	1,063	14	$3,889	7.7%
Prince Edward Island				
Charlottetown	906	17	$2,883	5.7%
Summerside	86	2	$243	0.5%
	992	19	$3,126	6.2%
Alberta (3)				
Calgary	307	1	$1,374	2.7%
Total Apartments	**13,882**	**178**	**$45,620**	**90.0%**

Manufactured Home Community Portfolio				
	Sites	Number of Communities	NOI ($) (2)	NOI (2) (% of Total)
Nova Scotia	2,626	16	$2,160	4.3%
Ontario	2,145	16	$1,690	3.3%
New Brunswick	224	1	$—	—%
Newfoundland & Labrador	170	2	$158	0.3%
	5,165	**35**	**$4,008**	**7.9%**

Commercial Portfolio				
	Square Footage	Number of Properties	NOI ($) (2)	NOI (2) (% of Total)
Halifax, NS	248,000	4	$1,072	2.1%
Total Portfolio			**$50,700**	**100%**

(1) Unit count includes properties held through Killam's joint arrangements.

(2) For the six months ended June 30, 2016.

(3) Killam owns and manages four buildings located in Ontario and one building in Alberta through a joint arrangement, with Killam having a 50% ownership interest in all five properties. Killam's ownership interest represents 489 of the 977 units in these properties.

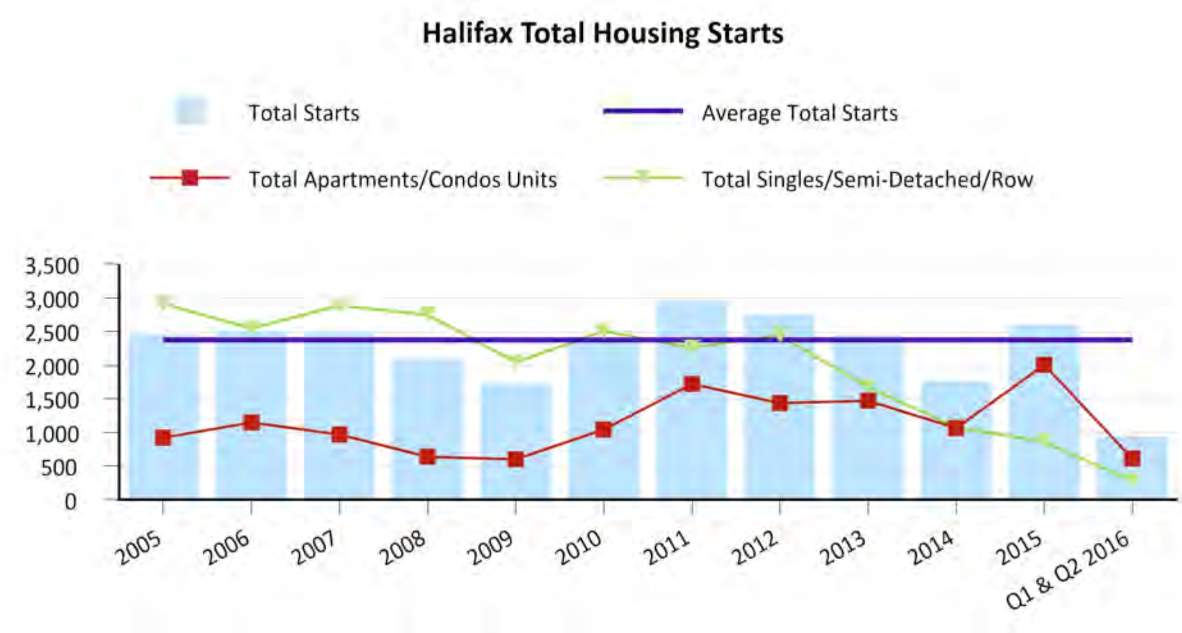
Core Market Update

Halifax

36% of Killam's total NOI is earned in Halifax from its apartment portfolio. The city's rental unit base is 45,714 units, accounting for 47.4% of the total rental universe in Atlantic Canada as measured by Canadian Mortgage and Housing Corporation ("CMHC"). Halifax is the largest city in the region and home to 17% of Atlantic Canadians. It is the region's economic hub, producing 56% of Nova Scotia's total GDP and home to 44% of the province's population. The city attracts a diverse population base, both from rural areas of Nova Scotia, other regions in Atlantic Canada, and internationally. With six degree-granting universities and three large community college campuses, Halifax is home to approximately 35,000 students per year, including 4,000 international students. Halifax's employment base is well diversified, with jobs focused around public service, health care, education and, retail and wholesale trade among the largest sectors. Halifax is home to the largest Canadian Forces Base by number of personnel in Canada and the Department of National Defence is the largest employer in the city.

Halifax has experienced improved occupancy and rental growth, attributable to economic and population growth in the city, and increasing demand from the baby boomer generation shifting away from home ownership into apartment living. Intraprovincial migration and international migration have also contributed to increased demand for apartments in the city. Increased numbers of rental units are being built to absorb this demand. The majority of the new rental supply introduced into the market in recent years caters to this demographic, with spacious units of 1,200 square feet ("SF") or more, and monthly rents of $1,300 and higher.

The following graph summarizes the total number of starts in Halifax for all housing types from 2006 to 2015, as reported by CMHC. During the last ten years, the annual total housing starts averaged 2,400 units per year. As the graph highlights, a decrease in single family starts is being offset by an increase in multi-family starts, resulting in relatively stable levels of total housing starts and apartment occupancy. This trend continues in 2016 with 611 apartment and condo unit starts during the first half of 2016 compared to only 328 single family, semi-detached and row housing starts during the same period, as per CMHC's Starts and Completions Survey. This compares with 1,143 apartment starts and 231 housing starts during the first half of 2015.



Source: CMHC

Despite an increased rental inventory, units are being absorbed by strong demand in the city, as noted above. CMHC's Fall Rental Market Outlook reported Halifax's vacancy to be 3.4% in October 2015, down from 3.8% in October 2014. In its Spring 2016 Housing Market Outlook for Halifax, CMHC forecasts vacancy to decline to 3.2% in 2016 (October 2016) before increasing to 3.6% in 2017.

Management expects population growth in Halifax to increase due to local large-scale projects that should drive employment opportunities. Irving Shipyard's $25 billion shipbuilding contract should have positive long-term implications for Halifax and Atlantic Canada. The contract is expected to generate over 1,500 direct jobs, and over 3,400 direct and indirect jobs in Nova Scotia. Investment in offshore energy in Nova Scotia also has the potential to contribute to future growth for both Halifax and Nova Scotia with $2 billion in exploration commitments awarded in recent years. Large construction projects in the city, and the province, will also contribute to Halifax's economic growth.

With a diversified asset base of 5,100 centrally located apartment units in Halifax and 1,100 MHC sites in and around the city, Killam should benefit from increased demand for housing that will come from population and economic growth, and a growing base of aging homeowners transitioning to apartment rental.

New Brunswick
22% of Killam's NOI is currently generated in New Brunswick, split between the province's three major urban centres; Fredericton, Moncton and Saint John. Fredericton is the provincial capital and home to the province's largest university. Moncton is the largest city and is a transportation and distribution hub for Atlantic Canada. Moncton has experienced strong population growth in recent years driven by urbanization from French communities in Northern New Brunswick. The Saint John market, representing 5% of Killam's NOI, is focused on industry and energy. After strong energy investments in the city in the mid-2000s, the city had seen a reduction in economic projects over recent years. However, new investments have started in the forestry sector, and the Energy East Pipeline proposal to bring oil from Western Canada to refineries in Quebec and New Brunswick has potential to generate future economic growth for the city and the province.

Following an increase in vacancy in New Brunswick in recent years, due partly to higher levels of new construction, CMHC reports vacancy rates are coming down with fewer new rental projects being introduced into the market. CMHC reported that during 2014 and 2015, there were 573 and 355 new rental apartment unit starts in the province, a marked reduction from the 876 and 812 new rental unit starts during 2012 and 2013. New rental apartment starts remain low in 2016, with CMHC reporting only 72 new apartment starts in the province during the first half of the year.

CMHC reported improved occupancy in all three cities in New Brunswick in its Fall 2015 Rental Market Report, and is expecting occupancy levels to continue to improve in all three markets, driven primarily by intraprovincial and international migration, and increasing demand from retiring baby boomers. Moncton is expected to see the most improvement in occupancy with CMHC forecasting 6.0% vacancy in 2017, a 140 bps improvement from 2015.

Newfoundland and Labrador
8% of Killam's apartment NOI is generated in St. John's. After undergoing a transformation over the last ten years following significant offshore investments, the city is now adjusting to the impact of lower oil prices. After maintaining very high occupancy and record high rental rate growth in the St. John's portfolio for most of the last eight years, Killam is experiencing softer revenue growth in 2016. CMHC is anticipating an increase in vacancy in St. John's due to the economic weakness of the province and is forecasting a 30 basis increase in vacancy to 5.0% in 2016, moving to 5.5% in 2017.

Prince Edward Island
Killam has a 18% market share in Charlottetown, the capital and economic center of Prince Edward Island. The Charlottetown market represents 6% of Killam's total NOI. The Prince Edward Island economy continues to realize GDP growth following increases in merchandise exports since 2013. Demographics and international immigration are driving strong demand for rental units. CMHC forecasts occupancy levels improving 60 bps in October 2016 to 96.4% compared to 95.8% in October 2015. CMHC's 2017 vacancy forecast is 3.8%.

Ontario
Killam's Ontario apartment portfolio represents 15% of apartment NOI. The Ontario rental market is stable with CMHC reporting a 3.0% increase in average rents in 2015 for the total Ontario rental market, and vacancy of 2.2% in its Fall Rental Market Report. CMHC forecasts stable vacancy in Ontario of 2.2% in 2016 as well and improves to 2.1% in 2017.

Alberta
3% of Killam's apartment NOI is earned in Alberta. Killam's investment in Western Canada is limited to a 50% interest in both an apartment building and land for development in Calgary. The Alberta rental market has softened as migration has slowed due to rising unemployment following lower oil prices. CMHC reported a vacancy rate of 5.3% in October 2015 in Calgary, up from 1.4% a year earlier, and is forecasting vacancy of 7.0% in 2016 and 5.5% in 2017. Vacancy levels in downtown Calgary, where Killam's apartment building is located, are higher than the average for Calgary due to layoffs of office workers in the energy sector over the last 18 months. Office vacancies have also spiked, with vacancy exceeding 20% following the fallout of low oil prices. Killam experienced increased vacancy in its downtown Calgary asset throughout 2015 however, has seen occupancy levels improve during the second quarter following a reduction in rental rates.

Dollar amounts in thousands of Canadian dollars (except as noted)

PART III

Q2-2016 Financial Overview
Consolidated Results

For the three months ended June 30,

	Total Portfolio			Same Property			Non-Same Property		
	2016	2015	% Change	**2016**	2015	% Change	**2016**	2015	% Change
Property revenue	**$43,847**	$41,452	5.8%	**$40,648**	$39,940	1.8%	**$3,199**	$1,512	111.6%
Property operating expenses									
Operating expenses	**6,866**	6,681	2.8%	**6,403**	6,525	(1.9)%	**463**	156	196.8%
Utility and fuel expenses	**4,630**	4,666	(0.8)%	**4,427**	4,520	(2.1)%	**203**	146	39.0%
Property taxes	**5,081**	4,909	3.5%	**4,701**	4,689	0.3%	**380**	220	72.7%
Total operating expenses	**$16,577**	$16,256	2.0%	**$15,531**	$15,734	(1.3)%	**$1,046**	$522	100.4%
NOI	**$27,270**	$25,196	8.2%	**$25,117**	$24,206	3.8%	**$2,153**	$990	117.5%
Operating margin %	**62.2%**	60.8%	140 bps	**61.8%**	60.6%	120 bps	**67.3%**	65.5%	180 bps

For the six months ended June 30,

	Total Portfolio			Same Property			Non-Same Property		
	2016	2015	% Change	**2016**	2015	% Change	**2016**	2015	% Change
Property revenue	**$86,054**	$80,988	6.3%	**$80,319**	$79,032	1.6%	**$5,735**	$1,956	193.2%
Property operating expenses									
Operating expenses	**13,913**	13,413	3.7%	**13,001**	13,235	(1.8)%	**912**	178	412.4%
Utilities	**11,340**	12,118	(6.4)%	**10,888**	11,939	(8.8)%	**452**	179	152.5%
Property taxes	**10,101**	9,606	5.2%	**9,377**	9,350	0.3%	**724**	256	182.8%
Total operating expenses	**$35,354**	$35,137	0.6%	**$33,266**	$34,524	(3.6)%	**$2,088**	$613	240.6%
NOI	**$50,700**	$45,851	10.6%	**$47,053**	$44,508	5.7%	**$3,647**	$1,343	171.6%
Operating margin %	**58.9%**	56.6%	230 bps	**58.6%**	56.3%	230 bps	**63.6%**	68.7%	(510) bps

Total property revenue for the three and six months ended June 30, 2016, was $43.8 million and $86.1 million, a 5.8% and 6.3% increase in revenue over the same periods in 2015. The growth was generated through acquisitions, completed developments and a 1.8% increase in same property revenue.

Killam's total property expenses increased by 2.0% and 0.6% for the three and six months ended June 30, 2016, compared to 2015, as a result of expenses associated with newly acquired properties and completed developments. Despite the increase in property expenses, the operating margin for the quarter and year-to-date increased 140 bps and 230 bps respectively, as a result of lower utility and fuel expenses, higher margins on recently completed developments, and newly acquired properties outside of Atlantic Canada with lower property operating expenses.

Same property NOI reflects 206 stabilized properties that Killam has owned for equivalent periods in 2016 and 2015. The same property analysis includes 97.3% of Killam's portfolio. The same property portfolio realized net revenue growth of 1.8% and 1.6% for the three and six months ended June 30, 2016. Operational efficiencies combined with the milder winter in 2016 allowed for a 1.3% and 3.6% savings in total operating expenses during the same three and six month periods. Combining net revenue growth and savings in property expenses, same property NOI grew by 3.8% and 5.7%. These variances are discussed in more detail in the Apartment and MHC sections of the MD&A.

Non-same property NOI consists of properties acquired in 2016, development projects completed in 2016, and other non-stabilized properties and adjustments to normalize for non-operational revenue or expense items.

Dollar amounts in thousands of Canadian dollars (except as noted)

Apartment Results

For the three months ended June 30,

	Total			Same Property			Non-Same Property		
	2016	2015	% Change	**2016**	2015	% Change	**2016**	2015	% Change
Property revenue	**$38,850**	$36,736	5.8%	**$36,889**	$36,258	1.7%	**$1,961**	$478	310.3%
Property operating expenses									
Operating expenses	**5,697**	5,602	1.7%	**5,567**	5,637	(1.2)%	**130**	(35)	(471.4)%
Utilities	**4,165**	4,205	(1.0)%	**4,100**	4,170	(1.7)%	**65**	35	85.7%
Property taxes	**4,706**	4,583	2.7%	**4,553**	4,538	0.3%	**153**	45	240.0%
Total operating expenses	**$14,568**	$14,390	1.2%	**$14,220**	$14,345	(0.9)%	**$348**	$45	673.3%
NOI	**$24,282**	$22,346	8.7%	**$22,669**	$21,913	3.5%	**$1,613**	$433	272.5%
Operating margin %	**62.5%**	60.8%	170 bps	**61.5%**	60.4%	110 bps	**82.3%**	90.6%	(830) bps

For the six months ended June 30,

	Total			Same Property			Non-Same Property		
	2016	2015	% Change	**2016**	2015	% Change	**2016**	2015	% Change
Property revenue	**$77,013**	$73,360	5.0%	**$73,713**	$72,569	1.6%	**$3,300**	$791	317.2%
Property operating expenses									
Operating expenses	**11,644**	11,528	1.0%	**11,369**	11,559	(1.6)%	**275**	(31)	(987.1)%
Utilities	**10,364**	11,303	(8.3)%	**10,220**	11,248	(9.1)%	**144**	55	161.8%
Property taxes	**9,385**	9,090	3.2%	**9,077**	9,044	0.4%	**308**	46	569.6%
Total operating expenses	**$31,393**	$31,921	(1.7)%	**$30,666**	$31,851	(3.7)%	**$727**	$70	938.6%
NOI	**$45,620**	$41,439	10.1%	**$43,047**	$40,718	5.7%	**$2,573**	$721	256.9%
Operating margin %	**59.2%**	56.5%	270 bps	**58.4%**	56.1%	230 bps	**78.0%**	91.2%	(1,320) bps

Apartment Revenue

Total apartment revenue for the three and six months ended June 30, 2016, was $38.9 million and $77.0 million, a 5.8% and 5.0% increase in revenue over the same periods of 2015. This growth was attributable to acquisitions and completed developments, growth in rental rates and increased occupancy. As well, there was a one-time revenue payment of $0.5 million relating to an early pay-out of a commercial head lease at Killam's Calgary property.

Same property apartment revenue increased 1.7% and 1.6% for the three and six months ended June 30, 2016, due to a 1.3% increase in rental rates, a decline in rental incentives, and a 60 bps improvement in occupancy for the quarter and year to date.

Dollar amounts in thousands of Canadian dollars (except as noted)

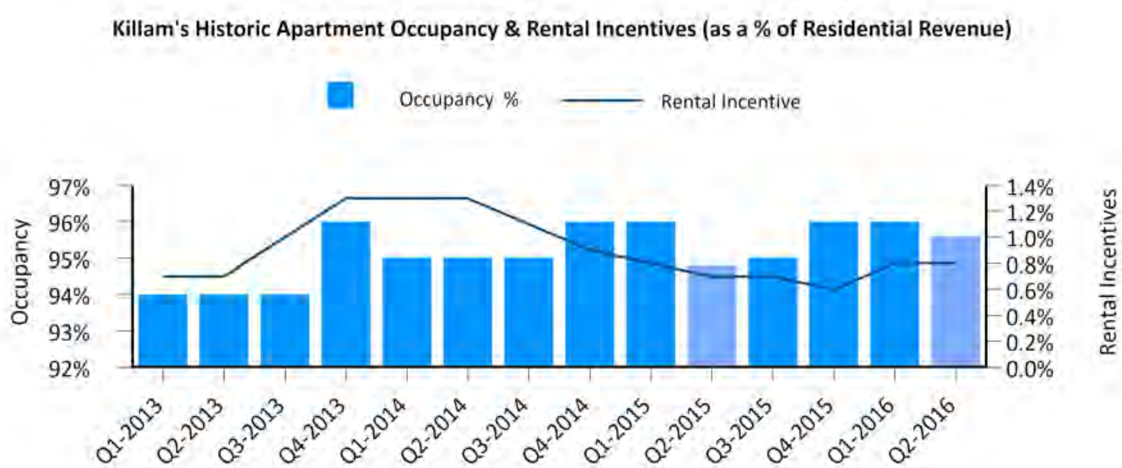
Apartment Occupancy Analysis by Core Market

(% of Residential Rent)[1]

		Total Occupancy			Same Property Occupancy		
Three months ended June 30,	# of Units	**2016**	2015	Change (bps)	**2016**	2015	Change (bps)
Halifax, NS	5,090	**95.7%**	94.5%	120	**95.8%**	94.5%	130
Moncton, NB	1,629	**95.1%**	96.0%	(90)	**95.3%**	96.2%	(90)
Fredericton, NB	1,422	**94.6%**	93.3%	130	**94.6%**	93.3%	130
Saint John, NB	1,202	**92.0%**	93.6%	(160)	**92.7%**	93.6%	(90)
St. John's, NL	915	**94.8%**	94.0%	80	**95.7%**	96.3%	(60)
Charlottetown, PE	906	**98.4%**	97.6%	80	**98.3%**	97.6%	70
Ontario	1,942	**97.7%**	95.0%	270	**97.3%**	95.9%	140
Alberta	307	**84.9%**	94.9%	(1,000)	**84.9%**	94.9%	(1,000)
Other Atlantic	469	**98.2%**	97.6%	60	**98.8%**	98.8%	—
Total Apartments (weighted average)	13,882	**95.6%**	94.8%	80	**95.7%**	95.1%	60

(1) Occupancy as a percentage of residential rent is calculated based on vacancy (in dollars) divided by gross potential residential rent (in dollars) for the quarter.

Killam's apartment occupancy, as a % of units occupied, was 96.2% as at June 30, 2016, a 90 bps increase from 95.3% as at June 30, 2015.



Average Rent Analysis by Core Market

As at June 30,

		Average Rent			Same Property Average Rent		
	# of Units	**2016**	2015	% Change	**2016**	2015	% Change
Halifax, NS	5,090	**$972**	$952	2.1%	**$973**	$952	2.2%
Moncton, NB	1,629	**$836**	$829	0.8%	**$836**	$829	0.8%
Fredericton, NB	1,422	**$902**	$896	0.7%	**$904**	$896	0.9%
Saint John, NB	1,202	**$788**	$776	1.5%	**$766**	$753	1.7%
St. John's, NL	915	**$955**	$940	1.6%	**$905**	$887	2.0%
Charlottetown, PE	906	**$902**	$891	1.2%	**$902**	$891	1.2%
Ontario	1,942	**$1,368**	$1,288	6.2%	**$1,299**	$1,276	1.8%
Alberta	307	**$1,232**	$1,391	(11.4)%	**$1,232**	$1,391	(11.4)%
Other Atlantic	469	**$845**	$822	2.8%	**$845**	$822	2.8%
Total Apartments (weighted average)	13,882	**$984**	$960	2.5%	**$964**	$952	1.3%

Dollar amounts in thousands of Canadian dollars (except as noted)

As shown in the preceding table, the weighted average monthly rent for Killam's apartment portfolio was $984 as at June 30, 2016, up 2.5% from $960 as at June 30, 2015. This increase includes the impact of higher rental rates associated with recently completed developments and acquisitions. Killam's same property apartment portfolio realized a 1.3% increase in average rents quarter-over-quarter. Refer to page 15 for same property revenue, expense and NOI detail by region.

Apartment Expenses

Total apartment expenses for the three and six months ended June 30, 2016, were $14.6 million and $31.4 million, resulting in a 1.2% increase for the quarter and 1.7% savings year-to-date. The expense increase in the quarter is attributable to acquisitions and completed developments. Mitigating the increased costs are lower year-over-year fuel and contract service costs. Killam realized a 170 bps and 270 bps improvement in its apartment operating margin for the quarter and year to date as a result of a mild winter season, lower fuel pricing and consumption, operational efficiencies and the development and acquisition of newer and more efficient buildings.

Total same property expenses for the three and six months ended June 30, 2016, were $14.2 million and $30.7 million, a 0.9% and 3.7% decrease over the same periods of 2015. The lower total property operating costs during the quarter and year to date was due primarily to lower heating oil and natural gas consumption and pricing, the ability to minimize property operating costs, improved operating efficiencies and only a modest increase in overall property taxes.

Utility and Fuel Expenses - Same Property

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
Natural gas	**$1,090**	$1,107	(1.5%)	**$3,481**	$4,151	(16.1%)
Electricity	**1,564**	1,540	1.6%	**3,737**	3,830	(2.4%)
Water	**1,195**	1,215	(1.6%)	**2,362**	2,393	(1.3%)
Oil	**242**	298	(18.8%)	**622**	852	(27.0%)
Other	**9**	10	(10.0%)	**18**	22	(18.2%)
Total utility and fuel expenses	**$4,100**	$4,170	(1.7%)	**$10,220**	$11,248	(9.1%)

Utility and fuel expenses accounted for approximately 29% of Killam's total apartment same property operating expenses in Q2-2016 and 33% year-to-date. Total utility and fuel expenses were 1.7% and 9.1% lower compared to the same three and six-month periods in 2015 due to warmer weather, lower commodity costs and investments in efficiencies. Killam's apartment properties are heated with a combination of natural gas (56%), electricity (35%), oil (8%) and steam (1%). Electricity costs at the unit level are typically paid directly by tenants, reducing Killam's exposure to the majority of the 4,600 units heated with electricity. Killam is primarily exposed to the electricity costs associated with common areas. Fuel costs associated with natural gas or oil-fired heating plants are paid by Killam.

Killam's same property natural gas costs decreased by 1.5% compared to Q2-2015 and 16.1% year-to-date. The decrease in Q2-2016 was attributable to lower commodity charges in Ontario, which offset higher rates in New Brunswick and Nova Scotia quarter-over-quarter.

Heating oil costs decreased by 18.8% in Q2-2016 compared to Q2-2015 due to the significant and sustained decline in world oil prices. Electricity costs were up slightly by 1.6% for the quarter but down 2.4% for the first six months of the year due to milder weather, energy efficiencies and a reduction in the inclusion of unit electricity as a rental incentive. Killam prefers not to include electricity in rental rates and rents are typically increased to offset this additional expense; however, in competitive markets some landlords include electricity in the rental rates. Killam will do the same if the market conditions dictate.

Despite higher rates, water expense for same properties decreased by 1.6% and 1.3% for the three and six months ended June 30, 2016, due to various water consumption initiatives, including the installation of low-flow toilets and showerheads.

Dollar amounts in thousands of Canadian dollars (except as noted)

Apartment Same Property NOI by Region

Three months ended June 30,

	Property Revenue			Property Expenses			Net Operating Income		
	2016	2015	% Change	**2016**	2015	% Change	**2016**	2015	% Change
Halifax	**$14,633**	$14,100	3.8%	**($5,257)**	($5,366)	(2.0)%	**$9,376**	$8,734	7.4%
Ontario	**5,530**	5,470	1.1%	**(2,057)**	(1,966)	4.6%	**3,473**	3,504	(0.9)%
Moncton	**4,257**	4,265	(0.2)%	**(1,963)**	(1,999)	(1.8)%	**2,294**	2,266	1.2%
Fredericton	**3,688**	3,616	2.0%	**(1,512)**	(1,521)	(0.6)%	**2,176**	2,095	3.9%
St. John's	**2,473**	2,445	1.1%	**(789)**	(734)	7.5%	**1,684**	1,711	(1.6)%
Charlottetown	**2,629**	2,568	2.4%	**(1,001)**	(1,031)	(2.9)%	**1,628**	1,537	5.9%
Saint John	**2,483**	2,495	(0.5)%	**(1,227)**	(1,325)	(7.4)%	**1,256**	1,170	7.4%
Alberta	**666**	802	(17.0)%	**(223)**	(206)	8.3%	**443**	596	(25.7)%
Other Atlantic locations	**530**	497	6.6%	**(191)**	(197)	(3.0)%	**339**	300	13.0%
	$36,889	$36,258	1.7%	**($14,220)**	($14,345)	(0.9)%	**$22,669**	$21,913	3.5%

Six months ended June 30,

	Property Revenue			Property Expenses			Net Operating Income		
	2016	2015	% Change	**2016**	2015	% Change	**2016**	2015	% Change
Halifax	**$29,290**	$28,302	3.5%	**($11,612)**	($11,981)	(3.1)%	**$17,678**	$16,321	8.3%
Ontario	**11,040**	10,908	1.2%	**(4,294)**	(4,245)	1.2%	**6,746**	6,663	1.2%
Moncton	**8,452**	8,478	(0.3)%	**(4,115)**	(4,333)	(5.0)%	**4,337**	4,145	4.6%
Fredericton	**7,389**	7,268	1.7%	**(3,234)**	(3,499)	(7.6)%	**4,155**	3,769	10.2%
St. John's	**4,934**	4,892	0.9%	**(1,648)**	(1,584)	4.0%	**3,286**	3,308	(0.7)%
Charlottetown	**5,244**	5,111	2.6%	**(2,119)**	(2,295)	(7.7)%	**3,125**	2,816	11.0%
Saint John	**4,984**	4,967	0.3%	**(2,779)**	(3,032)	(8.3)%	**2,205**	1,935	14.0%
Alberta	**1,326**	1,644	(19.3)%	**(435)**	(435)	—%	**891**	1,209	(26.3)%
Other Atlantic locations	**1,054**	999	5.5%	**(430)**	(447)	(3.8)%	**624**	552	13.0%
	$73,713	$72,569	1.6%	**($30,666)**	($31,851)	(3.7)%	**$43,047**	$40,718	5.7%

As shown above, Killam generated positive NOI growth in the majority of its core markets in Q2-2016, with the exception of St. John's, Ontario and Alberta. Overall Killam generated apartment same property portfolio growth of 3.5% for Q2-2016 as well as year-to-date NOI growth of 5.7%. Rental rate increases, lower natural gas and heating oil costs and operational efficiencies contributed to the NOI growth for both the three and six months ended June 30, 2016.

Halifax

Halifax is Killam's largest rental market, representing 41% of apartment same property NOI for the six months ended June 30, 2016. Overall, the Halifax same property apartment portfolio achieved 3.8% and 3.5% revenue growth for the three and six months ended June 30, 2016. Occupancy was up 130 bps with the Halifax apartment portfolio achieving 95.8% occupancy in Q2-2016, compared to 94.5% in Q2-2015. Average rent for the Halifax same property portfolio was up 2.2% in Q2-2016 to $973.

Total operating expenses decreased by 2.0% and 3.1% for the three and six months ended June 30, 2016. Increases in property taxes and insurance premiums were offset by lower utility and fuel costs and savings in garbage removal expense from recent contract negotiations. A milder spring than last year resulted in lower heating oil and natural gas consumption and lower snow removal costs than Q2-2015. As well, lower oil prices and reduced energy consumption resulting from various energy efficiency projects also contributed to the utility and fuel savings. Overall, Halifax achieved 7.4% and 8.3% NOI growth for the three and six months ended June 30, 2016.

New Brunswick

Killam's three core markets in New Brunswick generated 25% of Killam's apartment same property NOI for the six months ended June 30, 2016, and in aggregate achieved 0.5% revenue growth for both the three and six months ended June 30, 2016. Fredericton achieved the strongest revenue growth, up 2.0% for Q2-2016 and 1.7% year-to-date, attributable primarily to a reduction in rental incentives while still achieving an increase in average rents of 0.7%. Moncton's 0.2% and 0.3% decline in revenue for the three and six months ended June 30, 2016, was driven by lower commercial occupancy and a 90 bps and 70 bps decline in residential occupancy. These decreases were partially offset by rental rate growth of 0.8% and a reduction in rental incentive offerings. Saint John recorded a 0.5% decrease in property revenue due to a 90 bps decrease in occupancy for the quarter, however, realized a 0.3% net revenue increase year-to-date mainly due to 1.7% growth in rental rates.

The NB portfolio realized 2.9% and 6.8% savings in total operating expenses for the three and six months ended June 30, 2016. Utility and fuel costs were flat during Q2-2016 but significant savings were realized in the winter months as a result of lower natural gas pricing and a milder winter and spring in 2016 compared to 2015. The NB portfolio also recorded a 3.1% and 6.3% decrease in property tax expense for the three and six months ended June 30, 2016, following successful tax assessment appeals in all three regions. Despite increases in insurance premiums, savings were also realized in property operating expenses due to lower snow removal costs and operational efficiencies implemented throughout the regions. Overall, NOI from Killam's NB portfolio increased by 3.5% and 8.6% for the quarter and year to date.

Ontario

Killam's Ontario portfolio generated 16% of Killam's apartment same property NOI for the six months ended June 30, 2016. The same property Ontario portfolio achieved 1.1% and 1.2% revenue growth for the three and six months ended June 30, 2016, realized from increased rents of 1.8% from June 2015 and increased occupancy for the quarter and year to date. The Ontario same property portfolio recorded occupancy of 97.3% for Q2-2016 compared to 95.9% occupancy in Q2-2015. Same property revenue growth was partially offset by a reduction in parking revenue at one of Killam's properties with the expiry of a rental guarantee in June 2015. Excluding the decline in parking revenue, total same property revenue increased by 1.7% and 1.9% for the three and six months ended June 30, 2016.

Total operating expenses increased by 4.6% quarter-over-quarter due to an increase in property tax assessments and timing of contract service work. Partially offset by utility and fuel cost savings from Q1-2016, the year-to-date total operating expenses only increased by 1.2%. Overall, Killam's Ontario portfolio recorded a 0.9% decline in NOI for Q2-2016 but 1.2% increase in NOI year-to-date. Management expects to generate positive same property NOI in Ontario in 2016.

Newfoundland and Labrador

Killam's St. John's portfolio generated 8% of Killam's apartment same property NOI year-to-date in 2016. The portfolio achieved a 1.6% increase in rental rates partially offset by a 60 bps decline in occupancy in Q2-2016 compared to Q2-2015. Same property revenue for the St. John's portfolio increased by 1.1% and 0.9% for the three and six months ended June 30, 2016.

Total same property operating expenses realized an increase of 7.5% for Q2-2016 and 4.0% year-to-date. Although utilities costs were relatively flat for the first six months of 2016, operating cost increases were driven by higher insurance premiums and property tax increases of 18.8% as a result of higher tax assessments. These tax assessments are completed in a 3-year cycle for the region that was effective January 1, 2016. Overall, NOI for St. John's same property portfolio declined by 1.6% and 0.7% NOI for the three and six months ended June 30, 2016.

Prince Edward Island

Killam's Charlottetown portfolio represents 7% of the apartment same property NOI. Charlottetown achieved 2.4% and 2.6% revenue growth for the three and six months ended June 30, 2016 due to increased rents, up 1.2%, and improved occupancy levels. The portfolio achieved 98.3% occupancy during the quarter, up 70 bps from 97.6% occupancy in Q2-2015.

Total operating expenses decreased 2.9% and 7.7% for the three and six months ended June 30, 2016. Increases in property tax expense were offset by lower heating oil costs for the three and six months ended June 30, 2016. Most of Killam's buildings in Charlottetown use heating oil, the price of which decreased by approximately 27% for the first six months of 2016 compared to the same period of 2015. Overall, Charlottetown recorded 5.9% and 11.0% in NOI growth for Q2-2016 and the year to date.

Alberta

Killam has a 50% interest in a 307-unit building in downtown Calgary that represents 2% of its apartment NOI for the first six months of 2016. This Calgary property recorded a 17.0% decline in revenue quarter-over-quarter (and 19.3% year-to-date) due to the softening of the Alberta rental market in the past 18 months. Average rental rates at this property have declined 11.4% to $1,232. Although occupancy has declined from the same periods of 2015, Killam saw an increase in Q2-2016 occupancy (84.9%) compared to Q1-2016 (80.6%). The property continues on a positive occupancy trend and it is currently 92.5% leased.

Total operating expenses increased 8.3% quarter-over-quarter and were flat year-to-date. Savings in utility and fuel expenses were offset by increased leasing costs required to increase occupancy. Overall, Alberta recorded a 26% decline in NOI for the three and six months ended June 30, 2016.

Dollar amounts in thousands of Canadian dollars (except as noted)

MHC Results

For the three months ended June 30,

	Total Portfolio			Same Property			Non-Same Property		
	2016	2015	% Change	**2016**	2015	% Change	**2016**	2015	% Change
Property revenue	**$3,759**	$3,682	2.1%	**$3,759**	$3,682	2.1%	**$—**	—	— %
Property operating expenses									
Operating expenses	**837**	847	(1.2)%	**837**	887	(5.6)%	**—**	(40)	(100.0)%
Utilities	**328**	349	(6.0)%	**328**	349	(6.0)%	**—**	—	— %
Property taxes	**147**	151	(2.6)%	**147**	151	(2.6)%	**—**	—	— %
Total operating expenses	**$1,312**	$1,347	(2.6)%	**$1,312**	$1,387	(5.4)%	**$—**	$(40)	(100.0)%
NOI	**$2,447**	$2,335	4.8%	**$2,447**	$2,295	6.6%	**$—**	$40	(100.0)%
Operating margin %	**65.1%**	63.4%	170 bps	**65.1%**	62.3%	280 bps	**—%**	—%	—

For the six months ended June 30,

	Total Portfolio			Same Property			Non-Same Property		
	2016	2015	% Change	**2016**	2015	% Change	**2016**	2015	% Change
Property revenue	**$6,608**	$6,463	2.2%	**$6,606**	$6,463	2.2%	**$2**	—	— %
Property operating expenses									
Operating expenses	**1,632**	1,598	2.1%	**1,632**	1,675	(2.6)%	**—**	(77)	(100.0)%
Utilities	**668**	691	(3.3)%	**668**	691	(3.3)%	**—**	—	— %
Property taxes	**300**	306	(2.0)%	**300**	306	(2.0)%	**—**	—	— %
Total operating expenses	**$2,600**	$2,595	0.2%	**$2,600**	$2,672	(2.7)%	**$—**	$(77)	(100.0)%
NOI	**$4,008**	$3,868	3.6%	**$4,006**	$3,791	5.7%	**$2**	$77	(97.4)%
Operating margin %	**60.7%**	59.8%	90 bps	**60.6%**	58.7%	190 bps	**100.0%**	—%	—

Killam's MHC business accounted for 8% of NOI from property operations during the six months ended June 30, 2016, and 2015. Killam’s seven seasonal MHCs contribute to the MHC’s NOI during the second and third quarters of the year, increasing the MHC’s percentage of total annualized NOI to approximately 9%.

MHC same property revenue increased 2.1% and 2.2% for the three and six months ended June 30, 2016, compared to the same periods of 2015 due to increased rental rates and improved occupancy. MHC rental rate growth was 2.2% in Q2-2016 resulting in a weighted average rent per site of $256, up from $250 in Q2-2015. Occupancy increased to 97.8% in Q2-2015, which was a 30 bps increase from 97.5% in Q2-2015.

Total same property expenses decreased by $75 thousand or 5.4% for Q2-2015 and $72 thousand or 2.7% year-to-date due to lower water consumption, a milder winter and spring, and operational efficiencies. Overall, the MHC portfolio generated same property NOI growth of 6.6% and 5.7% for the three and six months ended June 30, 2016.

Commercial Results

Killam has a commercial portfolio of four properties in Halifax, Nova Scotia, totaling 248,000 square feet. The Brewery Market property contains 158,000 square feet of retail and office space, and a parcel of adjacent land that is currently being developed. The Medical Arts building contains 18,000 square feet of office space and Killam plans to redevelop this property in the future. Along with the 50% ownership of two commercial properties including Killam's head office in Halifax, this commercial portfolio accounted for $1.1 million or 2% of Killam's total NOI for the first six months of 2016, with an overall occupancy of 98.8%. As well, included in the apartment segment is an additional 118,000 square feet of ancillary commercial space in various residential properties across the portfolio.

Dollar amounts in thousands of Canadian dollars (except as noted)

PART IV

Other Income and Expenses

Other Income

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
	$410	$349	17.5%	**$699**	$727	(3.9%)

Other income includes property management fees, interest on bank account balances, interest on loans receivable and net revenue associated with the sale of homes in Killam's MHC segment. The 17.5% increase quarter-over-quarter relates to higher interest earned on bank balances and additional property management fees related to the payout of the Grid 5 headlease. The 4% decrease for the comparative six-month period relates to additional home sales costs in Q1-2016.

Financing Costs

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
Mortgage, loan and construction loan interest	**$7,770**	$7,983	(2.7%)	**$15,542**	$15,923	(2.4%)
Interest on exchangeable units	**705**	—	—%	**1,416**	—	—%
Amortization of fair value adjustments on assumed debt	**(122)**	(154)	(20.8%)	**(267)**	(276)	(3.3%)
Amortization of loss on interest rate hedge	**15**	11	36.4%	**30**	21	42.9%
Unrealized loss on derivative liability	**131**	—	—%	**131**	—	—%
Convertible debenture interest	**1,441**	1,704	(15.4%)	**2,892**	3,416	(15.3%)
Capitalized interest	**(240)**	(335)	(28.4%)	**(464)**	(762)	(39.1%)
	$9,700	$9,209	5.3%	**$19,280**	$18,322	5.2%

Financing costs increased $0.5 million and $1.0 million or 5.3% and 5.2% for the three and six months ended June 30, 2016, compared to the same periods in 2015, due primarily to the IFRS requirement to record distributions relating to Exchangeable Units as interest expense (see note 2 of condensed consolidated interim financial statements). Excluding the expense recorded associated with the Exchangeable Units, interest expense decreased by 3.9% quarter-over-quarter and 3.2% year-to-date.

Mortgage and loan interest expense was $7.8 million in Q2-2016, down from $8.0 million in Q2-2015, a decrease of 2.7%. Year-to-date mortgage and loan interest expense decreased $0.4 million or 2.4%. This decrease is attributable to mortgage refinancings at lower interest rates. The average interest rate on refinancings year-to-date was 2.59%, 193 bps lower than the average interest rate before refinancing.

Interest expense associated with the convertible debentures decreased by $0.3 million and $0.5 million for the three and six month periods in 2016. The decrease was a result of a change in accounting treatment related to Killam's conversion to a REIT. Killam was required to fair value the convertible debentures at the time of conversion and Killam has elected to measure the convertible debentures at fair value at the end of each period. Interest expense is recorded based on the stated interest rate for each convertible debenture compared to the effective interest rate, reflecting the value of the convertible debenture, as required for accounting purposes under the corporate structure.

Capitalized interest decreased $0.1 million and $0.3 million for the three and six month periods of 2016 compared to 2015. Capitalized interest will vary depending on how many development projects are ongoing and how far along they are in the development cycle. Interest costs associated with development projects are capitalized to the respective development property until substantial completion.

Killam manages interest rate risk by entering into fixed-rate mortgages and staggering the maturity dates, and may at times enter into forward interest rate hedges. An annualized 100 bps change in the interest rate on Killam's mortgage and vendor debt as at June 30, 2016, would affect financing costs by approximately $9.9 million per year. However, only $105.3 million of Killam's fixed mortgage and vendor debt matures in the next twelve months. Assuming these mortgages are refinanced at similar terms, except at a 100 bps increase in interest rates, financing costs would increase by $1.1 million per year.

Dollar amounts in thousands of Canadian dollars (except as noted)

Depreciation Expense

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
	$219	$190	15.3%	**$427**	$370	15.4%

Depreciation expense relates to Killam's head office building, vehicles, heavy equipment and administrative office furniture, fixtures and computer software and equipment. Although the vehicles and equipment are used at various properties, they are not considered part of investment properties and are depreciated for accounting purposes. The increase for the three and six months ended June 30, 2016, compared to the same periods in 2015, was primarily due to increased costs associated with upgrades to Killam's accounting and property management software.

Amortization of Deferred Financing Costs

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
	$369	$466	(20.8)%	**$733**	$929	(21.1)%

Deferred financing costs include mortgage assumption fees, application fees and legal costs related to financings and refinancings. These costs are amortized over the term of the respective mortgage. CMHC insurance fees are amortized over the amortization period of the mortgage.

Deferred financing amortization decreased 20.8% and 21.1% respectively, for the three and six months ended June 30, 2016, as a result of a change in accounting treatment related to the Trust's convertible debentures upon conversion to the REIT. This change resulted in the write-off of the remaining deferred financing costs associated with the convertible debentures through retained earnings on January 1, 2016. This change was required as Killam elected to record the full outstanding amount of each convertible debenture at fair value for accounting purposes.

Administration Expenses

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
Administration (including REIT conversion costs)	**$3,069**	$2,727	12.5%	**$6,667**	$4,882	36.6%
REIT conversion costs	**(200)**	(177)	13.0%	**(1,250)**	(177)	606.2%
Administration (excluding REIT conversion costs)	**$2,869**	$2,550	12.5%	**$5,417**	$4,705	15.1%
As a percentage of total revenues	**6.5%**	6.1%		**6.2%**	5.8%	

Administration expenses include expenses that are not specific to an individual property. These expenses include TSX related costs, management and head office salaries and benefits, marketing costs, office equipment leases, professional fees and other head office and regional office expenses. Administration expense for the three and six months ended June 30, 2016, includes one-time costs associated with the REIT conversion. For the comparative three and six months ended June 30, 2016, administration expenses, excluding REIT conversion costs, increased primarily due to additional accrued unit-based variable compensation, reflecting strong financial performance year-to-date. Management targets annualized administrative costs at approximately 6.0% of total revenues.

Fair Value Adjustment on Investment Property

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
	($2,032)	($613)	(231.5%)	**($2,032)**	$180	(1,228.9)%

Killam recorded a fair value loss of $2.0 million in Q2-2016. As part of the valuation model completed during Q2-2016, Killam identified fair value impairment on its 50% interest in its Alberta property, totaling $8.9 million for the first six months of 2016. This was partially offset by fair value gains realized upon acquiring the remaining 51% interest in Garden Park Apartments, as well as gains generated from increased NOI across the portfolio.

The effective weighted average cap-rate used to value the apartment properties decreased 10 bps to 5.51% from the same period in 2015, and 2 bps from December 31, 2015. There was no movement in cap-rates in Q2-2016 related to Killam's MHC properties.

Dollar amounts in thousands of Canadian dollars (except as noted)

Fair Value Adjustment on Convertible Debentures

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
	($1,151)	$—	—%	**$762**	$—	—%

In connection with Killam's conversion to a REIT and the IFRS requirements for convertible debentures redeemable into Trust Units, Killam has elected to record the full outstanding amount of each convertible debenture at fair value determined using the closing trading price for the publicly traded convertible debentures. Changes in fair value are recognized in the condensed consolidated interim statement of income and comprehensive income. For the three and six months ended June 30, 2016, there was an unrealized loss of $1.1 million and unrealized gain of $0.8 million respectively, due to the change in market price of the convertible debentures. Prior to the conversion to a REIT, the convertible debentures were classified as other financial liabilities and recorded at amortized cost using the effective interest rate method net of deferred financing costs.

Fair Value Adjustment on Unit-based Compensation

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
	($948)	$—	—%	**($1,160)**	$—	—%

Killam's Restricted Trust Unit ("RTU") Plan gives members of the senior executive team and director level employees the right to receive a percentage of their annual bonus, and non-executive members of the board of Trustees the right to receive a percentage of their annual retainer, in the form of RTUs in lieu of cash. The RTUs are intended to facilitate long-term ownership of Trust Units and align the interests of Trustees and senior management with those of the unitholders.

As a result of Killam being an open-ended mutual fund trust, whereby each unitholder of Trust Units is entitled to redeem their Units in accordance with the conditions specified in Killam's DOT, under IFRS, the underlying Trust Units relating to the RTU awards are not classified as equity and are instead considered financial liabilities. As such, these RTU awards must be presented as liabilities and remeasured at fair value at each reporting date. For the three and six months ended June 30, 2016, there was an unrealized loss on remeasurement of $0.9 million and $1.2 million, due to the change in market price of the underlying Trust Units. Prior to Killam converting to an open-ended mutual fund trust, the related RTU expense was limited to the amortization of the fair value of the award over the applicable vesting period and was included in administration costs within the condensed consolidated interim statement of income and comprehensive income.

Fair Value Adjustment on Exchangeable Units

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
	($4,609)	$—	—%	**($10,782)**	$—	—%

Killam's Exchangeable Units were issued effective January 1, 2016, in connection with Killam's conversion to a REIT. Distributions paid on Exchangeable Units are based on the distributions paid to Killam's unitholders. The Exchangeable Units are exchangeable on a one-for-one basis into Trust Units at the option of the holder. The fair value of these Exchangeable Units is based on the trading price of Killam's Trust Units.

In accordance with IFRS, Killam accounts for its Exchangeable Units as a financial liability and remeasures the liability at each reporting period, and includes this remeasurement in the condensed consolidated statement of income and comprehensive income. For the three and six months ended June 30, 2016, there was an unrealized loss on remeasurement of $4.6 million and $10.8 million, due to the increase in market price of the underlying Killam Trust Units. A description of the key components of the remeasurement of Exchangeable Units is included in note 2 of Killam's unaudited condensed consolidated interim financial statements for the three and six months ended June 30, 2016.

Dollar amounts in thousands of Canadian dollars (except as noted)

Deferred Tax Expense (Recovery)

Killam converted to a real estate investment trust effective January 1, 2016, and as such, now qualifies as a REIT pursuant to the Canadian *Income Tax Act* (the "Tax Act"). The Tax Act contains legislation affecting the tax treatment of publicly traded trusts (the "SIFT Legislation") and the criteria for qualifying for the real estate investment trust exemption (the "REIT Exemption"), which would exempt Killam from income tax under the SIFT Legislation. As such, Killam is now a flow-throw vehicle; therefore only deferred taxes of Killam's corporate subsidiaries are recorded. If Killam fails to distribute the required amount of income to unitholders or if Killam fails to qualify as a REIT under the Tax Act, substantial adverse tax consequences may occur. Management operates Killam in a manner that enables it to continually qualify as a REIT and is expected to distribute all of its taxable income to Unitholders, and therefore is entitled to deduct such distributions for income tax purposes. Effective January 1, 2016, Killam recorded the derecognition of a portion of the deferred tax liability in the amount of $40.0 million to reflect the tax status of the Trust as a flow-through vehicle. For the three and six months ended June 30, 2016, Killam recorded deferred tax expense of $1.6 million and $1.9 million related to the corporate subsidiary entity of the REIT.

PART V

Per Unit Calculations

As a result of Killam being an open-ended mutual fund trust, unitholders are entitled to redeem their Trust Units, subject to certain restrictions. The impact of this redemption feature causes Killam's Trust Units to be treated as financial liabilities under IFRS. Consequently, all per Unit calculations are considered non-IFRS measures. The following table explains the number of Units used in the calculation of non-IFRS financial measures on a per unit basis:

	Weighted Average Number of Units/Shares (000's)				Outstanding Number of Units as at June 30,
	Three months ended June 30,		Six months ended June 30,		
	2016	2015	**2016**	2015	**2016**
Trust Units/Common Shares	**60,928**	62,060	**59,567**	61,572	66,654
Exchangeable Units[(1)]	**4,703**	—	**4,719**	—	4,701
Basic number of units/shares	**65,631**	62,060	**64,285**	61,572	71,355
Plus:					
Units under option plan	**—**	115	**—**	164	—
Units under restricted trust unit/restricted share unit plan[(2)]	**288**	185	**262**	173	296
Convertible debentures[(3)]	**7,442**	—	**7,442**	—	—
Dilutive number of units/shares	**73,361**	62,360	**71,989**	61,909	71,651

(1) See note 2 to the accompanying unaudited condensed consolidated interim financial statements for details of the Exchangeable Units.
(2) See note 2 to the accompanying unaudited condensed consolidated interim financial statements for details of Killam's RTU plan.
(3) The calculation of the diluted weighted average units outstanding includes the convertible debentures as they are dilutive for FFO purposes for the three and six months ended June 30, 2016. The convertible debentures are excluded for the three and six months ended June 30, 2015, as they are anti-dilutive. For FFO purposes, the price used to calculate the conversion feature of the convertible debentures is the conversion price of $13.40 for the 5.65% convertible debentures and $14.60 for the 5.45% convertible debentures.

Dollar amounts in thousands of Canadian dollars (except as noted)

Funds from Operations

FFO are recognized as an industry-wide standard measure for real estate entities' operating performance, and Management considers FFO per unit to be a key measure of operating performance. The calculation of FFO includes adjustments specific to the real estate industry applied against net income to calculate a supplementary measure of performance that can be compared with other real estate companies and real estate investment trusts. REALpac, Canada's senior national industry association for owners and managers of investment real estate, has recommended guidelines for a standard industry calculation of FFO based on IFRS. FFO do not have a standardized meaning under IFRS and therefore may not be comparable to similarly titled measures presented by other publicly traded companies. Killam calculates FFO in accordance with the REALpac definition with the exception of the add-back of REIT conversion costs as REALpac does not address this specific type of adjustment. FFO for the three and six months ended June 30, 2016, and 2015, are determined as follows:

	Three months ended June 30,			**Six months ended June 30,**		
	2016	2015	% Change	**2016**	2015	% Change
Net income	**$3,666**	$8,942	(59.0%)	**$48,833**	$16,110	203.1%
Fair value adjustment on convertible debentures	**1,151**	—	—%	**(762)**	—	—%
Fair value adjustment on unit-based compensation	**948**	—	—%	**1,160**	—	—%
Fair value adjustment on exchangeable units	**4,609**	—	—%	**10,782**	—	—%
Fair value adjustment on investment properties	**2,032**	613	231.5%	**2,032**	(180)	(1,228.9%)
Loss (gain) on disposition	**291**	183	59.0%	**265**	183	44.8%
Non-controlling interest	**(271)**	(264)	2.7%	**(525)**	(509)	3.1%
Deferred tax expense (recovery)	**1,626**	3,215	(49.4%)	**(38,018)**	5,962	(737.7%)
Interest expense related to exchangeable units	**705**	—	—%	**1,416**	—	—%
Unrealized loss on derivative liability	**131**	—	—%	**131**	—	—%
Depreciation on owner-occupied building	**45**	46	(2.2%)	**78**	92	(15.2%)
REIT conversion costs	**200**	177	13.0%	**1,250**	177	606.2%
FFO	**$15,133**	$12,912	17.2%	**$26,642**	$21,835	22.0%
FFO unit/share - basic	**$0.23**	$0.21	9.5%	**$0.41**	$0.35	17.1%
FFO unit/share - diluted[(1)]	**$0.23**	$0.21	9.5%	**$0.41**	$0.35	17.1%
FFO (including effect of debenture conversions)	**16,574**	—	—	**29,533**	—	—
Weighted average units/shares- basic (000's)	**65,631**	62,060	5.8%	**64,285**	61,572	4.4%
Weighted average number of units/shares - diluted (000's)	**73,361**	62,360	17.6%	**71,989**	61,909	16.3%

(1) The calculation of weighted average units outstanding for diluted FFO purpose includes the convertible debentures for the three-and six-month periods ended June 30, 2016, as they are dilutive. The calculation of weighted average shares outstanding for diluted FFO purpose excludes the convertible debentures for the three-and six-month periods ended June 30, 2015, as they are anti-dilutive. For FFO purposes, the price used to calculate the conversion feature of the convertible debentures is the conversion price of $13.40 for the 5.65% convertible debentures and $14.60 for the 5.45% convertible debentures.

Killam earned FFO of $15.1 million, or $0.23 per unit (diluted), for the three months ended June 30, 2016, compared to $12.9 million, or $0.21 per share, during the three months ended June 30, 2015. The 9.5% increase in FFO per unit (diluted) is attributable to same property NOI growth of 3.8% ($0.7 million), recognition of revenue from the early pay-out of a head lease for the commercial space at Grid 5 in Calgary ($0.5 million), contributions from acquisitions and completed developments ($0.4 million), interest and deferred financing expense savings due to the change in accounting treatment of the convertible debentures ($0.4 million) and interest expense savings on refinancings at lower interest rates ($0.4 million). This growth was partially offset by an increase in the number of weighted average shares outstanding.

Killam earned FFO of $26.6 million, or $0.41 per unit (diluted) for the six months ended June 30, 2016, compared to $21.8 million or $0.35 per unit (diluted) for the same period in the prior year. The 17.1% increase is attributable to the same property NOI growth of 5.7% ($2.2 million), contributions from acquisitions and completed developments ($1.1 million), interest and deferred financing expense savings due to the change in accounting treatment of the convertible debentures ($0.8 million), interest expense savings on refinancings ($0.8 million), as well as the early pay-out of a head lease ($0.6 million) offset by an increase in administration expense ($0.4 million) and an increase in the number of weighted average shares outstanding.

FFO have been adjusted for costs incurred for the three and six months ended June 30, 2016, and 2015 to complete the conversion from a corporation to a REIT effective January 1, 2016. These costs were unique to Killam's corporate structure and therefore have been removed for FFO purposes.

Dollar amounts in thousands of Canadian dollars (except as noted)

Adjusted Funds from Operations

AFFO is a supplemental measure used by real estate analysts and investors to represent FFO after taking into consideration the capital spend related to maintaining the earning capacity of a portfolio versus NOI enhancing capital investments. AFFO is a non-IFRS measure and Management believes that significant judgment is required to determine the annual capital expenditures that relate to maintaining earning capacity of an asset compared to the capital expenditures that will lead to higher rents or more efficient operations.

In order to provide investors with information to assist in assessing the Trust's payout ratio, Management has calculated AFFO using $450 per apartment unit. The MHC industry does not have a standard amount for "maintenance" related capital expenditures. Management has also assumed $100 per MHC site as a reasonable estimate of non-NOI enhancing capital expenditures per MHC site. The weighted average number of rental units owned during the period was used to determine the capital adjustment applied to FFO to calculate AFFO.

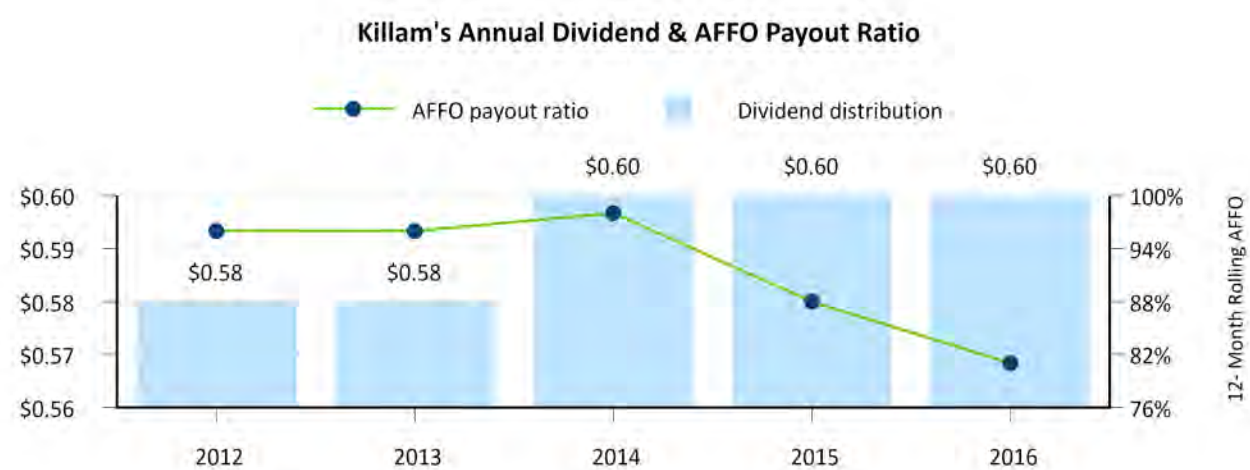
	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
FFO	**$15,133**	$12,912	17.2%	**$26,642**	$21,835	22.0%
Maintenance Capital Expenditures						
Apartments	**(1,492)**	(1,453)	2.7%	**(2,983)**	(2,906)	2.6%
MHCs	**(129)**	(129)	—%	**(258)**	(258)	—%
AFFO	**$13,512**	$11,330	19.3%	**$23,401**	$18,671	25.3%
AFFO per unit/share - basic	**$0.21**	$0.18	16.7%	**$0.36**	$0.30	20.0%
AFFO per unit/share - diluted(1)	**$0.20**	$0.18	11.1%	**$0.36**	$0.30	20.0%
AFFO payout ratio - diluted	**72%**	83%	(1,100) bps	**83%**	100%	(1,700) bps
AFFO payout ratio - rolling 12 months(2)	**81%**	91%	(1,000) bps	**81%**	91%	(1,000) bps
AFFO (including effect of debenture conversions)	**$14,953**	—	—	—	—	—
Weighted average number of units/shares - basic (000's)	**65,631**	62,060	5.8%	**64,285**	61,572	4.4%
Weighted average number of units/shares - diluted (000's)	**73,361**	62,360	17.6%	**64,547**	61,909	4.3%

(1) The calculation of weighted average units outstanding for diluted AFFO includes the convertible debentures for the three-month period ended June 30, 2016, as they are dilutive. The calculation for the six-month period ended June 30, 2016, as well as the three-and six-month periods ended June 30, 2015, exclude the convertible debentures as they are anti-dilutive. For AFFO purposes, the price used to calculate the conversion feature of the convertible debentures is the conversion price of $13.40 for the 5.65% convertible debentures and $14.60 for the 5.45% convertible debentures.

(2) Based on Killam's annualized distribution/dividend of $0.60 for the 12-month period ended June 30, 2016, and 2015.

The AFFO payout ratio of 72% for the three months ended June 30, 2016, has improved from the payout ratio of 83% for the three months ended June 30, 2015. The reduction in the payout ratio is attributable to the 19.3% increase in AFFO driven by increased same property NOI growth, contributions from acquisitions and developments, as well as interest expense savings.

Killam's Board evaluates the Trust's payout ratio on a quarterly basis. The Board has not set a specific AFFO payout target, but believes that a ratio below 90% is important. The Trust's 12-month rolling payout ratio ended June 30, 2016, is 81%, an improvement from the 12-month rolling payout ratio ended June 30, 2015, of 91%.



Dollar amounts in thousands of Canadian dollars (except as noted)

Cash Generated from Operating Activities to AFFO Reconciliation

In compliance with Canadian Securities Administrators Staff Notice 52-306 (Revised), "Non-GAAP Financial Measures", the table below reconciles cash generated from operating activities to AFFO.

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
Cash generated from operating activities	**$9,353**	$8,982	4.1 %	**$22,467**	$14,352	56.5 %
Adjustments:						
Net change in non-cash operating activities	**4,372**	3,176	37.7 %	**3,694**	8,927	(58.6)%
Non-controlling interest	**(271)**	(264)	2.7 %	**(525)**	(509)	3.1 %
Non-cash compensation expense	**(862)**	(124)	595.2 %	**(860)**	(137)	527.7 %
Interest paid	**11,747**	10,784	8.9 %	**19,430**	18,554	4.7 %
Financing costs	**(9,700)**	(9,209)	5.3 %	**(19,280)**	(18,322)	5.2 %
Interest expense related to exchangeable units	**705**	—	—	**1,416**	—	—
Unrealized loss on derivative liability	**131**	—	—	**131**	—	—
REIT conversion costs	**200**	177	13.0 %	**1,250**	177	606.2 %
Depreciation and amortization	**(542)**	(610)	(11.1)%	**(1,081)**	(1,207)	(10.4)%
Provision for maintenance property capital investments	**(1,621)**	(1,582)	2.5 %	**(3,241)**	(3,164)	2.4 %
AFFO	**$13,512**	$11,330	19.3 %	**$23,401**	$18,671	25.3 %

Distribution Reinvestment Plan ("DRIP") and Net Distributions Paid

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
Distributions declared on Trust Units/Common Shares	**$9,224**	$9,372	(1.6)%	**$18,011**	$18,575	(3.0)%
Distributions declared on Exchangeable Units[1]	**705**	—	—	**1,416**	—	—
Distributions declared on awards outstanding under RTU/ RSU plan[2]	**43**	28	53.6%	**77**	48	60.4%
Total distributions declared	**$9,972**	$9,400	6.1%	**$19,504**	$18,623	4.7%
Less:						
Distributions on Trust Units reinvested	**(1,700)**	(1,884)	(9.8)%	**(3,424)**	(3,284)	4.3%
Distributions on RTU/RSUs reinvested	**(43)**	(28)	53.6%	**(77)**	(48)	60.4%
Net distributions paid	**$8,229**	$7,488	9.9%	**$16,003**	$15,291	4.7%
Percentage of distributions reinvested	**17.5%**	20.3%		**18.0%**	17.9%	

Dollar amounts in thousands of Canadian dollars (except as noted)

PART VI

Investment Properties

As at June 30,	**2016**	2015	% Change
Investment properties	**$1,839,852**	$1,771,136	3.9%
Investment properties under construction ("IPUC")	**55,356**	28,289	95.7%
	$1,895,208	$1,799,425	5.3%

Continuity of Investment Properties

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
Balance, beginning of period	**$1,799,368**	$1,726,804	4.2%	**$1,794,580**	$1,693,055	6.0%
Acquisition of properties(1)	**33,620**	8,553	293.1%	**33,984**	30,743	10.5%
Disposition of properties	**—**	—	— %	**(8)**	—	— %
Transfer to IPUC	**—**	—	— %	**—**	(2,300)	(100.0)%
Transfer from IPUC	**—**	26,948	(100.0)%	**—**	36,147	(100.0)%
Capital expenditures	**8,896**	8,776	1.4 %	**13,328**	13,311	0.1 %
Fair value adjustment - Apartments	**(1,048)**	112	(1,035.7)%	**(1,048)**	237	(542.2)%
Fair value adjustment - MHCs	**(348)**	(57	510.5 %	**(348)**	(57)	510.5 %
Fair value adjustment - Other	**(636)**	—	—%	**(636)**	—	—%
Balance, end of period	**$1,839,852**	$1,771,136	3.9%	**$1,839,852**	$1,771,136	3.9%

(1) The acquisition of the remaining 51% interest in Garden Park Apartments during the three months ended June 30, 2016, is not reflected in the acquisition of properties in the table above as the property was already recorded at 100% as Killam had control over the property.

The key valuation assumption used to determine the fair market value, using the direct capitalization method, is the cap-rate. A summary of the high, low and weighted average cap-rates used in the valuation models as at June 30, 2016, December 31, 2015, and June 30, 2015, as provided by Killam's external valuator, is as follows:

Capitalization Rates

	June 30, 2016			December 31, 2015			June 30, 2015		
	Low	**High**	**Effective Weighted Average**	Low	High	Effective Weighted Average	Low	High	Effective Weighted Average
Apartments	**4.12%**	**8.00%**	**5.51%**	4.12%	8.00%	5.52%	4.50%	8.00%	5.61%
MHCs	**5.75%**	**8.00%**	**6.82%**	5.75%	8.00%	6.82%	5.75%	8.00%	6.65%

2016 Acquisitions - Investment Properties

Property	**Location**	**Acquisition Date**	**Year Built**	**Units**	**Purchase Price(1)**
Apartments					
Kanata Lakes III(2)	Ottawa	10-Jun-16	2015	173	$31,123
270 Parkside Drive	Fredericton	17-Jun-16	1979	28	1,770
Garden Park Apartments(3)	Halifax	30-Jun-16	1979	128	23,724
Total Acquisitions				329	$56,617

(1) Purchase price does not include transaction costs.

(2) Purchase price represents 50% ownership in a 173-unit building, which includes 2,712 SF of commercial space and a 25% interest in a shared clubhouse. This building is part of a five-building complex. Killam and its 50/50 partner now own three of the buildings and have the two remaining buildings under contract with closings scheduled for Q1-2017.

(3) Purchase price represents Killam's acquisition of the remaining 51.02% interest in Garden Park Apartments. Post acquisition, Killam has a 100% interest in the 246-unit building, which includes 8,159 SF of commercial space.

Dollar amounts in thousands of Canadian dollars (except as noted)

Investment Properties Under Construction

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
Balance, beginning of period	**$49,779**	$51,520	(3.4)%	**$45,676**	$40,840	11.8%
Capital expenditures	**5,338**	5,319	0.4%	**9,216**	10,977	(16.0)%
Interest capitalized	**239**	335	(28.7)%	**464**	762	(39.1)%
Land acquisitions	—	—	—%	—	10,700	(100)%
Land dispositions	—	(1,143)	(100.0)%	—	(1,143)	(100)%
Transfer from investment properties	—	(27,742)	(100.0)%	—	(36,147)	(100)%
Transfer to investment properties	—	—	—%	—	2,300	(100)%
Balance, end of period	**$55,356**	$28,289	95.7%	**$55,356**	$28,289	95.7%

Construction of the 142-unit Southport development, located in downtown Halifax, is expected to be completed August 2016. Killam owns a 49% interest in the project (representing 70 rental units and the 1,880 SF of commercial space). Killam's cost for the development is $14.7 million ($210,000 per unit) resulting in an all-cash yield of approximately 5.5%, an approximate 75 bps premium over the yield anticipated on acquisitions of similar quality assets at that location. Killam has invested $11.5 million in the project as at June 30, 2016.

During 2015, Killam acquired a 50% interest in vacant land for a future development located in downtown Halifax across from the waterfront. Killam and its 50% partner began construction of a 242-unit building on this site late in the third quarter of 2015 and the project is expected to be completed in Q3-2017. The cost for the development is approximately $70.2 million ($290,000 per unit) resulting in an all-cash yield of approximately 5.5%, an approximate 75 bps premium over the yield anticipated on acquisitions of similar quality assets at that location. As at June 30, 2016, Killam invested $11.0 million in the project, representing its 50% interest in the project.

Killam has the following land available for future development:

Property	**Location**	**Development Potential (# of Units)**	**Status**
Silver Spear[(1)]	Mississauga, ON	64	In design and approval process
Saginaw - Phase II	Cambridge, ON	93	In design and approval process
Spring Garden Terrace Land	Halifax, NS	106	Approved development agreement
The Alexander - Phase II	Halifax, NS	50	As of right
Carlton Houses	Halifax, NS	70	Future development
Medical Arts (Spring Garden)	Halifax, NS	200	Future development
1335 Hollis Street	Halifax, NS	30	Future development
Block 4	St. John's, NL	80	As of right
Topsail Road	St. John's, NL	225	Approved development agreement
Grid 5 vacant land[(1)]	Calgary, AB	198	Future development
Total Development Opportunities		**1,116**	

(1) Represents Killam's 50% interest in the potential development units.

Dollar amounts in thousands of Canadian dollars (except as noted)

Capital Improvements

Killam invests capital to maintain and improve the operating performance of its properties. During the three and six months ended June 30, 2016, Killam invested a total of $8.9 million and $13.3 million in its portfolio, compared to $8.8 million and $13.3 million for the three and six months ended June 30, 2015.

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
Apartments	**$8,176**	$7,836	4.3 %	**$12,356**	$11,944	3.4 %
MHCs	**532**	576	(7.6)%	**602**	998	(39.7)%
Commercial	**188**	364	(48.4)%	**370**	369	0.3%
	$8,896	$8,776	1.4 %	**$13,328**	$13,311	0.1 %

Apartments - Capital Spend

A summary of the capital spend on the apartment segment is included below:

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
Building improvements	**$4,805**	$4,790	0.3%	**$6,433**	$6,202	3.7%
Suite renovations	**2,767**	2,337	18.4%	**4,845**	4,532	6.9%
Appliances	**291**	204	42.6%	**474**	435	9.0%
Boilers and heating equipment	**177**	402	(56.0)%	**306**	559	(45.3)%
Other	**77**	32	140.6%	**158**	89	77.5%
Equipment	**39**	65	(40.0)%	**119**	118	0.8%
Parking lots	**2**	3	(33.3)%	**3**	3	—%
Land improvements	**18**	3	500.0%	**18**	6	200.0%
Total capital spend	**$8,176**	$7,836	4.3%	**$12,356**	$11,944	3.4%
Average number of units outstanding	**13,723**	12,917	6.2%	**13,702**	12,670	8.1%
Capital spend - $ per unit	**$596**	$607	(1.8)%	**$902**	$943	(4.3)%

Annual capital investment includes a mix of maintenance capital and value enhancing upgrades. Maintenance capital varies with market conditions and relates to investments that are not expected to lead to an increase in NOI, or increased efficiency, of a building; however, it is expected to extend the life of a building. Examples of maintenance capital include roof and window repairs/replacements, and are in addition to regular repairs and maintenance costs that are expensed to NOI. Value enhancing upgrades are investments in the properties that are expected to result in higher rents and/or increased efficiencies. These include unit and common area upgrades and energy and water saving investments.

Killam invested $596 and $902 per unit for the three and six months ended June 30, 2016, compared to $607 and $943 per unit for the same periods ended June 30, 2015. Of the $8.2 million capital investment made in the apartment segment in Q2-2016, approximately 60% was invested in building improvements, which included several structural upgrades, common area renovations and energy efficiency investments to increase the quality of Killam's portfolio.

In the six months ended June 30, 2016, Killam installed 2,185 new low-flow toilets and upgraded various common area lighting resulting in annualized savings of $0.3 million with a payback of approximately 2.8 years. Anticipated efficiency investments for the remainder of 2016 include the installation of an additional 400 low-flow toilets, boiler upgrades and various other electrical related projects.

Approximately 34% of the apartment capital investment in Q2-2016 was invested in suite renovations. Killam continues to focus on unit upgrades to maximize occupancy and rental increases.

Dollar amounts in thousands of Canadian dollars (except as noted)

Killam also continues to reposition properties that show significant value creation opportunities by upgrading suites and generating increased NOI through higher rents. As an example, Garden Park Apartments in Halifax, the property that Killam now owns 100%, was identified as a property with potential for repositioning and rental growth. In 2016, Killam has completed 36-unit renovations at this property with capital spending averaging $11,000 per unit turn, which includes new flooring, kitchen and bathroom upgrades. These upgrades have achieved rental increases of approximately 20% and an average return on investment of 21%. The Company expects to complete an additional 40-60 unit upgrades over the course of the next 24 months.

The timing of capital spending is variable and is influenced by tenant turnover, market conditions and individual property requirements. In addition, the length of time that Killam has owned a property and the age of the property also impacts capital requirements.

Value enhancing capital improvements increase the operating effectiveness and profitability of Killam's apartment portfolio. Killam expects to invest approximately $30 - $32 million during 2016 on capital investments across the apartment portfolio.

MHCs - Capital Spend

A summary of the capital spend on the MHC segment is included below:

	Three months ended June 30,			Six months ended June 30,		
	2016	2015	% Change	**2016**	2015	% Change
Water and sewer upgrades	**$137**	$164	(16.5)%	**$217**	$467	(53.5)%
Site expansion and land improvements	**206**	38	442.1%	**211**	64	229.7%
Other	**101**	115	(12.2)%	**139**	167	(16.8)%
Roads and paving	**84**	250	(66.4)%	**11**	251	(95.6)%
Equipment	**4**	9	(55.6)%	**24**	49	(51.0)%
Total capital spend - MHCs	**$532**	$576	(7.6)%	**$602**	$998	(39.7)%
Average number of units outstanding	**5,165**	5,165	— %	**5,165**	5,165	—%
Capital spend - $ per site	**$103**	$112	(8.0)%	**$117**	$193	(39.4)%

Management expects to invest between $300 and $500 in capital per MHC site on an annual basis. As with the apartment portfolio, a portion of the MHC capital is considered maintenance capital and a portion is considered value enhancing. Management estimates that $100 per unit is allocated to maintenance capital, including costs to support the existing infrastructure, and the remaining amount increases the value of the properties, with improved roadways, ability to accommodate future expansion, and community enhancements, such as the addition of playgrounds. The cost of most capital projects will be recovered through above guideline increases in the provinces with rent control, leading to increased NOI from the investments.

The reduction in capital spend for the three and six months ended June 30, 2016, compared to the same periods in 2015 is based on timing of projects.

As with the apartment portfolio, the timing of MHC capital investment changes based on requirements at each community. Killam expects to invest $2.0 - $3.0 million during 2016 on capital improvements across the MHC portfolio.

Loan Receivable

On July 5, 2016, Killam received full repayment of the $4.0 million loan receivable outstanding. The $4.0 million mezzanine loan was issued on May 2014 to a third-party developer for the construction of a multi-family residential property bearing interest at prime plus 7.0% or a minimum of 10.0%, paid quarterly. Full repayment of the loan occurred on July 5, 2016.

Dollar amounts in thousands of Canadian dollars (except as noted)

Liquidity and Capital Resources

Management ensures there is adequate overall liquidity to fund major property improvements and property maintenance, debt principal and interest payments, distributions to Unitholders and property acquisitions and developments. Killam's sources of capital include: (i) cash flows generated from operating activities; (ii) cash inflows from annual mortgage refinancings; (iii) mortgage debt secured by investment properties; (iv) secured revolving demand credit facilities with two Canadian chartered banks; and (v) equity and debt issuances.

For the six months ended June 30, 2016, Killam's AFFO payout ratio was 83%, a significant improvement from 100% for the same period in 2015. Killam's Board does not set a specific AFFO payout target, but believes a long-term annual AFFO payout ratio below 90% is important. Future earnings growth is expected to lower the payout ratio.

Management expects to have sufficient liquidity for the foreseeable future based on its evaluation of capital resources as summarized below:

i) Cash flows from operating activities are expected to be sufficient to fund the current level of distributions.

ii) A combination of the retained portion of its annual FFO, mortgage refinancings, and the available borrowing capacity of its revolving demand credit facilities to be sufficient to fund ongoing property capital investments, principal repayments and developments.

iii) Killam is well-positioned to meet its mortgage renewals and refinancing goals for 2016 due to the continued availability of CMHC-insured financing. Management does not anticipate any material difficulties in completing the renewal of the remaining mortgages maturing during 2016 of approximately $62.5 million, which have an effective interest rate of approximately 3.88%.

iv) On July 20, 2016, Killam secured a $30 million revolving demand credit facility to be used for Killam's acquisition and development program, as well as general business purposes. There is currently no balance drawn on the credit facility.

v) Killam's available credit facilities and cash on hand provide Killam with approximately $40 million of capital for future acquisitions and developments. Based on 60% mortgage debt on acquisitions, the capital is expected to support future acquisitions of approximately $100 million.

Killam is in compliance with all financial covenants contained in the DOT and credit facilities. Under the DOT, total indebtedness of Killam is limited to 70% of gross book value determined as the greater of (i) the value of the assets of Killam as shown on the most recent consolidated statement of financial position and (ii) the historical cost of the assets of Killam.

Mortgages and Other Loans

Below are Killam's key debt metrics:

As at,	**June 30, 2016**	December 31, 2015	Change
Weighted average years to debt maturity	**4.3**	4.2	0.1 years
Gross mortgage, loan and vendor debt as a percentage of total assets	**49.2%**	50.4%	(120) bps
Total debt as a percentage of total assets(1)	**54.5%**	55.7%	(120) bps
Interest coverage - rolling twelve months	**2.48x**	2.34x	14 bps
Debt service coverage - rolling twelve months	**1.37x**	1.35x	2 bps
Weighted average mortgage interest rate	**3.15%**	3.27%	(12) bps
Weighted average interest rate of total debt	**3.38%**	3.60%	(22) bps

(1) Reduced to 53.1% effective July 4, 2016, upon redemption of the $57.5 million convertible debentures.

Killam's long-term debt consists largely of fixed-rate, long-term mortgage financings. In certain cases, Killam will also utilize vendor-take-back mortgages as part of an acquisition. Mortgages are secured by a first or second charge against individual properties and the vendor financing is secured by a general corporate guarantee.

Dollar amounts in thousands of Canadian dollars (except as noted)

Killam's June 30, 2016, weighted average interest rate on mortgages improved to 3.15% from 3.27% as at December 31, 2015, as a result of refinancing at lower interest rates during the period. This trend is expected to continue over the remainder of 2016 with $62.5 million of mortgage balances maturing. Management expects to refinance these mortgages at lower interest rates than their current weighted average rates of 3.88%. These refinancings represent 6.4% of Killam's total mortgage portfolio.

Total debt as a percentage of total assets has decreased 120 bps to 54.5% from December 31, 2015. Total debt to total assets decreased further, to 53.1% following the July 4, 2016, redemption of the $57.5 million of convertible debentures. Management expects its percentage of debt to total assets to not exceed 65%. This ratio is sensitive to changes in the fair value of investment properties, in particular cap-rate changes. A 10 bps increase in the weighted average cap-rate as at June 30, 2016, would have increased the ratio of debt as a percentage of total assets by 90 bps.

Killam has the option to redeem the remaining $46.0 million convertible debentures at fair value any time after June 30, 2016. Management may redeem the remaining convertible debentures with equity in the future and thereby further reduce Killam's debt levels.

2016 Refinancings

During the six months ended June 30, 2016, Killam refinanced the following mortgages:

	Mortgage Debt Maturities		Mortgage Debt on Refinancing		Weighted Average Term	Net Proceeds
Apartments	$56,799	4.51%	$86,795	2.57%	6.9 years	$29,996
MHCs	1,530	5.14%	3,851	3.09%	5.0 years	2,321
	$58,329	4.52%	$90,646	2.59%	6.8 years	$32,317

The following table sets out the maturity dates and average interest rates of mortgage and vendor debt, and the percentage of apartment mortgages that are CMHC-insured by year of maturity:

	Apartments			MHC		Total	
Year of Maturity	Balance June 30, 2016	Weighted Avg Int. Rate %	% CMHC Insured	Balance June 30, 2016	Weighted Avg Int. Rate %	Balance June 30, 2016	Weighted Avg Int. Rate %
2016(1)	61,601	3.86%	51.8%	1,407	5.00%	63,008	3.88%
2017	57,908	3.42%	42.9%	16,132	4.65%	74,040	3.69%
2018	89,483	3.64%	40.9%	11,957	4.34%	101,440	3.73%
2019	170,719	2.82%	96.6%	19,237	3.85%	189,956	2.92%
2020	191,325	2.56%	57.5%	7,092	3.52%	198,418	2.59%
2021	71,161	3.16%	75.8%	3,816	3.09%	74,977	3.16%
2022	22,678	3.16%	100.0%	—	—	22,678	3.16%
2023	95,138	3.28%	84.3%	—	—	95,138	3.28%
Thereafter	165,571	3.13%	100.0%	—	—	165,571	3.13%
	$925,584	3.09%	74.6%	$59,641	4.11%	$985,226	3.15%

(1) Excludes $11.2 million related to demand loans classified as current mortgage debt on the June 30, 2016, condensed consolidated interim financial statements.

Dollar amounts in thousands of Canadian dollars (except as noted)

As at June 30, 2016, approximately 75% of Killam's apartment mortgages were CMHC-insured (70% of total mortgages as MHC mortgages are not eligible for CMHC insurance) (December 31, 2015 – 73% and 69%). The weighted average interest rate on the CMHC-insured mortgages was 2.90% as at June 30, 2016 (December 31, 2015 – 3.01%).

Access to mortgage debt is essential in financing future acquisitions and in refinancing maturing debt. Management has intentionally diversified Killam's mortgages to avoid dependence on any one lending institution and has staggered the maturity dates of its mortgages to manage interest rate risk. Management anticipates continued access to mortgage debt for both new acquisitions and refinancings. Access to CMHC-insured financing gives apartment owners an advantage over other asset classes as lenders are provided a government guarantee on the debt and therefore are able to lend at more favorable rates.

The following tables present the NOI for properties that are available to Killam to refinance at debt maturity in the remainder of 2016 and in 2017:

Remaining 2016 Debt Maturities	**Number of Properties**	**Estimated NOI**	**Principal Balance (at maturity)**
Apartments with debt maturing	22	$7,760	$61,096
MHCs with debt maturing	2	327	1,374
	24	$8,087	$62,470

2017 Debt Maturities	**Number of Properties**	**Estimated NOI**	**Principal Balance (at maturity)**
Apartments with debt maturing	11	$7,078	$55,806
MHCs with debt maturing	9	2,754	15,150
	20	$9,832	$70,956

Dollar amounts in thousands of Canadian dollars (except as noted)

Future Contractual Debt Obligations

As at June 30, 2016, the timing of Killam's future contractual debt obligations is as follows:

For the twelve months ending June 30,	Mortgage and loans payable	Construction loans	Convertible debentures	Total
2017	$131,002	$7,676	$57,500	$196,178
2018	118,157	—	46,000	164,157
2019	170,537	—	—	170,537
2020	173,966	—	—	173,966
2021	135,809	—	—	135,809
Thereafter	267,002	—	—	267,002
	$996,473	$7,676	$103,500	$1,107,649

Convertible Debentures

On June 2, 2016, Killam announced that it was exercising its right to redeem the $57.5 million, 5.65%, convertible debentures pursuant to the Trust Indenture, as supplemented, dated as at November 30, 2010, between Killam and Computershare Trust Company of Canada. The redemption was completed on July 4, 2016.

Killam's remaining $46.0 million convertible unsecured subordinated debentures mature on June 30, 2018, bear interest at 5.45% and are convertible, at the holders' option, to Trust Units at a price of $14.60. The debentures were redeemable at the option of Killam after June 30, 2014, and on or before June 30, 2016, provided that the current market price of the Trust Units of Killam on the date on which the notice of redemption is given is not less than 125% of the conversion price. After June 30, 2016, the debentures are redeemable at face value. Upon maturity or redemption, Killam may elect to repay all or any portion of the debentures outstanding by issuing the number of Trust Units obtained by dividing the aggregate of the principal amount of the debentures that have matured or are being redeemed by 95% of the weighted average market price of the Trust Units for the preceding 20 days (ending five days preceding the fixed date for redemption or maturing).

Construction Loan

As at June 30, 2016, Killam had access to a $10.1 million floating rate non-revolving demand construction loan for the purpose of financing its Southport development project. Payments are made monthly on an interest only basis. The construction loan has an interest rate of prime plus 0.75%. Once construction has been completed and rental targets achieved, the construction loan will be repaid in full and replaced with a conventional mortgage. As at June 30, 2016, $7.7 million (December 31, 2015 - $4.1 million) was drawn at a weighted average interest rate of 3.45% (December 31, 2015 - 3.45%).

Killam expects to access its construction loan for The Alexander starting in Q3-2016.

Credit Facilities

On July 20, 2016, Killam increased its $2.0 million revolving demand facility to $30.0 million. This facility can be used for Killam's acquisition program and general business purposes. The interest rate on this debt is prime plus 75 bps on prime rate advances or 175 bps over banker's acceptances (BAs). Killam has the right to choose between prime rate advances and BAs based on available rates and timing requirements. Killam currently has assets with a carrying value of $45 million pledged to the line and a balance outstanding of $nil. The agreement includes certain covenants and undertakings with which Killam is in compliance.

Killam also has a $1.5 million revolving demand facility that can be used for Killam's acquisition program and for general business purposes. The interest rate on the debt is prime plus 175 bps on advances and 135 bps on issuance of letters of credit in addition to 50 bps per annum. As at June 30, 2016, Killam had assets with a carrying value of $1.8 million pledged as collateral and letters of credit totaling $1.5 million outstanding against the facility (December 31, 2015 - $1.5 million). The agreement includes certain covenants and undertakings, with which Killam is in compliance.

Unitholders' Equity

Unitholders' Equity represents the issued and outstanding Trust Units, including any Units issued in connection with Unit-based incentive plans, as they have claims similar or identical to those of the Trust Units. Unitholders' Equity excludes the Exchangeable Units.

Under the reorganization of the Company to a real estate investment trust, the former shareholders of the Corporation received Trust Units or Exchangeable Units. The interests in Killam Apartment REIT are represented by two classes of units: a class described and designated as "Trust Units", and a class described and designated as "Special Voting Units". The Special Voting Units, are used to provide voting rights to holders of Exchangeable Units that are exchangeable for Trust Units. The Exchangeable Units are classified as a financial liability in accordance with IAS 32, and are discussed in note 2 of the condensed consolidated interim financial statements.

By virtue of Killam being an open-ended mutual fund trust, Unitholders of Trust Units are entitled to redeem their Trust Units at any time at prices determined and payable in accordance with the conditions specified in Killam's DOT. As a result, under IFRS, Trust Units are defined as financial liabilities; however, for the purposes of financial statement classification and presentation, the Trust Units may be presented as equity instruments as they meet the puttable instrument exemption under IAS 32.

All Trust Units outstanding are fully paid, have no par value and are voting Trust Units. The DOT authorizes the issuance of an unlimited number of Trust Units. Trust Units represent a Unitholder's proportionate undivided beneficial interest in Killam. No Trust Unit has any preference or priority over another. No Unitholder has or is deemed to have any right of ownership in any of the assets of Killam. Each Unit confers the right to one vote at any meeting of Unitholders and to participate pro rata in any distributions and, on liquidation to a pro rata share of the residual net assets remaining after preferential claims thereon of debtholders.

Unitholders have the right to redeem their units at the lesser of (i) 90% of the Market Price of the Trust Unit (Market Price is defined as the weighted average trading price of the previous 10 trading days) and (ii) the most recent Closing Market Price (Closing Market Price is defined as the weighted average trading price on the specified date) at the time of the redemption. The redemption price will be satisfied by cash, up to a limit of $50 thousand for all redemptions in a calendar month, or a note payable. For the six months ended June 30, 2016, no Unitholders redeemed units.

PART VII

Risk Management

Killam faces a variety of risks, the majority of which are common to real estate entities. These are described in detail in the Management's Discussion and Analysis found in Killam's 2015 Annual Report and in Killam's Annual Information Form, both filed on SEDAR. These factors still exist at the end of this quarter and remain relatively unchanged.

Critical Accounting Policies and Significant Accounting Judgments, Estimates and Assumptions

The condensed consolidated interim financial statements should be read in conjunction with the most recently issued Annual Report of Killam, which includes information necessary or useful to understanding Killam's business and financial statement presentation. In particular, Killam's significant accounting policies were presented in note 2 to the audited consolidated financial statements for the year ended December 31, 2015, and any changes in the accounting policies applied have been described in note 2 to the condensed consolidated interim financial statements for the three-and six-month periods ended June 30, 2016. The opening adjustments recorded on January 1, 2016, related to the REIT conversion are described in note 3 to the condensed consolidated interim financial statements.

The preparation of financial statements in conformity with IFRS requires Management to make estimates and assumptions. The significant areas of judgments, estimates and assumptions are set out in note 3 of the consolidated financial statements found in Killam's 2015 Annual Report. The most significant estimates relate to the fair value of investment properties and deferred taxes.

Disclosure Controls and Procedures and Internal Controls

Management, including the Chief Executive Officer and the Chief Financial Officer, does not expect that Killam's disclosure controls and procedures and internal controls will prevent or detect all error and all fraud. Because of the inherent limitations in all control systems, an evaluation of controls can provide only reasonable, not absolute, assurance that all control issues and instances of fraud or error, if any, within Killam have been detected. During the most recent interim period, there have been no changes in Killam's accounting judgments, estimates and assumptions.

Subsequent Events

On July 4, 2016, Killam completed the previously announced redemption of its $57.5 million, 5.65% convertible debentures. Proceeds from Killam's $98 million public offering of Trust Units, which closed on June 2, 2016, were used to fund the redemption.

On July 5, 2016, Killam received repayment of the $4.0 million mezzanine loan to a third-party developer for the construction of a multi-family residential property.

On July 19, 2016, Killam announced a distribution of $0.05 per unit, payable on August 15, 2016, to Unitholders of record on July 29, 2016.

On July 20, 2016, Killam secured a $30 million revolving demand credit facility to be used for Killam's acquisition and development program, as well as general business purposes. The interest rate on the credit facility is prime plus 75 bps on prime rate advances or 175 bps over BAs. Killam has assets with an aggregate carrying value of $45 million pledged to the line. There is currently no balance drawn on the credit facility.