Interim Consolidated Financial Statements (Unaudited)
For the 12-week and 24-week periods ended February 11, 2018
(in thousands of Canadian dollars)

This document is being filed with the Canadian securities regulatory authorities via www.sedar.com by and/or on behalf of, and with the approval of, SIR Corp. While it is located under the SIR Royalty Income Fund's issuer profile on www.sedar.com as a matter of convenience to investors in the SIR Royalty Income Fund, it is not being filed by or on behalf of, or with the approval, authorization, acquiescence or permission of, (a) the SIR Royalty Income Fund or any of its trustees or officers, and (b) the SIR Holdings Trust or any of its trustees or officers. None of them have approved, authorized, permitted or acquiesced with respect to the filing or contents hereof.

Interim Consolidated Statements of Financial Position (Unaudited)

(in thousands of Canadian dollars)

Assets	February 11, 2018 \$	August 27, 2017 \$
Current assets Cash and cash equivalents Trade and other receivables (note 4(c)) Inventories Prepaid expenses, deposits and other assets Current portion of loans and advances	3,049 9,453 3,528 2,308 300	4,550 8,391 2,995 1,109 320
·	18,638	17.365
Non-current assets Loans and advances Property and equipment Goodwill and intangible assets	728 55,276 5,384	792 50,691 4,970
	80,026	73,818
Liabilities		-,-
Current liabilities Bank indebtedness (note 3) Trade and other payables (note 4(a)) Dividends payable (note 5) Current portion of long-term debt (note 3) Current portion of provisions and other long-term liabilities Current portion of Ordinary LP Units and Class A LP Units of the Partnership (note 4(b))	3,265 29,940 700 3,293 4,658 9,991	1,943 31,582 - 15,838 3,797 9,991 63,151
Non-current liabilities Long-term debt (Note 3) Loan payable to SIR Royalty Income Fund (note 4(a)) Provisions and other long-term liabilities Ordinary LP Units and Class A LP Units of the Partnership (note 4(b))	22,335 35,818 10,705 112,042	35,798 9,422 120,816
Shareholders' Deficiency	232,747	229,187
Capital stock (note 5)	20,484	20,484
Contributed surplus	109	109
Deficit	(173,314)	(175,962)
	(152,721)	(155,369)
	80,026	73,818

SIR Corp.Interim Consolidated Statements of Operations and Comprehensive Loss (Unaudited)

(in thousands of Canadian dollars)

	12-week period ended		24-week period ended	
	February 11, 2018 \$	February 12, 2017 \$	February 11, 2018 \$	February 12, 2017 \$
Corporate restaurant operations				
Food and beverage revenue Costs of corporate restaurant operations	66,180 61,925	62,364 57,619	134,558 124,384	125,923 117,461
Earnings from corporate restaurant operations	4,255	4,745	10,174	8,462
Corporate costs	3,707	3,388	7,526	6,730
Earnings before interest and income taxes	548	1,357	2,648	1,732
Interest expense	311	249	607	454
Interest on loan payable to SIR Royalty Income Fund (note 4(a)) Interest (income) and other expense (income) -	700	700	1,393	1,392
net Change in amortized cost of Ordinary LP Units	(32)	140	(64)	152
and Class A LP Units of the Partnership (note 4(b))	(8,438)	10,130	(2,936)	10,782
Earnings (loss) before income taxes	8,007	(9,862)	3,648	(11,048)
Provision for income taxes	<u>-</u>	43	<u>-</u>	67
Net earnings (loss) and comprehensive income (loss) for the period	8,007	(9,905)	3,648	(11,115)

SIR Corp.

Interim Consolidated Statements of Changes in Shareholders' Deficiency (Unaudited)

(in thousands of Canadian dollars)

		24-week	period ended Febr	uary 11, 2018
	Capital stock \$	Contributed surplus \$	Deficit \$	Total \$
Balance - Beginning of period	20,484	109	(175,962)	(155,369)
Dividends declared (note 5)	-	-	(1,000)	(1,000)
Net earnings for the period		-	3,648	3,648
Balance - End of period	20,484	109	(173,314)	(152,721)
		2	24-week ended Febr	uary 12, 2017
	Capital stock \$	Contributed surplus \$	Deficit \$	Total \$
Balance - Beginning of period	20,390	31	(162,601)	(142,180)
Stock-based compensation	-	141	-	141
Exercise of stock options (note 5)	132	(4)	-	128
Net loss for the period		-	(11,115)	(11,115)
Balance - End of period	20,522	168	(173,716)	(153,026)

SIR Corp.Interim Consolidated Statements of Cash Flows (Unaudited)

(in thousands of Canadian dollars)

Pebruary 11, 2018		12-week period ended		24-week period ended		
Net earnings (loss) for the period 8,007		2018	2017	2018	2017	
Net earnings (loss) for the period 8,007 (9,905) 3,648 (11,115) tems not affecting cash Change in amortized cost of Ordinary LP Units and Class A LP Units of the Partnership (note 4(b)) (8,438) 10,130 (2,936) 10,782 Depreciation and amortization 2,641 2,529 5,099 5,029 Deferred income taxes -	Cash provided by (used in)					
Items not affecting cash Change in amortized cost of Ordinary LP Units and Class A LP Units of the Partnership (note 4(b)) (8,438) 10,130 (2,936) 10,782 Change in amortization 2,641 2,529 5,099 5,029 Depreciation and amortization 2,641 2,529 5,099 5,029 Deferred income taxes -	Operating activities					
Change in amortized cost of Ordinary LP Units and Class A LP Units of the Partnership (note 4(b)) (8,438) 10,130 (2,936) 5,099 5,029		8,007	(9,905)	3,648	(11,115)	
Class A LP Units of the Partnership (note 4(b))						
Depreciation and amortization 2,641 2,529 5,099 5,029 Common terms	Class A I P Units of the Partnership (note 4/b))	(8.438)	10 130	(2 936)	10 782	
Deferred income taxes				` ' '		
Current income taxes	•	2,041	2,020	-	5,025	
Recovery of loans and advances -		_	43	_	67	
Interest expense on long-term debt and SIR Loan 1,011 948 2,000 1,846 Non-cash interest income (28) (32) (57) (66) (66) (78) (113) (250) (221)		_	-	_	_	
Non-cash interest income		1 011	949	2 000		
Amortization of leasehold inducements 134 (113) (250) (221)						
Stock-based compensation		, ,	` '	` ,	` '	
Loss on disposal of property and equipment Other 28 27 90 96 Other (45) - (98) (39) Leasehold and other inducements received - - 165 158 Distributions paid to Ordinary LP and Class A LP unitholders (note 4(b)) (3,339) (2,824) (5,838) (5,226) Income taxes paid - (76) - (211) Net change in working capital items (note 7) (204) (2,134) (2,758) (4,173) Cash used in operating activities (501) (1,404) (935) (2,882) Investing activities Purchase of property and equipment and other assets - net purchase of property and equipment and other assets - net purchase of property and equipment and advances (5,635) (2,737) (9,483) (6,006) Repayment of loans and advances (5,538) (2,660) (9,342) (5,905) Cash used in investing activities (5,528) (2,660) (9,342) (5,905) Financing activities Increase (decrease) in bank indebtedness and long-term debt (1,59) 617 <td></td> <td>(104)</td> <td></td> <td>(200)</td> <td>` '</td>		(104)		(200)	` '	
Other (45) - (98) (39) Leasehold and other inducements received - - 165 158 Distributions paid to Ordinary LP and Class A LP unitholders (note 4(b)) (3,339) (2,824) (5,838) (5,226) Income taxes paid - (76) - (211) Net change in working capital items (note 7) (204) (2,134) (2,758) (4,173) Cash used in operating activities (501) (1,404) (935) (2,882) Investing activities Purchase of property and equipment and other assets - net Repayment of loans and advances (5,635) (2,737) (9,483) (6,006) Repayment of loans and advances 107 77 141 101 101 Cash used in investing activities (5,528) (2,660) (9,342) (5,905) Financing activities Increase (decrease) in bank indebtedness and long-term debt (159) 617 1,322 556 Proceeds from issuance of long-term debt (6,895 4,000 10,895 10,000 <tr< td=""><td>• • • • • • • • • • • • • • • • • • •</td><td>28</td><td></td><td>90</td><td></td></tr<>	• • • • • • • • • • • • • • • • • • •	28		90		
Leasehold and other inducements received Distributions paid to Ordinary LP and Class A LP unitholders (note 4(b)) 165 158 Distributions paid to Ordinary LP and Class A LP unitholders (note 4(b)) (3,339) (2,824) (5,838) (5,226) Income taxes paid - (76) - (211) Net change in working capital items (note 7) (204) (2,134) (2,758) (4,173) Cash used in operating activities (501) (1,404) (935) (2,882) Investing activities Purchase of property and equipment and other assets - net Repayment of loans and advances (5,635) (2,737) (9,483) (6,006) Repayment of loans and advances 107 77 141 101 Cash used in investing activities (5,528) (2,660) (9,342) (5,905) Financing activities Increase (decrease) in bank indebtedness and long-term debt (159) 617 1,322 556 Proceeds from issuance of long-term debt (500) (500) (1,000) (1,000) Interest paid (1,028) (966) (1,970)			<u>-</u> ,			
Distributions paid to Ordinary LP and Class A LP unitholders (note 4(b)) (1,000 (1,000) (1,0		(40)	_	, ,	, ,	
(note 4(b)) (3,339) (2,824) (5,338) (5,226) Income taxes paid - (76) - (211) Net change in working capital items (note 7) (204) (2,134) (2,758) (4,173) Cash used in operating activities (501) (1,404) (935) (2,882) Investing activities Purchase of property and equipment and other assets - net Repayment of loans and advances (5,635) (2,737) (9,483) (6,006) Repayment of loans and advances 107 77 141 101 Cash used in investing activities (5,528) (2,660) (9,342) (5,905) Financing activities Increase (decrease) in bank indebtedness and long-term debt (159) 617 1,322 556 Proceeds from issuance of long-term debt (6,995) 4,000 10,895 10,000 Principal repayment of long-term debt (500) (500) (1,000) (1,000) Interest paid (1,028) (966) (1,970) (1,882) Dividends paid (100	100	
Net change in working capital items (note 7) (204) (2,134) (2,758) (4,173) Cash used in operating activities (501) (1,404) (935) (2,882) Investing activities 8 9 8 9 9 1 1,322 556 56 9 9 617 1,322 556 56 9 9 617 1,322 556 9 56 9 9 617 1,322 556 9 56 9 9 100 1,085 10,000 <td< td=""><td></td><td>(3,339)</td><td>(2,824)</td><td>(5,838)</td><td>(5,226)</td></td<>		(3,339)	(2,824)	(5,838)	(5,226)	
Cash used in operating activities (501) (1,404) (935) (2,882)	Income taxes paid	-	(76)	-	(211)	
Investing activities Purchase of property and equipment and other assets - net (5,635) (2,737) (9,483) (6,006) (6,006) (1,007) (1,000) (Net change in working capital items (note 7)	(204)	(2,134)	(2,758)	(4,173)	
Investing activities Purchase of property and equipment and other assets - net (5,635) (2,737) (9,483) (6,006) (6,006) (1,007) (1,000) (
Purchase of property and equipment and other assets - net Repayment of loans and advances (5,635) (2,737) (9,483) (6,006) Repayment of loans and advances 107 77 141 101 Cash used in investing activities (5,528) (2,660) (9,342) (5,905) Financing activities Increase (decrease) in bank indebtedness and long-term debt Proceeds from issuance of long-term debt (159) 617 1,322 556 Proceeds from issuance of long-term debt (5,895 4,000 10,895 10,000 Principal repayment of long-term debt (500) (500) (1,000) (1,000) Interest paid (1,028) (966) (1,970) (1,882) Dividends paid (200) - (300) - Financing fees (171) - (171) - Exercise of stock options (note 5) - - - 128 Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) <td>Cash used in operating activities</td> <td>(501)</td> <td>(1,404)</td> <td>(935)</td> <td>(2,882)</td>	Cash used in operating activities	(501)	(1,404)	(935)	(2,882)	
Purchase of property and equipment and other assets - net Repayment of loans and advances (5,635) (2,737) (9,483) (6,006) Repayment of loans and advances 107 77 141 101 Cash used in investing activities (5,528) (2,660) (9,342) (5,905) Financing activities Increase (decrease) in bank indebtedness and long-term debt Proceeds from issuance of long-term debt (159) 617 1,322 556 Proceeds from issuance of long-term debt (5,895 4,000 10,895 10,000 Principal repayment of long-term debt (500) (500) (1,000) (1,000) Interest paid (1,028) (966) (1,970) (1,882) Dividends paid (200) - (300) - Financing fees (171) - (171) - Exercise of stock options (note 5) - - - 128 Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) <td>Investing activities</td> <td></td> <td></td> <td></td> <td></td>	Investing activities					
Repayment of loans and advances 107 77 141 101		(5.635)	(2 737)	(9 483)	(6,006)	
Cash used in investing activities (5,528) (2,660) (9,342) (5,905)						
Financing activities Increase (decrease) in bank indebtedness and long-term debt (159) 617 1,322 556 Proceeds from issuance of long-term debt (5,895 4,000 10,895 10,000 10,895 10,000	riopayment of loans and advances	107		171	101	
Financing activities (159) 617 1,322 556 Proceeds from issuance of long-term debt 6,895 4,000 10,895 10,000 Principal repayment of long-term debt (500) (500) (1,000) (1,000) Interest paid (1,028) (966) (1,970) (1,882) Dividends paid (200) - (300) - Financing fees (171) - (171) - Exercise of stock options (note 5) - - - 128 Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888	Cash used in investing activities	(5,528)	(2,660)	(9,342)	(5,905)	
Increase (decrease) in bank indebtedness and long-term debt (159) 617 1,322 556 Proceeds from issuance of long-term debt 6,895 4,000 10,895 10,000 Principal repayment of long-term debt (500) (500) (1,000) (1,000) Interest paid (1,028) (966) (1,970) (1,882) Dividends paid (200) - (300) - Financing fees (171) - (171) - Exercise of stock options (note 5) - - - 128 Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888						
Proceeds from issuance of long-term debt 6,895 4,000 10,895 10,000 Principal repayment of long-term debt (500) (500) (1,000) (1,000) Interest paid (1,028) (966) (1,970) (1,882) Dividends paid (200) - (300) - Financing fees (171) - (171) - Exercise of stock options (note 5) - - - 128 Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888						
Principal repayment of long-term debt (500) (500) (1,000) (1,000) Interest paid (1,028) (966) (1,970) (1,882) Dividends paid (200) - (300) - Financing fees (171) - (171) - Exercise of stock options (note 5) - - - - 128 Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888			617	1,322	556	
Interest paid (1,028) (966) (1,970) (1,882) Dividends paid (200) - (300) - Financing fees (171) - (171) - Exercise of stock options (note 5) - - - - 128 Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888		6,895	4,000	10,895	10,000	
Dividends paid (200) - (300) - Financing fees (171) - (171) - Exercise of stock options (note 5) - - - - 128 Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888	Principal repayment of long-term debt		(500)	(1,000)		
Financing fees (171) - (171) - Exercise of stock options (note 5) - - - - 128 Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888	Interest paid		(966)		(1,882)	
Exercise of stock options (note 5) Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888			-		-	
Cash provided by financing activities 4,837 3,151 8,776 7,802 Decrease in cash and cash equivalents during the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888		(171)	-	(171)	-	
Decrease in cash and cash equivalents during the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888	Exercise of stock options (note 5)		-	-	128	
the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888	Cash provided by financing activities	4,837	3,151	8,776	7,802	
the period (1,192) (913) (1,501) (985) Cash and cash equivalents - Beginning of period 4,241 3,816 4,550 3,888	Decrease in cash and cash equivalents during					
· · · · · · · · · · · · · · · · · · ·	the period	(1,192)	(913)	(1,501)	(985)	
Cash and cash equivalents - End of period3,0492,9033,0492,903	Cash and cash equivalents - Beginning of period	4,241	3,816	4,550	3,888	
	Cash and cash equivalents - End of period	3,049	2,903	3,049	2,903	

Notes to Interim Consolidated Financial Statements (Unaudited)

February 11, 2018

1 Nature of operations and fiscal year

Nature of operations

SIR Corp. (the Company) is a private company amalgamated under the Business Corporations Act of Ontario. As at February 11, 2018, the Company owned a total of 61 (August 27, 2017 - 60) Concept and Signature restaurants in Canada (in Ontario, Quebec, Alberta, Nova Scotia and Newfoundland) (the SIR Restaurants). The Concept restaurants are Jack Astor's Bar and Grill® (Jack Astor's®), Canyon Creek Chop House® (Canyon Creek®) and Scaddabush Italian Kitchen & Bar® ("Scaddabush") and the Signature restaurants are Reds® Wine Tavern, Reds® Midtown Tavern, Reds® Square One and Loose Moose Tap & Grill®. The Company also owns a Dukes Refresher® & Bar located in downtown Toronto, and one seasonal restaurant, Abbey's Bakehouse®, in addition to one seasonal Abbey's Bakehouse retail outlet, which are not currently part of Royalty Pooled Restaurants (note 4(b)).

On October 1, 2004, SIR Royalty Income Fund (the Fund) filed a final prospectus for a public offering of units of the Fund. The net proceeds of the offering of \$51,167,000 were used by the Fund to acquire certain bank debt of the Company (the SIR Loan) (note 4(a)) and, indirectly, through SIR Holdings Trust (the Trust), all of the Ordinary LP Units of SIR Royalty Limited Partnership (the Partnership) (note 4(b)). On October 12, 2004, the Partnership acquired from the Company the Canadian trademarks used in connection with the operation of the majority of the Company's restaurants in Canada.

The address of the Company's registered office is 5360 South Service Road, Suite 200, Burlington, Ontario. The consolidated financial statements were approved for issuance by the Board of Directors on March 22, 2018.

Fiscal year

The Company's fiscal year is made up of 52 or 53-week periods ending on the last Sunday in August. The fiscal quarters for the Company consist of accounting periods of 12, 12, 12 and 16 or 17 weeks, respectively. The fiscal years for 2018 and 2017 both consisted of 52 weeks.

2 Summary of significant accounting policies

Basis of presentation

The Company prepares its condensed interim consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) for interim financial reporting, including International Accounting Standard (IAS) 34, Interim Financial Reporting. The disclosures contained in these interim consolidated financial statements do not include all requirements of IFRS for annual consolidated financial statements and notes thereto.

Notes to Interim Consolidated Financial Statements (Unaudited)

February 11, 2018

The accounting policies as applied in these interim consolidated financial statements are consistent with those followed in the August 27, 2017 audited annual consolidated financial statements, except as follows:

IAS 7, Statement of Cash Flows. The IASB issued an amendment to require an entity to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes. The amendment is effective for annual periods beginning on or after January 1, 2017. SIR will include the additional disclosures in the 2018 annual consolidated financial statements.

IAS 12, Income Taxes. The IASB issued an amendment to clarify the requirements for (a) recognizing deferred tax assets on unrealized losses, (b) deferred tax where an asset is measured at a fair value below the asset's tax base, and (c) certain other aspects of accounting for deferred tax assets. The amendment is effective for years beginning on or after January 1, 2017. The amendment will not have a material impact on the consolidated financial statements.

Seasonality

The financial performance of the Company for the interim period is not necessarily indicative of the results that may be expected for the full year due to the seasonality of the Company's business. The full service restaurant sector of the Canadian foodservice industry in which the Company operates experiences seasonal fluctuations in revenues. Favourable summer weather generally results in increased revenues during the Company's fourth quarter (ending the last Sunday in August) when patios can be open. Additionally, certain holidays and observances also affect dining patterns both favourably and unfavourably.

3 Bank indebtedness and long-term debt

The Company has a credit agreement (Credit Agreement) with a Schedule 1 Canadian chartered bank (the Lender). The Credit Agreement provides for a three-year facility for a maximum principal amount of \$30,000,000 consisting of a \$20,000,000 revolving term credit facility (Credit Facility 1), and a \$10,000,000 revolving term loan (Credit Facility 2). The Company and the Lender also has a purchase card agreement providing credit of up to an additional \$5,000,000. Subsequent to November 19, 2017, on December 8, 2017, the Company extended the Credit Agreement from July 6, 2018 to July 6, 2020 under substantially the same terms and conditions. The Credit Agreement as amended provides for a new \$2,200,000 leasing facility.

Credit Facility 1 is for general corporate and operating purposes, including capital spending on new and renovated restaurants, bearing interest at the prime rate plus 2.25% and/or the bankers' acceptance rate plus 3.25%. A standby fee of 0.65% is charged on the undrawn balance of Credit Facility 1. Provided the Company is in compliance with the Credit Agreement, the principle amount of Credit Facility 1 can be repaid and reborrowed at any time during the term of the Credit Agreement. Credit Facility 2 bears interest at the prime rate plus 2.25% and/or the bankers' acceptance rate plus 3.25%. The initial advance on Credit Facility 2 is repayable in quarterly instalments of \$500,000.

On December 15, 2017, the Company drew an additional \$4,500,000 on Credit Facility 2. This advance is repayable in quarterly instalments of \$225,000, with the remaining outstanding principal balance due on July 6, 2020.

Notes to Interim Consolidated Financial Statements (Unaudited)

February 11, 2018

Under the amended Credit Agreement, subsequent advances on Credit Facility 2 may be requested annually (subject to availability and Lender approval), in minimum multiples of \$1,000,000, to finance capital spending on new and renovated restaurants. Each subsequent advance will be repayable in equal quarterly instalments based on a five-year amortization, with the remaining outstanding principal balance due on July 6, 2020.

During the 12-week period ended February 11, 2018, the Company drew \$1,787,000 of the \$2,200,000 leasing facility. These advances are repayable in equal monthly instalments.

The undrawn balance of Credit Facility 1 as at February 11, 2018 is \$1,735,000.

The Credit Agreement is secured by substantially all of the assets of the Company and most of its subsidiaries, which are also guarantors. The Partnership and the Fund have not guaranteed the Credit Agreement. The Credit Agreement contains certain financial and non-financial covenants that the Company is in compliance with as at February 11, 2018.

The Company has recorded its long-term debt at amortized cost. The Company has netted the financing fees against the respective debt and amortizes these costs over the expected life of the long-term debt using the effective interest rate method. Unamortized financing fees netted against the debt as at February 11, 2018 were \$267,000 (August 27, 2017 - \$162,000).

4 SIR Royalty Income Fund

a) Loan payable to SIR Royalty Income Fund (the SIR Loan)

The \$40,000,000 SIR Loan bears interest at 7.5% per annum and is due on October 12, 2044. In conjunction with the Credit Agreement, on July 6, 2015, the Company, the Fund and the Partnership entered into an Intercreditor Agreement to subordinate and postpone their claims against the Company in favour of the Lender. The Fund and the Partnership have not guaranteed the Credit Agreement (note 3).

The long-term debt is permitted indebtedness within the meaning of the agreements between the Fund, the Partnership and the Company and, as a result, the Fund and the Partnership have, as contemplated in the existing agreements, subordinated and postponed their claims against the Company to the claims of the Lender. This subordination, which includes a subordination of the Partnership's rights under the Licence and Royalty Agreement between the Partnership and the Company, whereby the Partnership licenses to the Company the right to use the trademarks and related intellectual property in return for royalty payments based on revenues, has been effected pursuant to the terms of the Intercreditor Agreement.

Under the Intercreditor Agreement, absent a default or event of default under the Credit Agreement, ordinary payments to the Fund and the Partnership can continue and the Partnership can exercise any and all of its rights to preserve the trademarks and related intellectual property governed by the Licence and Royalty Agreement. However, if a default or an event of default were to occur, the Fund and the Partnership agree not to take actions on their security until the Lender has been repaid in full. However, payments by the Company to the Fund and the Partnership are permitted for such amounts as are required to fund their monthly operating expenses, up to an annual limit. In addition, the Company, the Fund and the Partnership have the right, acting cooperatively, to reduce payments of Royalties and/or interest on the

Notes to Interim Consolidated Financial Statements (Unaudited)

February 11, 2018

SIR Loan by up to 50% without triggering a cross default under the Credit Agreement for a period of up to nine consecutive months. The Company and each obligor provided an undertaking to cooperate and explore all options with the Fund to maximize value to the Fund's unitholders and the Company and its shareholders in exchange for the subordinating parties not demanding repayment or enforcing security as a result of any such related party obligation default. The Intercreditor Agreement also contains various other typical covenants of the Fund and the Partnership.

Interest expense charged to the consolidated statements of operations and comprehensive loss for the 12-week and 24-week periods ended February 11, 2018 was \$700,000 and \$1,393,000, respectively (12-week and 24-week periods ended February 12, 2017 - \$700,000 and \$1,392,000, respectively), which includes interest on the SIR Loan of \$690,000 and \$1,373,000, respectively (12-week and 24-week periods ended February 12, 2017 - \$690,000 and \$1,373,000, respectively) and amortization of financing fees of \$10,000 and \$20,000, respectively (12-week and 24-week periods ended February 12, 2017 - \$10,000 and \$19,000, respectively). Interest payable on the SIR Loan as at February 11, 2018 was \$348,000 (August 27, 2017 - \$475,000).

The Company has the right to require the Fund to, indirectly, purchase its Class C GP Units of the Partnership and assume a portion of the SIR Loan as consideration for the acquisition of the Class C GP Units.

Notes to Interim Consolidated Financial Statements (Unaudited)

February 11, 2018

b) Ordinary LP Units and Class A LP Units of SIR Royalty Limited Partnership

	12-week period ended		24-week period ended	
	February 11, 2018 \$	February 12, 2017 \$ (in thousands	February 11, 2018 \$ of dollars)	February 12, 2017 \$
Balance - Beginning of period Change in amortized cost of the Ordinary	133,810	122,071	130,807	123,821
LP Units and Class A LP Units of the Partnership Distributions paid to Ordinary LP and Class	(8,438)	10,130	(2,936)	10,782
A LP unitholders	(3,339)	(2,824)	(5,838)	(5,226)
Balance - End of period Less: Current portion of Ordinary LP Units and Class A LP Units of the	122,033	129,377	122,033	129,377
Partnership	(9,991)	(9,991)	(9,991)	(9,991)
Ordinary LP Units and Class A LP Units of the Partnership	112,042	119,386	112,042	119,386
The following is a summary of the results of operations of the Partnership:				
Pooled Revenue*	61,468	59,820	125,136	121,544
Partnership royalty income* Other income Partnership expenses	3,688 5 1	3,629 5 (11)	7,575 11 (35)	7,370 11 (29)
Net earnings of the Partnership	3,694	3,623	7,551	7,352
The Company's interest in the earnings of the Partnership	(1,333)	(1,368)	(2,744)	(2,778)
Fund's interest in the earnings of the Partnership	2,361	2,255	4,807	4,574

*Includes revenue from the Royalty Pooled Restaurants. The Partnership owns the Canadian trademarks (the SIR Rights) formerly owned or licensed by the Company or its subsidiaries and used in connection with the operation of the majority of the Company's restaurants in Canada. Partnership royalty income is 6% of pooled revenue in accordance with the Licence and Royalty Agreement, plus a Make-Whole Payment for closed restaurants, from the date of closure to December 31 of the year closed.

On October 12, 2004, the Partnership issued Ordinary LP and GP Units to the Fund for cash of \$11,167,000. The holders of the Ordinary LP Units and the Class A LP Units are entitled to receive a pro rata share of all residual distributions of the Partnership. The distributions are declared by the Board of Directors of SIR GP Inc., which is controlled by the Fund. Accordingly, the Ordinary LP Units and the Class A LP Units of the Partnership have been classified as a financial liability in the consolidated statements of financial position. The Ordinary LP Units and the Class A LP Units are accounted for at

Notes to Interim Consolidated Financial Statements (Unaudited)

February 11, 2018

amortized cost, with changes in the carrying value of Ordinary LP Units and the Class A LP Units of the Partnership recorded in the consolidated statements of operations and comprehensive loss.

During the 12-week and 24-week periods ended February 11, 2018, distributions of \$2,361,000 and \$4,807,000, respectively (12-week and 24-week periods ended February 12, 2017 - \$2,255,000 and \$4,574,000, respectively) were declared to the Fund through the Partnership. Distributions paid during the 12-week and 24-week periods ended February 11, 2018 were \$3,339,000 and \$5,838,000, respectively (12-week and 24-week periods ended February 11, 2018 - \$2,824,000 and \$5,226,000, respectively). The Fund, indirectly through the Trust, is entitled to receive a pro rata share of all residual distributions. Distributions payable to SIR Royalty Income Fund as at February 11, 2018 were \$3,905,000 (August 27, 2017 - \$4,935,000).

The Company, as the holder of the Class A GP Units, is entitled to receive a pro rata share of all residual distributions of the Partnership and the Class A GP Units are exchangeable into units of the Fund.

The Partnership owns the SIR Rights formerly owned or licensed by the Company or its subsidiaries and used in connection with the operation of the majority of the Company's restaurants in Canada. In 2004, the Partnership granted the Company a 99-year licence to use the SIR Rights in most of Canada in consideration for a Royalty, payable by the Company to the Partnership, equal to 6% of the revenue of the Royalty Pooled Restaurants (the Licence and Royalty Agreement).

Under the terms of the Licence and Royalty Agreement, the Company may be required to pay a Make-Whole Payment in respect of the reduction in revenue for restaurants closed during a reporting period. The Company is not required to pay any Make-Whole Payment in respect of a closed restaurant following the date on which the number of restaurants in the Royalty pool is equal to or greater than 68 or following October 12, 2019, whichever occurs first. On January 1 of each year (the Adjustment Date), the restaurants subject to the Licence and Royalty Agreement are adjusted for new SIR Restaurants opened for at least 60 days preceding such Adjustment Date. At each Adjustment Date, the Company will be entitled to convert its Class B GP Units into Class A GP Units based on the formula defined in the Partnership Agreement. Additional Class B GP Units may be converted into Class A GP Units in respect of these new SIR Restaurants if actual revenues of the new SIR Restaurants exceed 80% of the initial estimated revenue. Conversely, converted Class A GP Units will be returned by the Company if the actual revenues are less than 80% of the initial estimated revenue. In December of each year, an additional distribution will be payable to the Class B GP unitholders based on actual revenues of the new SIR Restaurants exceeding 80% of the initial estimated revenue or there will be a reduction in the distributions to the Class A GP unitholders if revenues are less than 80% of the initial estimated revenue.

On January 1, 2018, three (January 1, 2017 - one) new SIR Restaurants were added to Royalty Pooled Restaurants in accordance with the Partnership Agreement. As consideration for the additional Royalty associated with the addition of three new SIR Restaurants on January 1, 2018 (January 1, 2017 - one), as well as the Second Incremental Adjustment for one new SIR Restaurant added to Royalty Pooled Restaurants on January 1, 2017 (January 1, 2016 - two), SIR converted its Class B GP Units into Class A GP Units based on the formula defined in the Partnership Agreement. The number of Class B GP Units that SIR converted into Class A GP Units was reduced by an adjustment for the permanent closure of three (January 1, 2017 - one) SIR Restaurants during the prior year. The net effect of these adjustments to Royalty Pooled Restaurants was that SIR converted 35,000 Class B GP Units into 35,000 Class A GP Units

Notes to Interim Consolidated Financial Statements (Unaudited)

February 11, 2018

(January 1, 2016 – SIR exchanged 79,000 Class A GP Units into 79,000 Class B GP Units) on January 1, 2018 at a value of \$2,847,000 (January 1, 2017 - \$16,000).

In addition, the revenues of the one (January 1, 2016 – two) new SIR Restaurant added to Royalty Pooled Restaurants on January 1, 2017 was less than 80% of the Initial Adjustment's estimated revenue and, as a result, the distributions on the Class A GP Units were reduced by a special conversion refund of \$52,000 in December 2017 and paid in January 2018 (December 31, 2016 – \$492 paid in January 2017).

As a result of the permanent closure of one SIR restaurant during the period, Make-Whole payments to the Partnership of \$67,000 have been recognized by the Company for the 24-week period ended February 11, 2018 (24-week ended February 12, 2017 - \$77,000).

As at February 11, 2018, after the net effect of the adjustments to Royalty Pooled Restaurants on January 1, 2018, the Company's residual interest in the Partnership is 19.4% (August 27, 2017 - 19.1%). The Company continues to maintain control of the Partnership and, therefore, continues to consolidate the Partnership.

c) Advances receivable from SIR Royalty Income Fund

Advances receivable from SIR Royalty Income Fund as at February 11, 2018 were \$2,828,000 (August 27, 2017 - \$3,347,000). Advances receivable are non-interest bearing and due on demand.

The Company, through the Partnership, has entered into an arrangement with the Fund and the Trust, whereby the Partnership will provide or arrange for the provision of services required in the administration of the Fund and the Trust. The Partnership has arranged for these services to be provided by SIR GP Inc., in its capacity as the Managing General Partner. For the 12-week and 24-week periods ended February 11, 2018, the Partnership provided these services to the Fund and the Trust for consideration of \$6,000 and \$12,000, respectively (12-week and 24-week periods ended February 12, 2017 - \$6,000 and \$12,000, respectively), which was the amount of consideration agreed to by the related parties.

5 Capital stock

During the 24-week ended February 11, 2018, the Company declared a dividend of \$1,000,000 of which \$200,000 and \$300,000 was paid during the 12-week and 24-week periods ended February 11, 2018, respectively.

During the 12-week and 24-week periods ended February 12, 2017, nil and 146,000 stock options were exercised, respectively and nil and 146,000 common shares were issued, respectively for consideration of \$nil and \$128,000, respectively.

6 Contingencies

The Company has been named in a copyright infringement claim in the amount of \$400,000. It is uncertain at this time to determine the outcome of this lawsuit or the potential liability, if any.

Notes to Interim Consolidated Financial Statements (Unaudited)

February 11, 2018

7 Supplemental cash flow information

The net change in working capital items is as follows:

	12-week period ended		24-week period ended	
	February 11, 2018 \$	February 12, 2017 \$ (in tho	February 11, 2018 \$ usands of dollars)	February 12, 2017 \$
Trade and other receivables Inventories Prepaid expenses, deposits and	592 (421)	42 17	438 (534)	187 (181)
other assets Trade and other payables Provisions and other long-term	(634) (312)	(707) (1,674)	(1,217) (2,224)	(1,249) (3,745)
liabilities	571	188	779	815
	(204)	(2,134)	(2,758)	(4,173)