SIR Royalty Limited Partnership

Condensed Interim Financial Statements
(Unaudited)
For the three-month and nine-month periods ended September 30, 2026 and September 30, 2025

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SIR Royalty Limited Partnership

Condensed Interim Statements of Financial Position

(Unaudited)

	September 30, 2026 $	December 31, 2025 $
Assets		
Current assets		
Cash	700,462	100,048
Amounts due from related parties (note 6)	4,246,854	4,700,345
Prepaid expenses and other assets	8,138	19,075
	4,955,454	4,819,468
Intangible assets (note 3)	101,512,512	99,075,730
	106,467,966	103,895,198
Liabilities		
Current liabilities		
Accounts payable and accrued liabilities	239,265	262,942
Amounts due to related parties (note 6)	4,716,179	4,556,516
	4,955,444	4,819,458
Partners' interest (note 4)	101,512,522	99,075,740
	106,467,966	103,895,198

The accompanying notes are an integral part of these condensed interim financial statements.

SIR Royalty Limited Partnership

Condensed Interim Statements of Earnings and Comprehensive Income
(Unaudited)

	Three-month period ended		Nine-month period ended	
	September 30, 2026 $	September 30, 2025 $	September 30, 2026 $	September 30, 2025 $
Revenues				
Royalty income (notes 1 and 6)	4,560,278	4,284,768	13,168,611	12,546,187
Administration fee (note 6)	6,000	6,000	18,000	18,000
	4,566,278	4,290,768	13,186,611	12,564,187
Expenses and other income				
General and administrative	28,363	18,534	90,155	70,756
Impairment loss (recovery) on amounts due from related parties (note 6)	7,047	(13,265)	(42,330)	39,696
Other income	(4,933)	(4,686)	(16,954)	(4,686)
	30,477	583	30,871	105,766
Net earnings and comprehensive income for the period	4,535,801	4,290,185	13,155,740	12,458,421

The accompanying notes are an integral part of these condensed interim financial statements.

SIR Royalty Limited Partnership

Condensed Interim Statements of Partners' Interest

(Unaudited)

For the nine-month periods ended September 30, 2026 and September 30, 2025

	Number of units (note 4)	Balance - January 1, 2026 $	Units Issued $ (note 4)	Net Earnings for the period $	Distributions declared $	Balance – September 30, 2026 $
Ordinary LP units	5,356,667	7,633,570	-	4,829,156	(4,829,156)	7,633,570
Class A LP units	3,018,900	27,983,375	-	3,944,346	(3,944,346)	27,983,375
Ordinary GP units	100	11	-	45	(45)	11
Class A GP units	1,693,453	23,458,783	2,436,782	2,132,184	(2,132,184)	25,895,565
Class B GP units	95,882,832	1	-	9	(9)	1
Class C GP units	4,000,000	40,000,000	-	2,250,000	(2,250,000)	40,000,000
		99,075,740	2,436,782	13,155,740	(13,155,740)	101,512,522

	Number of units (note 4)	Balance - January 1, 2025 $	Units Issued $ (note 4)	Net Earnings for the period $	Distributions declared $	Balance – September 30, 2025 $
Ordinary LP units	5,356,667	7,633,570	-	4,521,351	(4,521,351)	7,633,570
Class A LP units	3,018,900	27,983,375	-	3,781,965	(3,781,965)	27,983,375
Ordinary GP units	100	11	-	45	(45)	11
Class A GP units	1,569,147	16,377,848	7,080,935	1,905,051	(1,905,051)	23,458,783
Class B GP units	96,007,138	1	-	9	(9)	1
Class C GP units	4,000,000	40,000,000	-	2,250,000	(2,250,000)	40,000,000
		91,994,805	7,080,935	12,458,421	(12,458,421)	99,075,740

The accompanying notes are an integral part of these condensed interim financial statements.

SIR Royalty Limited Partnership

Condensed Interim Statements of Cash Flows

(Unaudited)

	Nine-month period ended	
	September 30, 2026 $	September 30, 2025 $
Cash provided by (used in)		
Operating activities		
Net earnings for the period	13,155,740	12,458,421
Adjustments for non-cash items		
Net change in non-cash working capital items (note 8)	563,600	407,435
(Recovery) impairment on amounts due from related parties	(42,330)	39,696
	13,677,010	12,905,552
Financing activities		
Distributions paid	(13,076,596)	(11,836,674)
Change in cash during the period	600,414	1,068,878
Cash - Beginning of period	100,048	165,864
Cash - End of period	700,462	1,234,742

The accompanying notes are an integral part of these condensed interim financial statements.

1 Nature of operations and seasonality

Nature of operations

SIR Royalty Limited Partnership (the Partnership) is a limited partnership formed under the laws of the Province of Ontario, Canada.

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 to the Fund of $51,166,670 were used by the Fund to acquire, directly, certain bank debt of SIR Corp. (the SIR Loan) and, indirectly, through SIR Holdings Trust (the Trust), all of the Ordinary LP Units of the Partnership. The Partnership owns the Canadian trademarks (the SIR Rights) formerly owned or licensed by SIR Corp. (SIR) or its subsidiaries and used in connection with the operation of the majority of SIR's restaurants in Canada (the SIR Restaurants). The Partnership has granted SIR a 99-year licence to use the SIR Rights in most of Canada in consideration for a Royalty, payable by SIR to the Partnership, equal to 6% of the revenues of the restaurants included in the Royalty Pooled Restaurants (the Licence and Royalty Agreement).

The address of the Partnership's registered office is 3450 Superior Crt, Unit 2, Oakville, Ontario. The financial statements were approved by the Board of Directors of SIR GP Inc. on November 10, 2026.

Seasonality

The full-service restaurant sector of the Canadian food-service industry, in which SIR operates, experiences seasonal fluctuations in revenues. Favourable summer weather generally results in increased revenues beginning in the late spring months and into the early fall months when patios can be open. Additionally, certain holidays and observances also affect dining patterns, both favourably and unfavourably. Accordingly, royalty income recognized by the Partnership will vary in conjunction with the seasonal fluctuations in revenue.

2 Basis of presentation

The Partnership prepares its condensed interim financial statements in accordance with International Financial Reporting Standards as issued by the International Standards Board (IFRS Accounting Standards), applicable to the preparation of interim financial statements, including International Accounting Standard (IAS) 34, Interim Financial Reporting. The disclosures contained in these interim financial statements do not include all requirements of IFRS Accounting Standards for annual financial statements and should be read in conjunction with the 2025 and 2024 audited annual financial statements and notes thereto. The financial performance of the Partnership 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 Partnership's business.

IFRS 9 and IFRS 7, Classification and Measurement of Financial Instruments

On May 30, 2024, the IASB issued targeted amendments to IFRS 9, 'Financial Instruments', and IFRS 7, 'Financial Instruments: Disclosures'. The amendments respond to recent questions arising in practice and include new requirements not only for financial institutions but also for corporate entities. These new

requirements have been applied from January 1, 2026, on a modified retrospective method. Comparative figures have not been restated. As part of the Partnership's implementation of the IFRS 9 amendments, management reviewed the classification of certain cash-related financial liabilities, including outstanding cheques issued but not yet settled. Historically, outstanding cheques were included within cash.

Under the amended guidance, the Partnership determined that outstanding cheques represent a contractual obligation to deliver cash that meets the definition of a financial liability until settlement occurs. As a result, the Partnership now presents outstanding cheques as an increase to accounts payable, rather than as part of cash. The adoption of this new requirement resulted in a $20,860 increase to cash and accounts payable in the condensed interim statements of financial position, and a $20,860 increase in the net change in non-cash working capital items in the condensed interim statements of cash flows. The estimated impact on the comparative figures, had the new requirement been applied, would have been a $40,181 increase to cash and accounts payable in the condensed interim statements of financial position and a $40,181 increase in the net change in non-cash working capital items in the condensed interim statements of cash flows.

IFRS Standards not yet adopted

IFRS 18, Presentation and Disclosure in Financial Statements

On April 9, 2024, the IASB issued a new standard – IFRS 18, 'Presentation and Disclosure in Financial Statements' – in response to investors' concerns about the comparability and transparency of entities' performance reporting. The new requirements introduced in IFRS 18 will help to achieve comparability of the financial performance of similar entities, especially related to how 'operating profit or loss' is defined. The new disclosures required for some management-defined performance measures will also enhance transparency. The new standard will be effective for annual reporting periods beginning on or after January 1, 2027, including for interim financial statements. At this stage, the Partnership is evaluating the impact of the amendment on the condensed interim financial statements.

3 Intangible assets

	Nine-month period ended September 30, 2026 $	Year ended December 31, 2025 $
SIR Rights – Beginning of year	99,075,730	91,994,795
Adjustment to Royalty Pooled Restaurants (note 4)	2,436,782	7,080,935
SIR Rights – End of period	101,512,512	99,075,730

The Partnership reviews the SIR Rights for indicators of impairment or whether there is any indication that an impairment loss recognised in prior periods, for an asset other than goodwill, may no longer exist or may have decreased. If any such indication exists, the Partnership estimates the recoverable amount of the SIR Rights to determine whether the carrying amount of the assets should be adjusted. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use (being the present value of the expected future cash

flows of the asset, as determined by management). A reversal of previous impairment losses is recognized when the recoverable amount of the SIR Rights is higher than the carrying value. As at September 30, 2026, management did not note any indicators of impairment.

4 Partners' interest

The authorized and issued capital of the Partnership consists of the following:

		As at September 30, 2026		As at December 31, 2025	
Class	**Authorized**	**Issued**	**Amount $**	**Issued**	**Amount $**
Class A LP Units	Unlimited	3,018,900	27,983,375	3,018,900	27,983,375
Class C LP Units	Unlimited	-	-	-	-
Ordinary LP Units	Unlimited	5,356,667	7,633,570	5,356,667	7,633,570
Ordinary GP Units	Unlimited	100	11	100	11
Class A GP Units	Unlimited	1,693,453	25,895,565	1,569,147	23,458,783
Class B GP Units	Unlimited	95,882,832	1	96,007,138	1
Class C GP Units	Unlimited	4,000,000	40,000,000	4,000,000	40,000,000
			101,512,522		99,075,740

Generally, the Partnership units have no voting rights, except in certain specified conditions.

Ordinary LP Units and Ordinary GP Units

The holders of the Ordinary LP Units are entitled to receive a pro rata share of all residual distributions.

The Ordinary GP Units have the right to receive distributions of $5 per month in aggregate.

SIR GP Inc., a direct subsidiary of the Fund, holds 99 Ordinary GP Units and is the Managing General Partner. SIR holds the remaining Ordinary GP Unit and is the General Partner. The Fund and SIR have an 80% and 20% interest in the common shares of SIR GP Inc., respectively.

SIR Holdings Trust, a direct subsidiary of the Fund, holds all of the issued Ordinary LP Units.

Class A GP Units, Class A LP Units and Class B GP Units

The holders of the Class A GP Units are entitled to receive a pro rata share of all residual distributions, and the Class A GP Units are exchangeable into units of the Fund. The holders of the Class A LP Units are entitled to receive a pro rata share of all residual distributions.

Class B GP Units are convertible into Class A GP Units based on a conversion formula defined in the Partnership Agreement for each new restaurant opened in the previous fiscal year. On dissolution of the Partnership, the Class B GP Units are entitled to receive $10 in aggregate.

On January 1 of each year, Class B GP Units are converted into Class A GP Units for new SIR Restaurants added to the Royalty Pooled Restaurants based on 80% of the initial estimated revenues and 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 exceeded 80% of the initial estimated revenues and the formula defined in the Partnership Agreement. Conversely, converted Class A GP Units would be returned by SIR if the actual revenues of the new SIR Restaurants are less than 80% of the initial estimated revenues. On January 1 of each year, SIR will reconvert the Class A GP Units received to Class B GP Units for the permanent closure of a SIR Restaurant.

In December of each year, an additional distribution will be payable to the Class B GP unitholders provided that actual revenues of the new SIR Restaurants exceed 80% of the initial estimated revenues, 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 revenues.

On January 1, 2026, one new SIR Restaurant was added (January 1, 2025 – four) to the Royalty Pooled Restaurants in accordance with the Partnership Agreement. As consideration for the additional Royalty associated with the addition of one new SIR Restaurant on January 1, 2026 (January 1, 2025 – four) as well as the Second Incremental Adjustment for the four new SIR Restaurants added to Royalty Pooled Restaurants on January 1, 2025 (January 1, 2024 – one), SIR converted its Class B GP Units into Class A GP Units based on the formula defined in the Partnership Agreement. In addition, there was a re-conversion of Class A GP Units into Class B GP Units for the permanent closure of one (January 1, 2025 – one) SIR Restaurant during 2025. The net effect of these adjustments to Royalty Pooled Restaurants was that SIR converted 124,306 Class B GP Units into 124,306 Class A GP Units on January 1, 2026 (January 1, 2025 – SIR converted 581,312 Class B GP Units into Class A GP Units), increasing the value of the SIR Rights by $2,436,782 (January 1, 2025 – increasing the value of the SIR rights by $7,080,935).

In addition, the revenues of the four (January 1, 2024 – one) new SIR Restaurants added to Royalty Pooled Restaurants on January 1, 2025 were greater than 80% of the Initial Adjustment's estimated revenue and, as a result, the distributions of the Class A GP Units were increased by a special conversion distribution of $144,584 in December 2025 and paid in January 2026 (January 1, 2024 the revenues of the one new SIR Restaurant were greater than 80% of the Initial Adjustment's estimated revenue and, as a result, the distributions of the Class A GP Units were increased by a special conversion distribution of $36,292 in December 2024 and paid in January 2025).

Effective January 1, 2026, SIR's residual interest in the Partnership is 16.82%.

Class A GP Units and Class B GP Units are held by SIR. Class A LP Units are held by SIR Holdings Trust, a direct subsidiary of the Fund.

Class C GP Units

The holders of Class C GP Units are entitled to receive a cumulative preferential monthly cash distribution equal to $0.063 per Class C GP Unit held, payable on the dates that distributions are paid on the units of the Fund.

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

Class C LP Units

The Class C LP Units have similar attributes to the Class C GP Units.

5 Financial instruments

Classification

As at September 30, 2026 and December 31, 2025, the classifications of the financial instruments, as well as their carrying and fair values, are as follows:

		Carrying and fair value	
	Classification	As at September 30, 2026 $	As at December 31, 2025 $
Cash	Financial assets at amortized cost	700,462	100,048
Amounts due from related parties	Financial assets at amortized cost	4,246,854	4,700,345
Accounts payable and accrued liabilities	Financial liabilities at amortized cost	239,265	262,942
Amounts due to related parties	Financial liabilities at amortized cost	4,716,179	4,556,516

Carrying and fair value

Cash, amounts due from related parties, accounts payable and accrued liabilities and amounts due to related parties are short-term financial instruments whose fair value approximates the carrying amount given that they will mature in the short term.

6 Related party balances and transactions

	As at September 30, 2026 $	As at December 31, 2025 $
Royalties receivable from SIR Corp.	1,281,883	1,803,957
Advances receivable from the SIR Royalty Income Fund and its Subsidiaries	2,964,971	2,896,388
Amounts due from related parties	4,246,854	4,700,345
Distributions payable to SIR Corp.	1,132,831	1,305,417
Advances payable to SIR Corp.	362,975	282,456
Amounts due to SIR Corp.	1,495,806	1,587,873
Distributions payable to SIR Royalty Income Fund and its subsidiaries	3,220,373	2,968,643
Amounts due to related parties	4,716,179	4,556,516

Advances receivable from related parties are non-interest bearing and due on demand. All advances were conducted as part of the normal course of business operations.

As at September 30, 2026, an impairment of $103,937 (December 31, 2025 –$146,267) has been recorded on the royalties receivable from SIR, based on management's assessment of the SIR-specific risk.

A rate of 7.5% was applied to the royalties receivable to estimate an impairment provision as at September 30, 2026:

	As at September 30, 2026 $	As at December 31, 2025 $
SIR Corp.		
Royalties receivable	1,385,820	1,950,224
Less: Provision for impairment	(103,937)	(146,267)
	1,281,883	1,803,957

The net impairment (recovery) on royalties receivable is presented within the condensed interim Statement of Earnings and Comprehensive Income and within net amounts due from related parties on the condensed interim Statement of Financial Position.

During the three-month and nine-month periods ended September 30, 2026, the Partnership earned royalty income of $4,560,278 and $13,168,611, respectively, from SIR (three-month and nine-month periods ended September 30, 2025 – $4,284,768 and $12,546,187, respectively). The Partnership's royalty income is determined based on 6% of the revenues from certain SIR Restaurants subject to the Licence and Royalty Agreement between the Partnership and SIR. SIR makes 13 Royalty payments based on SIR's 13 four- or five-week period fiscal year and, as such, royalty payments can fluctuate depending on how the four- or five-week periods coincide with the Partnership's calendar fiscal year. On January 1 of each year (the Adjustment Date), the restaurants subject to the Licence and Royalty Agreement are adjusted for new restaurants opened for at least 60 days preceding such Adjustment Date in the previous fiscal year. At each Adjustment Date, SIR will be entitled to convert its Class B GP Units into Class A GP Units based on the conversion formula defined in the Partnership Agreement (note 4).

On January 27, 2022, SIR began offering Renegade Chicken takeout and delivery services on a trial basis. Renegade Chicken offers a selection of fried chicken sandwiches, tenders, and wings, complemented by freshly cut in-house fries, and targets the growing consumer demand for fried chicken within the fast-casual dining sector. SIR has agreed to remit to the Partnership an amount equivalent to 6% of revenues earned from this trial. This program has been extended on multiple occasions, with the most recent extension covering eight Jack Astor's locations, occurring on August 7, 2024, thereby extending the trial period to August 31, 2025. SIR elected not to extend the trial on August 31, 2025.

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, or SIR as the General Partner. SIR, on behalf of SIR GP Inc., also provides services to the Partnership for its administration. For the three-month and nine-month periods ended September 30, 2026, the Partnership provided these services to the Fund and the Trust for consideration of $6,000 and $18,000, respectively (three-month and nine-month periods ended September 30, 2025 – $6,000 and $18,000, respectively), which was the amount of consideration agreed to by the related parties.

7 Economic dependence

The Partnership earns substantially all of its revenue from SIR; accordingly, the Partnership is economically dependent on SIR.

On May 15, 2025, SIR entered into a Credit Agreement with a syndicate of two Schedule 1 Canadian chartered banks (the Lenders). The Credit Agreement provides for a three-year facility for a maximum principal amount of $68,000,000 consisting of a $5,000,000 revolving term credit facility (the Operating Facility), a $38,000,000 revolving term loan (the Term Facility) and a $25,000,000 non-revolving term loan (the Delayed Draw Facility). SIR and the Lender have also entered into a purchase card agreement providing credit of up to an additional $1,500,000. The Term Facility was fully drawn at closing and was used to extinguish SIR's previous senior debt.

The Operating Facility is for general corporate and operating purposes, with full repayment due on May 15, 2028. As at May 10, 2026, $nil was drawn on the Operating Facility.

Advances on the Term Facility are repayable in quarterly instalments in an amount equal to 2.0833% of each advance. Advances on the Term Facility may be requested (subject to availability and lender approval), in a minimum amount of $1,000,000 and in multiples of $100,000, to finance capital spending on renovated restaurants. Advances will be repayable in equal quarterly instalments based on a twelve-year amortization, with the remaining outstanding principal balance due on May 15, 2028. As at May 10, 2026, $35,625,000 was drawn on the Term Facility.

Advances on the Delayed Draw Facility are repayable in quarterly instalments in an amount equal to 2.2727% of each advance. Advances on the Delayed Draw Facility may be requested (subject to availability and lender approval), in a minimum amount of $250,000, to finance capital spending on new restaurants. Advances are subject to interest only payments for the first four quarters and interest plus principal repayable thereafter in equal quarterly instalments based on an eleven-year amortization, with the remaining outstanding principal balance due on May 15, 2028. As at May 10, 2026, $2,912,000 was drawn on the Delayed Draw Facility.

The Operating Facility, the Term Facility and the Delayed Draw Facility bear interest at the prime rate and/or the term CORRA rate plus an applicable margin that is dependent on the Senior Net Funded Debt to Adjusted EBITDA Ratio. A standby fee, dependent on the Senior Net Funded Debt to Adjusted EBITDA Ratio, is charged on the undrawn balance of each facility.

Under the Subordination Agreement, absent any default or event of default under the New 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 License and Royalty Agreement. However, if a default or an event of default were to occur, the Fund and the Partnership agree not to take action on their security until the Lenders have been repaid in full. However, payments by SIR, to the Fund and the Partnership, will be permitted for such amounts as are required to fund their monthly operating expenses, up to an annual limit. In addition, the Fund, the Partnership and SIR will have the right, acting cooperatively, to reduce payments of Royalties and/or interest on the SIR Loan by up to 50% without triggering a cross default under the Credit Agreement, for a period of up to nine consecutive months. SIR and each obligor provided an undertaking to cooperate and explore all options with the Fund to maximize value to the Fund's unitholders and SIR 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 Subordination Agreement also contains various other typical covenants of the Fund and the Partnership.

The Credit Agreement is secured by substantially all 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.

8 Net change in non-cash working capital items

	Nine-month period ended	
	September 30, 2026	**September 30, 2025**
	$	**$**
Prepaid expenses and other assets	10,937	(3,255)
Amounts due from related parties	495,821	379,105
Amounts due to related parties	80,519	125,686
Accounts payable and accrued liabilities	(23,677)	(94,101)
	563,600	407,435