



EQUITON

Equiton Residential
Income Fund Trust

Q3 2025

QUARTERLY
REPORT



*On the cover:
470 Scenic Drive, London, ON
7070 Inlet Drive, Burnaby, BC
2610 109 Street Northwest, Edmonton, AB*

TABLE OF CONTENTS

- 1** Forward-Looking Information
- 2** Letter from Leadership
- 5** Corporate Profile
- 6** Summary of Key Performance Indicators (KPIs)
- 8** Operating Highlights
 - 8** Overview
 - 9** Portfolio Metrics
 - 10** Portfolio Mix
 - 11** Fund Performance
 - 12** Summary of Results of Operations and KPIs
- 14** Maison Riverain Update
- 16** Case Study: Equiton's Strategic Expansion into British Columbia
- 18** Operational and Financial Results
 - 18** Net and Occupied Average Monthly Rents (AMR) and Occupancy
 - 18** Same Store Portfolio: Net AMR, Occupied AMR and Occupancy by Region
 - 19** Total Operating Revenue and NOI by Region - All Portfolio
 - 20** Total Operating Revenue and NOI by Region - Same Store Portfolio
 - 21** Operating Expenses
 - 22** Debt Portfolio
 - 23** Value Creation
 - 23** Cap Rate by Region
 - 24** Gap to Market
 - 25** Non-IFRS Financial Measures
- 26** Acquisitions and Dispositions
- 27** Property Details
- 38** Risks and Uncertainties
- 39** Consolidated Financial Statements

*433 King Street,
London, ON*





7070 Inlet Drive, Burnaby, BC

FORWARD-LOOKING INFORMATION

Certain information in this communication contains “forward-looking information” within the meaning of applicable securities legislation. Forward-looking information may relate to future events or the Trust’s performance. Forward-looking information includes, but is not limited to, information regarding the Trust’s distributions, growth potential and volatility, investor returns, ability to achieve operational efficiencies, objectives, strategies to achieve those objectives, beliefs, plans, estimates, projections and intentions; and similar statements concerning anticipated future events, results, circumstances, performance or expectations and other statements that are not historical facts. These statements are based upon assumptions that the Management of the Trust believes are reasonable, but there can be no

assurance that actual results will be consistent with these forward-looking statements. Forward-looking information involves numerous assumptions, known and unknown risks, and uncertainties that contribute to the possibility that the forward-looking statements will not occur and may cause actual results to differ materially from those anticipated in such forward-looking statements. Some of these risks are discussed in the section “Risk Factors” in the Offering Memorandum. These forward-looking statements are made as of the date of this communication and the Trust is not under any duty to update any of the forward-looking statements after the date of this communication other than as otherwise required by applicable legislation.



LETTER FROM LEADERSHIP

The third quarter of 2025 saw some early signs of improving sentiment in Canada's real estate markets, driven in part by lower interest rates. While some asset classes are only beginning to regain their footing, multifamily continued to earn investor confidence, supported by solid fundamentals.

Against this backdrop, the Equiton Residential Income Fund Trust (the Trust) expanded its holdings to 4,031 portfolio units with the acquisition of two new properties. The Trust delivered 8.20% and 7.15% net trailing 12-month total returns to Class F DRIP and Class A DRIP Unitholders, respectively.

The Bank of Canada (BoC) implemented a 25-basis-point (bps) interest rate cut in September and a second in October, bringing its policy rate to 2.25% shortly after the quarter's end. Unless inflation or economic growth diverge from expectations, the BoC will likely maintain rates near the lower end of its estimated neutral range of 2.25% to 3.25%. In this environment, well-capitalized firms with strong operating performance will likely continue to be best positioned to capitalize on emerging opportunities.

Within the multifamily sector, easing borrowing conditions are expected to support stronger capital inflows and improved liquidity over time. Some investors — particularly institutions with long-term outlooks — remain active in the market, underscoring confidence in the asset class. Also supported by the rate environment, the portfolio's weighted average cap rate remained largely steady, posting a modest 4 bps Y/Y increase to 4.47%.

Jason Roque
CEO and Founder

This reflects continued valuation resilience as monetary conditions ease.

With multifamily fundamentals gaining renewed momentum — underscored by the recent privatization of a major Canadian multifamily operator by international and domestic investors — the Trust's acquisition of stabilized, well-located assets during a period of relatively lower competition reflects strong foresight and proactive positioning.

In Q3'25, the Trust acquired Central Tower in Edmonton, Alberta, adding 175 units and increasing exposure to one of Canada's fastest-growing regions. Located near major employment hubs and transit, the property represents the Trust's fourth acquisition in the Edmonton area. Henday Suites, acquired in the city's northeast at 60% occupancy, reached stabilization and continued to perform strongly through the third quarter.

The Trust also established its first presence in British Columbia with the strategic acquisition of Mountain Park Residences in Burnaby. Initially identified during more competitive conditions, Management revisited the 117-unit complex and entered Metro Vancouver's mature, high-barrier region at an advantageous time. Management intends to continue exploring more acquisition opportunities in the region, which benefits from sustained population growth.

In Ottawa, the second tower of the Trust's Maison Riverain rental development project is underway with foundation and ground floor slabs complete. The first tower's initial lease-up is progressing strongly following its grand opening in Q2'25, a testament to the efforts of Equiton Living, the firm's in-house property management arm.

Disciplined asset management also played a significant role in supporting the portfolio's resilient performance through a softer rental market. Portfolio occupancy remained above the national average (95.7%) in Q3'25, rising to 96.4%.



Helen Hurlbut
President and CFO/Co-Founder

“The Trust established its first presence in British Columbia with the strategic acquisition of Mountain Park Residences in Burnaby.”

In-place rents at same store properties increased 4.0% Y/Y and 620 turnovers YTD achieved an average rent lift of 12.1% Y/Y. These increases reflect the impact of Resident retention strategies and focused leasing efforts.

The portfolio's gap to market narrowed to 26.1% from 29.1% the previous quarter, primarily reflecting moderating market rents and in-place rent growth. As the portfolio expands, Management remains focused on unlocking this embedded rental growth potential through active asset management and repositioning.

The Trust's new acquisitions supported Y/Y revenue growth of \$15.4M (+37.4%) and a net operating income (NOI) increase of \$8.0M (+33.8%) when compared to the same period. Targeted cost management initiatives minimized increases in repairs and maintenance and insurance expenses despite inflationary pressures. In addition, successful property tax appeals generated meaningful savings during the quarter.

This active management supported NOI performance: on a same store basis, YTD revenue totalled \$40.7M (+3.5% Y/Y) and NOI rose to \$22.9M (+1.9% Y/Y).

As for the portfolio's financial position, Management continued to secure competitive CMHC-insured financing. The portfolio's weighted average interest rate ended the quarter at 3.66%, well below prevailing market rates. Meanwhile, the portfolio maintained a conservative mortgage debt to gross book value ratio of 53.1%, which remains consistent with the Trust's prudent debt management strategy.

With interest rates now at their lowest level since 2022 and operational performance continuing to offset a market in transition, the Trust enters the final quarter of the year amid increasingly competitive rental market that will require agility and careful execution. The Trust's disciplined acquisitions, proactive operations, and sound financial management provide a solid foundation to meet these challenges and continue generating long-term value.

Jason Roque, CEO and Founder

Helen Hurlbut, President and CFO/Co-Founder

98 Farley Drive, Guelph, ON





*383-385 Wellington Street West,
Chatham, ON*

CORPORATE PROFILE

Established in 2015, Equiton is a leader in private equity investments. Our remarkable growth is a result of our leadership team's expertise in the industry and their ability to generate long-term wealth through real estate investments. We know that finding the right opportunities involves time, experience, and discipline. Our strategy is always forward looking, anticipating trends and adapting our approach to strengthen our market position. We focus on capitalizing on value creation opportunities and building the most robust portfolio possible for our Investors while creating spaces our Residents are proud to call home. We create value by investing in real estate and leveraging opportunities for improvement, optimization, and redevelopment. At Equiton, we are focused on making private equity real estate investments more accessible to Canadians to support them in their wealth building journey.

SUMMARY OF KEY PERFORMANCE INDICATORS

The Trust maintained strong financial and operational performance through the first nine months of 2025, navigating headwinds in the real estate sector.

The following financial results of operations and financial condition for the nine-month period ended September 30, 2025 and comparable prior year periods should be read in conjunction with the Trust's financial statements dated November 13, 2025 for the nine-month period ended September 30, 2025.

As at September 30,	Q3 2025	Q3 2024
PORTFOLIO PERFORMANCE		
Overall Portfolio Occupancy ¹	96.4%	99.3%
Net Average Monthly Rent ²	\$1,638	\$1,547
Occupied Average Monthly Rent ²	\$1,607	\$1,529
Monthly Market Rents - Quarter End	\$2,068	\$2,104
Operating Revenues	\$56.7M	\$41.3M
NOI	\$31.6M	\$23.6M
NOI Margin (%) ⁵	55.7%	57.2%
AUM		
	\$1,432M	\$1,202M
Growth in AUM - Y/Y	19.1%	33.0%
Growth in Operational Revenue - Y/Y	37.4%	18.8%
Growth in NOI - Y/Y	33.8%	21.0%
	Sept. 30, 2025	Dec. 31, 2024
FINANCIAL METRICS³		
Mortgage Debt to Gross Book Value ⁴	53.1%	52.2%
Weighted Average Mortgage Interest Rate ⁴	3.66%	3.41%
Weighted Average Time Remaining On Mortgages (years) ⁴	6.81	7.76
Debt Service Coverage (times) ⁴	1.50	1.57
Interest Coverage (times) ⁴	2.03	2.42
Revenue Gap to Market ²	26.1%	30.9%

¹ Leased rent-ready units as of September 30, 2025 and 2024. Excludes properties undergoing lease stabilization.

² Average quarterly amounts as at September 30.

³ Measures are not defined by International Financial Reporting Standards (IFRS) do not have standard meanings and may not be comparable with other industries or companies.

⁴ Excludes TD line of credit and construction property - Maison Riverain; Including these LTV ratio is 56.8%.

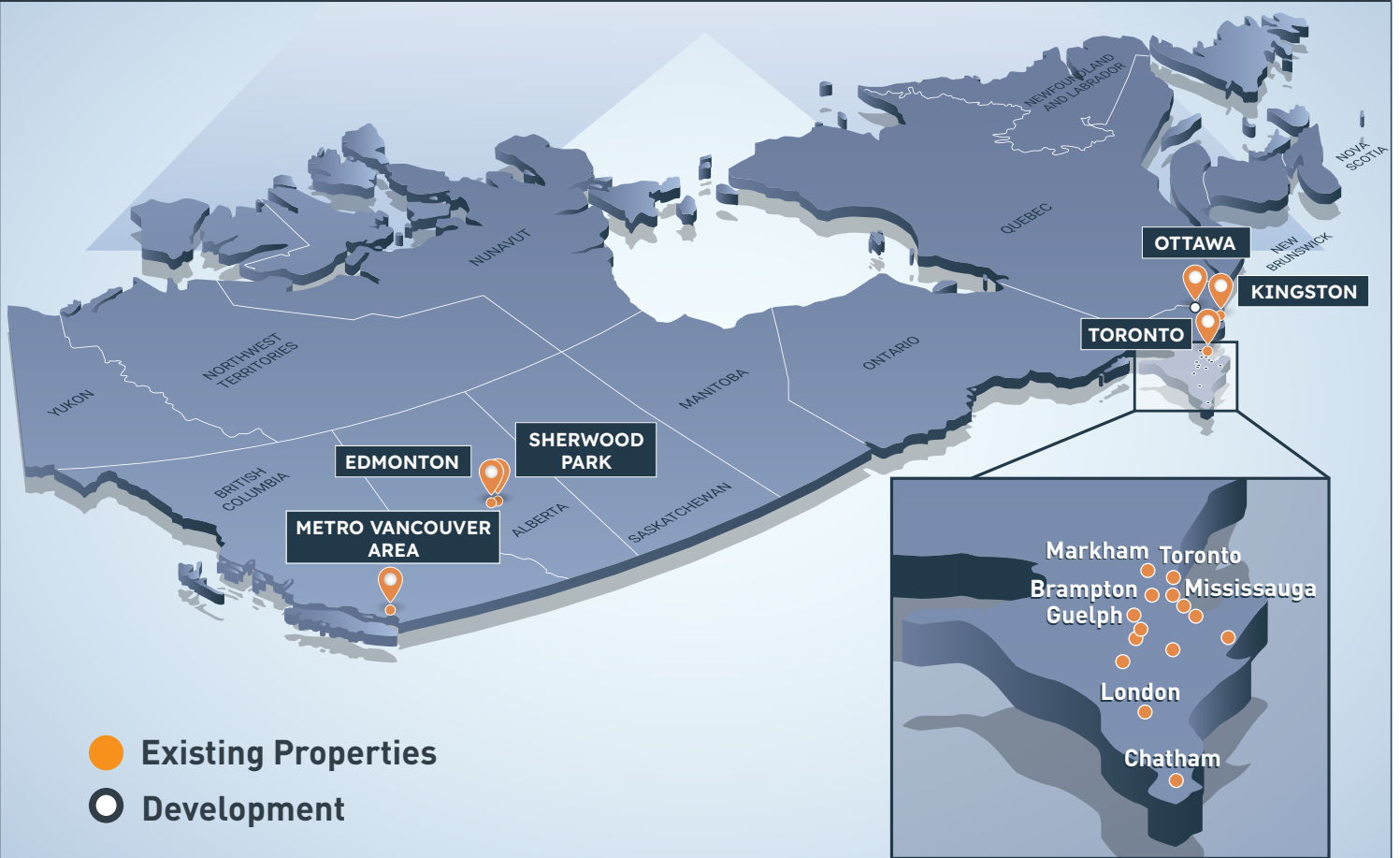
⁵ Includes impact of property currently undergoing development and lease-up (Maison Riverain). Excluding this property, NOI margin for the nine months ended September 30, 2025 is 56.8%.

120 Raglan Avenue, Toronto, ON

“Together with prudent capital allocation, disciplined asset management played a significant role in supporting the portfolio's resilient performance through a softer rental market.”



Q3 2025 OPERATING HIGHLIGHTS



4,031
PORTFOLIO
UNITS



44
PROPERTIES

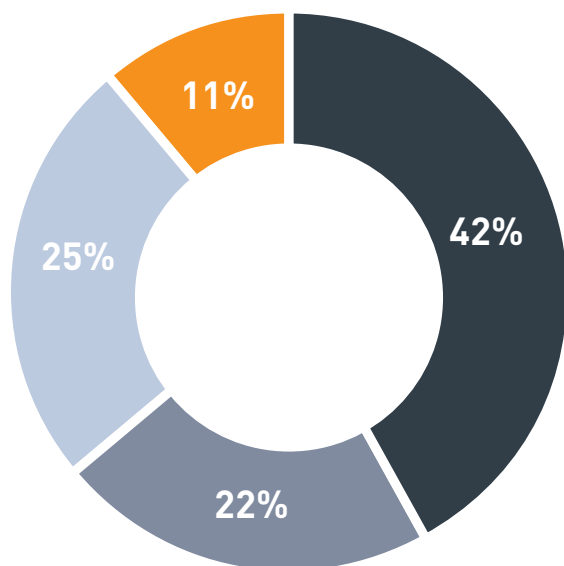


19
COMMUNITIES

PORTFOLIO METRICS

As at September 30, 2025

**Portfolio Mix by
Investment Strategy**



Portfolio Investment Strategy Breakdown

- **Core Plus:**
Properties with medium-high occupancy, and rents at or slightly below market that require additional strategic management, including leasing activities, upgrades, and renovations through the capital expenditure program.
- **Value Add:**
Properties with significant upside potential that are undergoing substantial upgrades, renovations, or operational changes to improve market position, attract higher rents, increase occupancy, and enhance overall value.
- **Core:**
High-quality properties with stable cash flows, high occupancy, and rents at or above market, typically with strong amenity offerings and minimal capital expenditure needs.
- **Development:**
A property that is in the construction phase and/or undergoing initial lease-up.

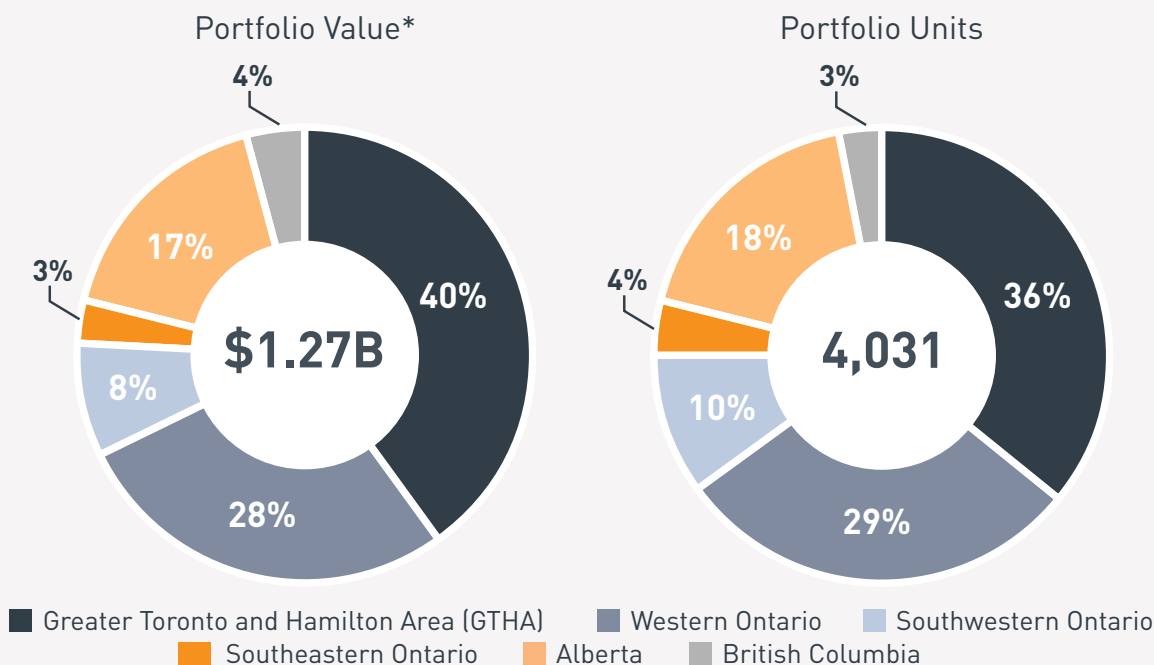


PORTFOLIO MIX

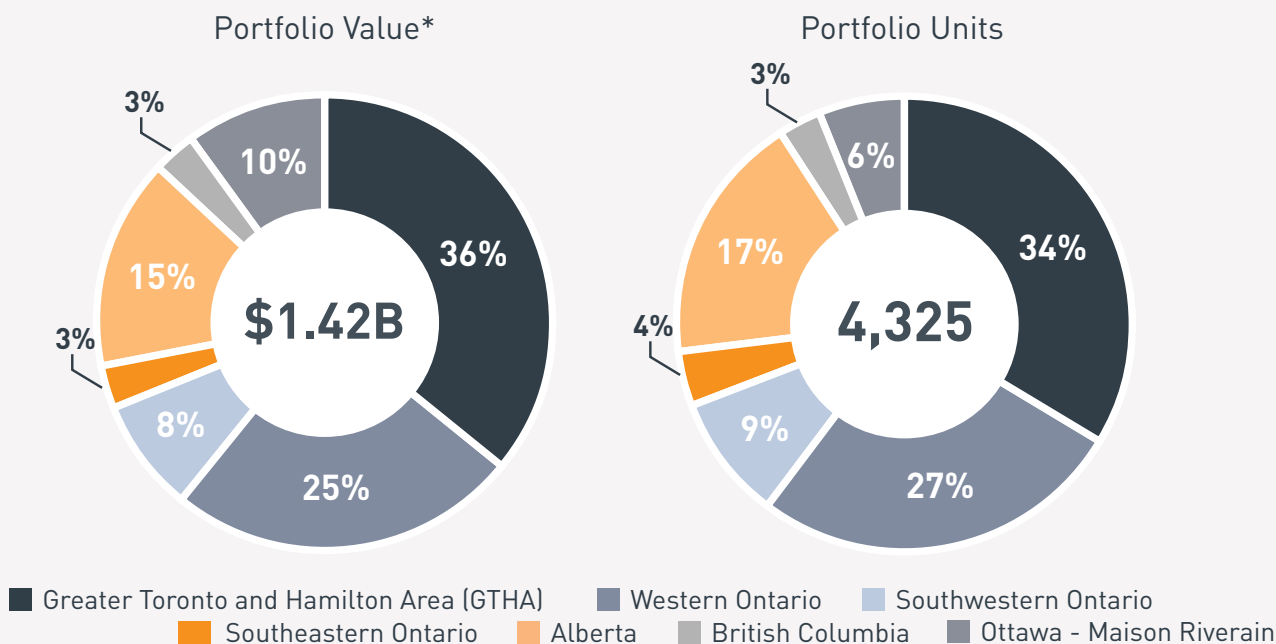
BY REGION

As at September 30, 2025

Total Income-Producing Property (IPP) Portfolio - Excluding Maison Riverain



Total Portfolio - Including Maison Riverain



The total portfolio includes 294 residential units within Tower 1 of the Maison Riverain development in Ottawa. Approximately 60% of these units have been leased and are currently generating income. As the property is currently classified within the development portfolio, the unit count has not been included in the IPP portfolio.

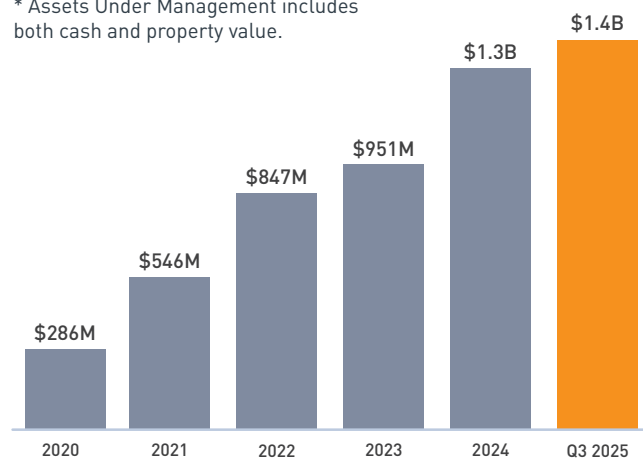
*Portfolio Value only includes values of properties, not including cash or deposits.

FUND PERFORMANCE

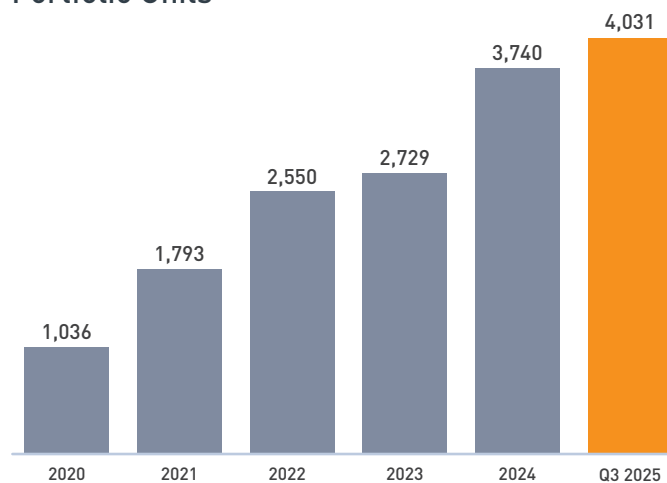
As at September 30, 2025

Assets Under Management*

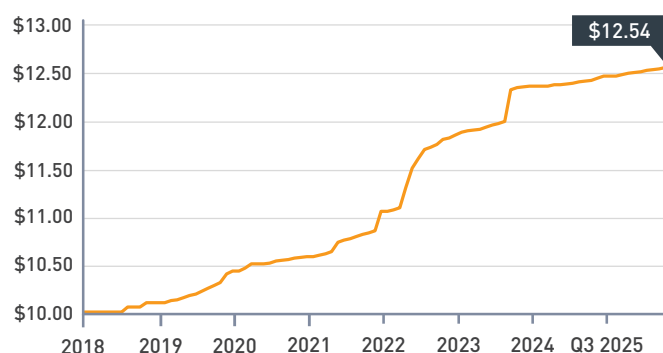
* Assets Under Management includes both cash and property value.



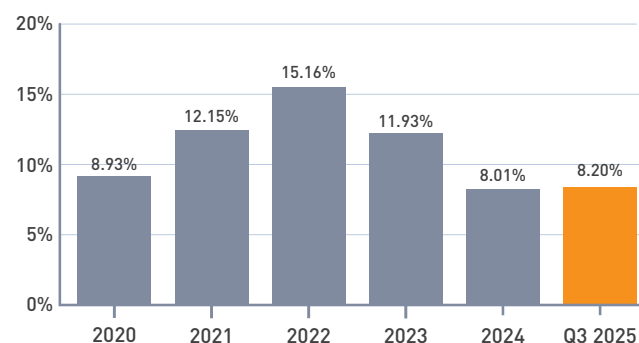
Portfolio Units



Unit Price Growth

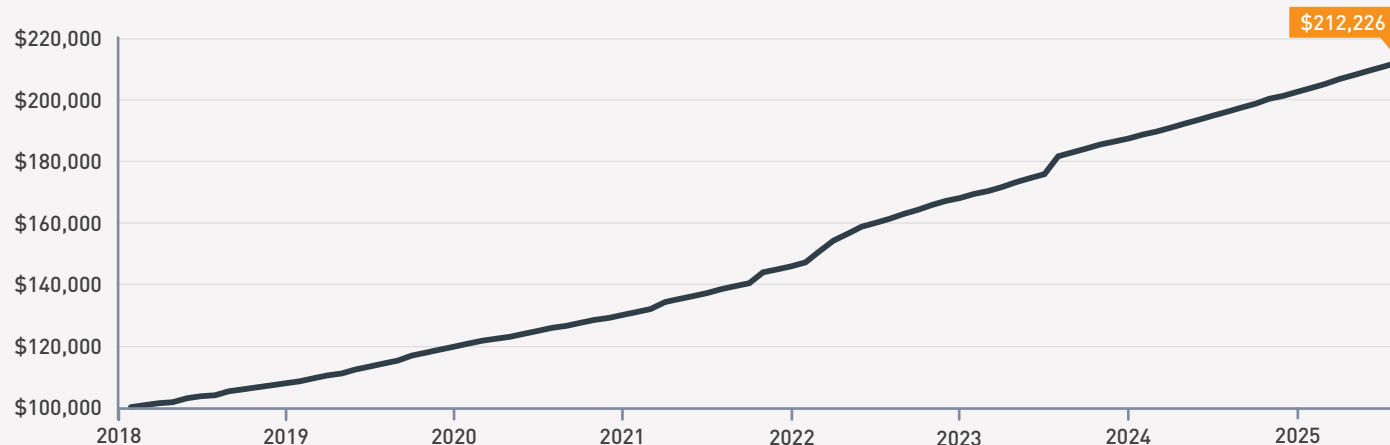


Trailing 12-Month Returns - Class F DRIP (As at September 30)



\$100,000 Invested

In Class F DRIP Since Inception





SUMMARY OF Q3 2025

RESULTS OF OPERATIONS AND KPIs

Key Transactions and Events

- The Trust's AUM grew by 19.1% Y/Y to \$1,432M, supported by 33.8% growth in NOI, largely reflecting the impact of acquisitions, complemented by same store NOI growth of 1.9%. Reflecting the portfolio's continued operational and financial momentum, YTD NOI reached \$31.6M.
- The fair value of the IPP portfolio rose to \$1,269M as at September 30, 2025, supported by strong transactional activity and operational performance. During the quarter, the Trust continued to expand its portfolio with the acquisitions of Central Tower in Edmonton, Alberta, and Mountain Park Residences in Burnaby, British Columbia, both of which have contributed meaningfully to portfolio value growth. These positive impacts were partially offset by a modest 4 bps Y/Y increase in the weighted average cap rate to 4.47% in Q3'25 (Q3'24 - 4.43%).
- The Trust's share of the Maison Riverain development in Ottawa totalled \$148.9M as at September 30, 2025, (\$115.9M as at December 31, 2024), including a \$33.9M equity investment. Maison Riverain – Tower 1 reached substantial completion in Q3'25, with occupancy achieved across the final residential floors. Of the 294 total units, 266 were available for lease and 159 leases had been executed as of September 30, 2025, demonstrating strong leasing performance and robust Resident demand.
- As at September 30, 2025, total unit holdings increased to 64.4M, up from 56.4M the previous year, reflecting continued capital inflows and Investor confidence in the Trust's strategy. The Trust ended the period with a cash balance of \$11.3M, supporting near-term funding requirements and portfolio initiatives.
- The Trust continued to benefit from access to favourable CMHC-insured financing, which accounted for 93% of total debt as at September 30, 2025. The decline from the prior quarter reflects the use of bridge financing for one of the Trust's recent acquisitions, Central Tower,

in Edmonton. However, this loan was subsequently converted to permanent CMHC-insured debt following period end, returning the portfolio's insured debt ratio to approximately 99%. During the nine months ended September 30, 2025, the Trust also completed the refinancing of Treeview Apartments, resulting in \$9.9M in new net capital made available for deployment. This transaction enhanced the Trust's liquidity position and balance sheet flexibility and demonstrates its continued ability to unlock equity from stabilized assets to fund ongoing growth initiatives.

Strong Operating Results and Balance Sheets

- In Q3'25, the Trust maintained solid financial and operational performance, supported by active leasing initiatives and disciplined asset management across its portfolio. The Trust's investment strategy, characterized by high-quality assets, prime locations, and a diversified Resident base, continued to underpin resilience amid persistent housing affordability challenges, elevated operating costs, and ongoing policy uncertainty across the larger rental housing market. Cap rates compressed by 1 bps Q/Q, reflecting sustained investor demand for multifamily assets. The portfolio remains well-positioned for long-term growth, supported by strong occupancy levels, consistent same store in-place rent growth, and exposure to key undersupplied rental markets across Canada.
- As at September 30, 2025, the Trust's occupancy rate for rent-ready units has outperformed the national average of 95.7%¹. This improvement was achieved despite softer market conditions, where national vacancy rates have edged higher according to recent reports. Portfolio performance continues to benefit from targeted leasing initiatives and Resident retention strategies, which have supported strong occupancy levels and stable cash flows across the Trust's portfolio despite the more challenging operating backdrop.

- Total revenue increased 37.4% Y/Y, driven primarily by portfolio expansion and higher other income across the existing asset base. Despite stagnation in market rent growth amid softer rental conditions, the Trust successfully enhanced other income streams through ongoing revenue optimization initiatives, including parking audits, sub-metering and other ancillary income opportunities. These measures contributed to sustaining top-line growth and reinforcing overall portfolio performance.
- As at September 30, 2025, the Trust's gap to market narrowed to 26.1%, down from 30.9% as at December 31, 2024, reflecting continued in-place rent growth and a moderation in market rents. The Trust strategically adjusted pricing to more closely align with evolving market conditions and sustain strong occupancy levels. The Trust's strong turnover performance, with 620 units turned YTD, achieved an average rent lift of 12.1% on turnover.
- The Trust's same store NOI margin was 56.3% in Q3'25, underscoring the Trust's ability to preserve profitability amid rising utility, realty tax, and Resident incentive costs. Margins remained supported by disciplined

expense management and revenue optimization initiatives executed through active asset management.

- The Trust's conservative, long-term leverage strategy continues to support stable cash flow generation and mitigate exposure to interest rate volatility. As at September 30, 2025, the Trust's debt service coverage ratio was 1.50x and the interest coverage ratio was 2.03x, reflecting ongoing debt serviceability and prudent balance sheet management. The mortgage portfolio carried a weighted average interest rate of 3.66%, remaining well below prevailing market rates and underscoring the benefits of the Trust's largely fixed-rate, CMHC-insured financing structure.
- The Trust invested \$6.6M in capital expenditures during Q3'25, comprising \$3.5M in capital improvement projects and \$3.1M in unit renovations. These expenditures reflect ongoing reinvestment in the existing portfolio to preserve and enhance asset quality while supporting rent growth and long-term value creation. The Trust continues to prioritize capital deployment toward initiatives that improve building performance, Resident experience, and operational efficiency.

[1] Yardi Canadian National Multifamily Report

KPIs

To assist Management and Unitholders in monitoring and evaluating the Trust's achievements, Management has provided several metrics or KPIs to measure performance and success.

Occupancy

Through a focused, hands-on approach, Management has maintained an above-market occupancy of 96.4% as at September 30, 2025. Management remains confident in its ability to sustain strong occupancy levels over the long term.

Net Average Monthly Rent (AMR)

As at September 30, 2025, the Trust's market rents decreased 1.7% Y/Y, reflecting softer rental conditions in several markets driven by increased supply and heightened competition. Despite these pressures, the Trust achieved a 5.9% Y/Y increase in net AMR, supported by in-place rent growth and turnover uplift.

Net Operating Income (NOI)

NOI is a widely used operating performance indicator in the real estate industry. Management expects to increase NOI by generating operating efficiencies, conducting revenue stream assessments, and strategically managing assets.

Leverage Ratios and Terms

Volatility risk has been managed by fixing the lowest possible interest rates for long-term mortgages, while mitigating refinancing risk by prudently managing the portfolio's average term to maturity and staggering maturity dates. New borrowing activity slightly increased

the Trust's weighted average mortgage rate from the previous quarter, ending at a favourable rate of 3.66%. Management will continue to follow strict debt service coverage and interest coverage ratio targets.

Portfolio Growth

Management's objective is to continually source accretive acquisition opportunities to increase the Trust's operational growth and diversify the portfolio by demography and geography.

Rent Collection

Rent collection remained strong in Q3'25, with bad debts accounting for under 1% of total revenues. The Trust's closely monitored receivables program continues to demonstrate its effectiveness.

Rental Revenue

On a same store basis, the Trust's average occupied monthly rent per unit increased by 4.5% Y/Y to \$1,618 as at September 30, 2025, compared to \$1,549 in the prior year. The increase reflects steady in-place rent growth achieved through Resident retention efforts, turnover and above-guideline rent adjustments implemented at select properties following the completion of qualifying capital improvements. This performance demonstrates the Trust's ability to continue to drive rental income growth within its stabilized portfolio.

MAISON RIVERAIN

UPDATE

280 MONTGOMERY ST. OTTAWA, ONTARIO

PROJECT OVERVIEW

Maison Riverain, situated in Ottawa's Vanier neighbourhood, will consist of three high-rise towers adding approximately 1,100 rental units to the local housing market. With breathtaking views of the Rideau River, these contemporary apartments offer spacious layouts with quartz countertops, in-suite laundry, large balconies, and key fob entry. Residents will enjoy premium amenities, lockers and bike storage, underground parking, and electric car-charging stations.

Q3 HIGHLIGHTS:

Tower 1

- Nearly 60% of units leased
- Achieved final residential floor occupancy (Levels 21–22) in September
- Achieved Substantial Completion
- Trade activity is nearly complete up the tower
- Lobby, ground floor corridor, and indoor/outdoor amenities are complete.

Tower 2

- Ground- and second-floor slab and columns complete
- Third-floor slab is on track for completion in October
- Work on the third-floor columns has begun
- Waterproofing of foundation walls is ongoing
- Site servicing along Selkirk Road expected to finish in October
- **Next step:** First envelope components to arrive in November

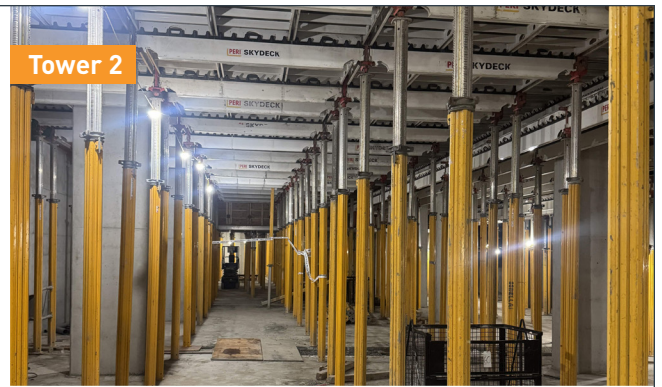
Maison Riverain continues to make strong progress across both towers. Tower 1 reached a major milestone this quarter, achieving occupancy for its final residential floors, levels 21 and 22, and achieved Substantial Completion in mid-September. This means that Tower 1 is at the stage where it's considered sufficiently complete for its intended use, even if some minor work remains.

Interior finishes are nearly complete, with corridor details, and lobby areas finalized. Exterior planters are in place, with landscaping scheduled in October. As of the end of Q3, nearly 60% of units in Tower 1 were leased.

Meanwhile, Tower 2 is moving forward steadily. The concrete structure has been completed through the second floor, and the third-floor slab is nearing completion. Foundation waterproofing is progressing smoothly, and site servicing along Selkirk Street is on track to finish in October. The first building envelope components — the materials needed to start enclosing the building — are expected to arrive by late November, marking the next visible stage of construction as Tower 2 continues to rise. Planned occupancy for Tower 2 is expected in Q3'27.



Tower 1



Tower 2



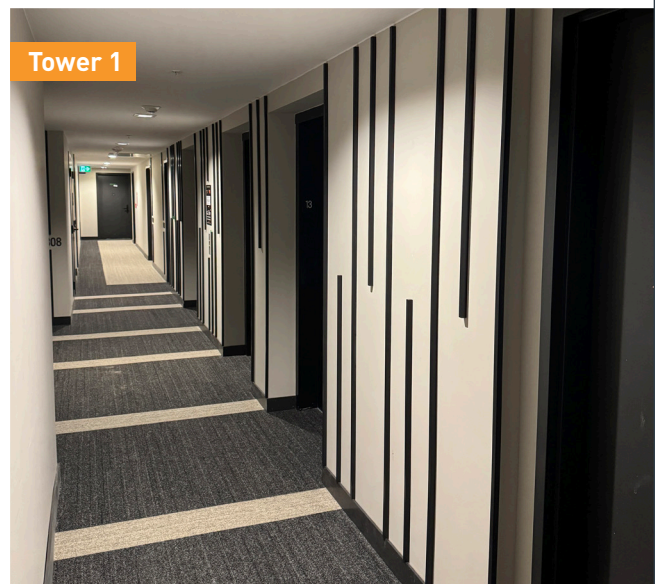
Tower 2



Tower 2 with Tower 1 in background



Tower 1 Fitness Centre



Tower 1

CASE STUDY:

EQUITON'S STRATEGIC EXPANSION INTO BRITISH COLUMBIA

Mountain Park Residences, located at 7070 Inlet Drive in Burnaby, is a 117-unit rental community that represents the Trust's first acquisition in British Columbia. This marks a substantial milestone for the Trust, particularly when considering the strong rental fundamentals of the region.

Why British Columbia?

British Columbia represents a natural next step in the Trust's national expansion strategy. With a population of approximately 5.7M¹, the province offers a strong and diversified economy² supported by leading sustainable and high-tech industries. The province is home to more than 12k companies and global players — like Microsoft, Electronic Arts, Slack, Hootsuite, and Lululemon — and continues to grow its knowledge-based sector. A business-friendly environment, high credit ratings, attractive trade opportunities, and low electricity rates make it a top destination for both domestic and global investment. Supported by robust economic growth and limited housing supply, British Columbia and Ontario collectively represent the majority of Canada's highest-rent markets³, underpinning strong fundamentals for multifamily investment.

Why Burnaby?

In Metro Vancouver alone, nearly 40%⁴ of households are renters, with almost two-thirds of them living in apartments. With the sixth highest average rent for purpose built rentals in Canada, Burnaby represents a market consistent with the Trust's investment strategy, emphasizing stable demand, resilience and long-term growth potential.

As B.C.'s third-largest city, Burnaby has emerged as one of Canada's most dynamic and diverse urban centres — combining strong economic growth with exceptional livability.

The city offers excellent connectivity to downtown Vancouver and unparalleled access to nature with one of the highest green-space-to-resident ratios in North America. Home to Simon Fraser University (SFU), the British Columbia Institute of Technology (BCIT), and numerous major employers, Burnaby benefits from a steady influx of students and professionals, supporting consistent rental demand across the city.

Purchase Date

**AUGUST 12,
2025**

Purchase Price

\$45.6M

Revenue Gap to Market

22%*

Cap Rate

4.25%*

*at time of underwriting - May 30, 2025

Burnaby has added more new residents than any other municipality in Metro Vancouver, with an increase of 62k⁵ people over the past decade — nearly a quarter of its total population. Burnaby's population is projected to reach 314k by 2031⁶. Coupled with its position as one of Canada's most expensive rental markets³ after Vancouver and North Vancouver, this sustained growth underscores the city's strong fundamentals.

Why This Property?

Management had previously evaluated this property when market conditions were highly competitive. When interest rates and property valuations aligned more favourably,

Burnaby presented an ideal opportunity to capture long-term growth potential within a resilient and sought-after market.

Mountain Park Residences, spanning 2.7 acres, offers spectacular mountain views, is located just four minutes from SFU, and is surrounded by parks, trails, with transit access right at its doorstep. Since 2020, 85 suites have been renovated, reducing up-front capital expenditures and enhancing marketability. The

property features spacious suites averaging 777 sq. ft. and desirable amenities such as an indoor pool and fitness centre.

Future Opportunities for Value Creation

Enhancing the Resident experience will be a key Management priority. Equiton Living, the firm's in-house property management arm, will oversee operations, offering Residents on-site support, community programming, and other value-added services. By focusing on building strong, engaged communities, Management seeks to unlock enduring value for Investors while maintaining high standards of living for Residents.

Sources:

- 1) Statistics Canada. Table 17-10-0009-01 Population estimates, quarterly. September 2025
- 2) Government of British Columbia. British Columbia's Economy & Business Climate. Accessed November 2025
- 3) Rentals.ca. November 2025 Rentals.ca Rent Report. Accessed November 2025
- 4) Metro Vancouver. Metro Vancouver Housing Data Book. February 2025
- 5) Vancouver Sun. Ready for growth?: Population booms in Langford, Surrey and Metro Vancouver. January 2025
- 6) City of Burnaby. Town Centres. Accessed November 2025



OPERATIONAL AND FINANCIAL RESULTS

Net and Occupied Average Monthly Rents (AMR) and Occupancy

Net AMR is defined as gross potential rents, including vacant units, divided by the total number of suites, and does not include revenues from parking, laundry, or other sources. Occupied AMR is defined as actual residential rents, excluding vacant units, divided by the total number of occupied units, and does not include revenues from parking, laundry, or other sources.

As at September 30,	Net AMR			Occupied AMR			Occupancy %		
	Q3 2025 (\$)	Q3 2024 (\$)	% Change	Q3 2025 (\$)	Q3 2024 (\$)	% Change	Q3 2025 (%)	Q3 2024 (%)	% Change
Ontario									
GTHA	1,708	1,576	8.4	1,680	1,562	7.6	96.2	99.8	(3.6)
Western	1,617	1,595	1.4	1,590	1,573	1.1	97.4	99.2	(1.8)
Southwestern	1,457	1,371	6.3	1,413	1,344	5.1	93.8	98.5	(4.8)
Southeastern	1,353	1,278	5.9	1,317	1,250	5.3	95.2	98.2	(3.0)
Total Ontario	\$1,624	\$1,534	5.9%	\$1,594	\$1,514	5.3%	96.3%	99.3%	(3.0%)
Alberta	\$1,691	\$1,692	(0.1%)	\$1,678	\$1,687	(0.6%)	97.1%	98.8%	(1.8%)
British Columbia	\$1,979	NA	NA	\$1,891	NA	NA	95.7%	NA	NA
Total Portfolio*	\$1,638	\$1,547	5.9%	\$1,607	\$1,529	5.1%	96.4%	99.3%	(2.9%)

*Net and Occupied AMR, as reflected above, are representative of the Trust's IPP portfolio and exclude the property currently undergoing stabilization/development (Maison Riverain).

Same Store Portfolio: Net AMR, Occupied AMR and Occupancy by Region

Same Store AMR includes all properties that have been owned by the Trust as at January 1, 2024.

As at September 30,	Net AMR			Occupied AMR			Occupancy %		
	Q3 2025 (\$)	Q3 2024 (\$)	% Change	Q3 2025 (\$)	Q3 2024 (\$)	% Change	Q3 2025 (%)	Q3 2024 (%)	% Change
Ontario									
GTHA	1,632	1,552	5.1	1,606	1,539	4.3	97.5	99.7	(2.2)
Western	1,778	1,719	3.4	1,761	1,687	4.4	96.8	99.1	(2.3)
Southwestern	1,457	1,401	4.0	1,413	1,344	5.1	93.8	98.5	(4.8)
Southeastern	1,353	1,278	5.9	1,317	1,250	5.3	95.2	98.2	(3.0)
Total Ontario	\$1,631	\$1,565	4.2%	\$1,604	\$1,535	4.5%	96.5%	99.2%	(2.7%)
Alberta	\$1,768	\$1,692	4.5%	\$1,747	\$1,687	3.5%	98.5%	98.8%	(0.4%)
British Columbia	NA	NA	NA	NA	NA	NA	NA	NA	NA
Same Store Portfolio	\$1,644	\$1,577	4.2%	\$1,618	\$1,549	4.5%	96.6%	99.2%	(2.6%)

Total Operating Revenue and NOI by Region - All Portfolio

Transactional activity and strong portfolio operating performance during Q3'25 resulted in operating revenues and NOI growth of 37.4% and 33.8%, respectively, when compared to the same period of the prior year.

Total Operating Revenue by Region

As at September 30,	Q3 2025		Q3 2024		% Growth
	Revenue (\$)*	Revenue (%)	Revenue (\$)	Revenue (%)	
Ontario					
GTHA	22,579,693	40.1	16,155,172	39.2	39.8
Western	17,280,534	30.7	13,970,626	33.9	23.7
Southwestern	5,202,931	9.2	5,007,864	12.1	3.9
Southeastern	2,017,933	3.6	1,984,252	4.8	20.9
Total Ontario	\$47,081,091	83.6%	\$37,117,914	90.0%	27.9%
Alberta	\$8,859,772	15.7%	\$4,135,834	10.0%	100+%
British Columbia	\$352,051	0.7%	NA	NA	NA
Total IPP Portfolio	\$56,292,914	100.0%	\$41,253,748	100.0%	36.5%

*The above revenue figures are representative of the Trust's IPP portfolio and exclude the property currently undergoing stabilization/development (Maison Riverain). Including this property, the Trust's revenue is \$56,674,719 for the period ended September 30, 2025.

Net Operating Income (NOI) by Region

As at September 30,	Q3 2025			Q3 2024			NOI Growth (%)
	NOI (\$)*	NOI (%)	NOI Margin (%)	NOI (\$)	NOI (%)	NOI Margin (%)	
Ontario							
GTHA	13,133,664	41.1	58.2	9,257,244	39.0	57.3	41.9
Western	10,084,650	31.6	58.4	8,469,155	36.0	60.6	19.1
Southwestern	2,694,660	8.4	51.8	2,577,743	11.0	51.5	4.5
Southeastern	912,951	2.9	45.2	961,943	4.0	48.5	(42.4)
Total Ontario	\$26,825,925	84.0%	57.0%	\$21,266,085	90.0%	57.3%	24.5%
Alberta	\$4,880,598	15.3%	55.1%	\$2,351,442	10.0%	56.9%	100+%
British Columbia	\$244,462	0.7%	69.4%	NA	NA	NA	NA
Total IPP Portfolio	\$31,950,985	100.0%	56.8%	\$23,617,527	100.0%	57.2%	33.8%

*The above NOI figures are representative of the Trust's IPP portfolio and exclude the property currently undergoing stabilization/development (Maison Riverain). Including this property, the Trust's NOI is \$31,592,259 and NOI margin is 55.7% for the period ended September 30, 2025.

Total Operating Revenue and NOI by Region - Same Store Portfolio

Same store portfolio operating revenue grew 3.4% Y/Y while NOI grew by 1.9% during the same period, primarily through increases in market rents on natural turnover and growth in ancillary revenues through various strategic initiatives.

Same Store Operating Revenues by Region

As at September 30,	Q3 2025		Q3 2024		% Growth
	Revenue (\$)	Revenue (%)	Revenue (\$)	Revenue (%)	
Ontario					
GTHA	16,375,552	40.2	15,876,065	40.4	3.1
Western	12,847,385	31.5	12,387,436	31.4	3.7
Southwestern	5,202,931	12.8	5,007,864	12.7	3.9
Southeastern	2,017,933	5.0	1,984,252	5.0	1.7
Total Ontario	\$36,443,801	89.5%	\$35,255,617	89.5%	3.4%
Alberta	\$4,279,980	10.5%	\$4,135,834	10.5%	3.5%
British Columbia	NA	NA	NA	NA	NA
Same Store Portfolio	\$40,723,781	100.0%	\$39,391,451	100.0%	3.4%

Same Store Net Operating Income (NOI) by Region

As at September 30,	Q3 2025			Q3 2024			NOI Growth (%)
	NOI (\$)	NOI (%)	NOI Margin (%)	NOI (\$)	NOI (%)	NOI Margin (%)	
Ontario							
GTHA	9,158,485	40.0	55.9	9,030,141	40.1	56.9	1.4
Western	7,787,933	34.0	60.6	7,573,839	33.7	61.1	2.8
Southwestern	2,694,660	11.8	51.8	2,577,743	11.5	51.5	4.5
Southeastern	912,951	4.0	45.2	961,943	4.3	48.5	[5.1]
Total Ontario	\$20,554,029	89.8%	56.4%	\$20,143,666	89.6%	57.1%	2.0%
Alberta	\$2,357,574	10.2%	55.1%	\$2,351,443	10.4%	56.9%	0.3%
British Columbia	NA	NA	NA	NA	NA	NA	NA
Same Store Portfolio	\$22,911,603	100.0%	56.3%	\$22,495,109	100.0%	57.1%	1.9%

Operating Expenses

Realty Taxes

The portfolio experienced a Y/Y increase in property taxes driven by both the expansion of the portfolio as well as municipal property tax reassessments implemented during the past 12 months. Management continued to actively pursue property tax assessment reductions, where appropriate. During the year, reductions were secured at various properties through appeals which included several reductions achieved through pre-roll reviews, enabling earlier savings and improved tax efficiency.

Utilities

Utility expenses increased in Q3'25 compared to the same period in the prior year, primarily reflecting portfolio expansion as well as higher average prices for water and hydro, together with increased consumption of both hydro and natural gas. These factors contributed to higher total utility costs across the portfolio.

On a same store basis, net utility expenses rose 8.2% Y/Y, driven by a 23.4% increase in hydro expense (\$248k) and an 8.8% increase in natural gas expense (\$73k). These increases were partially offset by a 5.0% decline in water expense (\$63k). Although net utility expenses rose Y/Y, water-related expenses decreased due to the combined impact of sub-metering initiatives and water conservation projects undertaken across the portfolio. Through a comprehensive utility consumption analysis, Management identified and repaired active leaks, installed water saving fixtures and completed toilet retrofits at higher-consumption properties, helping to moderate overall utility cost growth.

Management employs a proactive approach to utility cost optimization by actively securing applicable municipal, provincial, and other utility credits.

As at September 30,	Net Utilities *			Same Store - Net Utilities*		
	Q3 2025 (\$)	Q3 2024 (\$)	Variance (%)	Q3 2025 (\$)	Q3 2024 (\$)	Variance (%)
Hydro	1,563,378	1,091,838	43.2	1,304,792	1,057,048	23.4
Natural Gas	1,208,947	852,647	41.8	912,083	838,624	8.8
Water	1,607,103	1,358,377	18.3	1,204,830	1,268,022	(5.0)
	\$4,379,428	\$3,302,862	32.6%	\$3,421,705	\$3,163,694	8.2%

* Net of utility recoveries

Other Operating Expenses

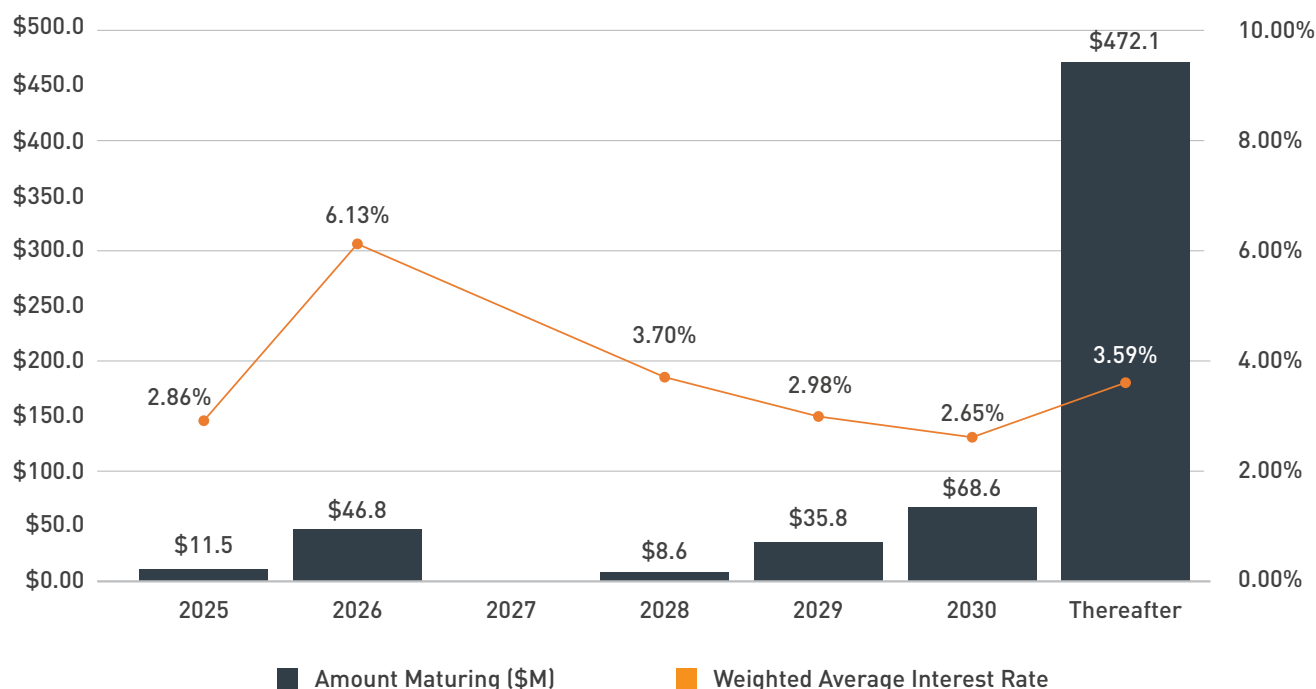
In addition to realty taxes and utilities, a notable driver of net operating expenses includes elevated leasing incentives, which remain aligned with broader industry practices aimed at supporting Resident retention and occupancy stabilization in a highly competitive rental environment. Higher repair and maintenance expenses also contributed to the overall increase.



Debt Portfolio

The Trust's loan portfolio comprises long-term, fixed-rate mortgages secured by individual properties, along with an operating line of credit. The mortgage portfolio is diversified across multiple lenders and features staggered maturities to mitigate interest rate risks. As at September 30, 2025, the weighted average interest rate was 3.66%, with a weighted average remaining term to maturity of 6.81 years. The following table outlines mortgage maturities over the next five years and beyond.

Income-Producing Property Mortgage Maturity by Year



93% Mortgage Debt - CMHC Insured

Mortgage maturities in 2026 include the bridge financing associated with the Central Tower acquisition completed in Q3'25. As at September 30, 2025, the outstanding balance of this facility was \$38.2M with an interest rate of 6.75%, maturing on February 1, 2026. The inclusion of this short-term loan temporarily increased the weighted average interest rate for 2026 and temporarily reduced the portfolio's insured debt ratio to 93% at period end. On October 1, 2025, the bridge loan was converted into CMHC-insured permanent financing maturing March 1, 2036, at an interest rate of ~4.09%, increasing the portfolio's insured debt ratio back to 99%.

Value Creation

Management continues to drive organic value creation through disciplined rent growth, expense optimization, and the strategic acquisition of assets below market value. These initiatives, combined with stable cap rate trends across most markets, contributed to a gross YTD fair value increase of \$6.1M as at September 30, 2025, resulting in a net fair value gain of \$2.4M YTD on the consolidated statement of income and comprehensive income after recognizing capital expenditures. The \$6.1M includes a \$4.6M fair value gain recognized on the Trust's Q3'25 acquisitions of Central Tower and Mountain Park Residences, which were reappraised as of period end.

The portfolio's weighted average cap rate was 4.47%, representing an increase of 4 bps Y/Y. Despite modest upward pressure on cap rates, overall stability throughout 2025 reflects improving investor sentiment toward the multifamily sector, supported by resilient operating fundamentals and stabilized leverage costs through the Bank of Canada's monetary policy. On a Y/Y basis, the portfolio's fair value increased by approximately 21%, driven primarily by transactional activity and strong same store operating performance, despite minor cap rate expansion.

The monetary policy easing cycle initiated by the Bank of Canada in March 2025, reinforced by an additional 25 bps rate cut in Q3'25, is gradually translating into lower benchmark yields and more favourable financing conditions. These dynamics, together with the multifamily sector's strong fundamentals, are expected to support cap rate stability and sustained investment demand across the Trust's core markets. Despite the Bank's more measured policy stance following the October 2025 rate cut, Management remains proactive in monitoring interest rate and market trends to effectively position the Trust for continued value creation and long-term Unitholder growth.

	Q3 2025	Q3 2024
YTD Value Increase/(Decrease)	\$6.1M	\$12.6M
Change Due to Operational Gains	100%	100%
Change Due to Cap Rate	0%	0%

Cap Rate by Region

	Weighted Avg. Cap Rate
British Columbia	4.25%
Alberta	4.85%
GTHA	4.16%
Southeastern Ontario	5.03%
Southwestern Ontario	4.80%
Western Ontario	4.56%

Gap to Market

The Trust continues to drive value creation by acquiring assets with below-market rents and implementing targeted rental strategies to accelerate rent optimization and close gap to market levels.

As at September 30,	Q3 2025	Q3 2024
	% Gap to Market	% Gap to Market
Ontario		
GTHA	34.6	39.5
Western	28.5	36.2
Southwestern	33.0	36.5
Southeastern	27.8	32.6
Total Ontario	31.6%	37.6%
Alberta	2.5%	10.4%
British Columbia	22.6%	-%
Total Portfolio	26.1%	35.1%



Non-IFRS Financial Measures

Management prepares and releases audited annual financial statements in accordance with International Financial Reporting Standards (IFRS). In the report, financial measures not recognized under IFRS, which do not have a standard meaning prescribed by IFRS, are disclosed. These include Same Store NOI, Same Store calculations, and adjusted Cash Generated from Operating Activities (collectively, Non-IFRS Measures). Since these measures are not recognized under IFRS, they may not be comparable to similar measures reported by other issuers. Non-IFRS Measures are presented because Management believes they are relevant for evaluation purposes.

*208 Woolwich Street South,
Breslau, ON*



Q3 2025 ACQUISITIONS AND DISPOSITIONS

ACQUISITIONS

Edmonton, Alberta

2610 109 St. NW

Acquired: July 2025



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	101	74	0	0	175

Central Tower is an 18-storey high-rise rental tower with 175 units and 185 indoor parking spaces. Central Tower's open-concept units feature modern finishes, premium appliances, and private balconies. Building amenities include a yoga room, cycling studio, golf simulator, pet wash, and social room. The location offers nearby access to the Century Park LRT and direct access to Gateway Boulevard and Calgary Trail highways.

Burnaby, British Columbia

7070 Inlet Dr.

Acquired: August 2025



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	57	51	9	0	117

Mountain Park Residences is a four-building complex with 117 units and 100 indoor parking spaces. In-suite amenities include luxury vinyl plank flooring, stainless steel appliances, updated kitchens and bathrooms, and private balconies or patios. Property amenities include an indoor pool, fitness centre, and laundry facilities. The location offers easy access to the Barnet Highway, connecting Residents to downtown Vancouver and major employment areas.

DISPOSITIONS: None

PROPERTY DETAILS

CITY	ADDRESS	PROPERTIES	BACHELOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	COMMERCIAL	TOTAL
Brampton, ON	78 Braemar Dr.	1	0	40	112	1	0	0	153
Brantford, ON	19 & 23 Lynnwood Dr.	2	0	35	68	10	0	0	113
	120,126 & 130 St.Paul Ave.	1	0	15	31	0	0	0	46
Breslau, ON	208 Woolwich St. S.	1	0	3	74	1	0	0	78
Burlington, ON	1050 Highland St.	1	0	3	15	0	0	0	18
Burnaby (BC)	7070 Inlet Dr.	1	0	57	51	0	0	0	117
Chatham, ON	75 & 87 Mary St.	1	0	22	34	0	0	0	56
	383-385 Wellington St. W.	1	22	26	5	1	0	0	54
Edmonton, AB	10001 Bellamy Hill Rd. NW.	1	3	0	155	0	0	0	158
	17627 63 St. NW.	1	0	68	205	4	0	0	277
	2610 109 St. NW.	1	0	101	74	0	0	0	175
Guelph, ON	98 Farley Dr.	1	22	41	30	0	0	0	93
	5 & 7 Wilsonview Ave.	1	0	5	17	7	0	0	29
	8 & 16 Wilsonview Ave.	2	2	54	53	3	0	0	112
Hamilton, ON	125 Wellington St. N.	1	5	247	73	38	0	1	364
Kingston, ON	252 & 268 Conacher Dr.	2	0	6	18	0	0	0	24
	760/780 Division St.	1	0	24	48	40	0	0	112
	1379 Princess St.	1	1	18	13	0	0	2	34
Kitchener, ON	100-170 Old Carriage Dr.	1	2	14	202	0	0	0	218
London, ON	1355 Commissioners Rd. W.	1	0	14	37	0	0	0	51
	433 King St.	1	0	62	66	1	0	1	130
	470 Scenic Dr.	1	16	32	63	4	0	0	115
Markham, ON	65 Times Ave.	1	9	37	18	0	0	0	64
Mississauga, ON	65 & 75 Paisley Blvd. W.	2	15	67	79	2	0	1	164
Ottawa, ON	Maison Riverain	1							
Sherwood Park, AB	200 Edgar Ln.	1	4	8	92	0	0	0	104
Stratford, ON	30 & 31 Campbell Crt.	2	0	33	63	3	0	0	99
Toronto, ON	12 & 14 Auburndale Crt.	1	0	0	15	23	8	0	46
	2303 Eglinton Ave. E.	1	6	67	96	0	0	0	169
	787 Vaughan Rd.	1	7	25	6	0	0	0	38
	223 Woodbine Ave.	1	0	32	16	0	0	0	48
	650 Woodbine Ave.	1	0	30	8	0	0	0	38
	1862 Bathurst St.	1	12	27	34	2	0	0	75
	4190 Bathurst St.	1	0	53	27	0	0	0	80
	120-130 Raglan Ave.	1	3	145	43	0	0	0	191
Welland, ON	200-230 Denistoun St.	4	1	178	186	23	0	0	388
		44	130	1,589	2,127	172	8	5	4,031

PROPERTY DETAILS



EDMONTON, ALBERTA

10001 Bellamy Hill Road Northwest

Acquired: December 2022



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
3	0	155	0	0	158

Park Square Apartments is a 21-storey high-rise rental tower with 158 units and five floors of open-air parking, totalling 195 stalls. Condo-style amenities include a fitness centre, social room, and a rooftop lounge and patio with incredible views of the city and the scenic Edmonton River Valley. The property is within walking distance of downtown Edmonton, rapid transit, and abundant services and amenities, including grocery stores, banks, restaurants, and retail stores.



SHERWOOD PARK, ALBERTA

200 Edgar Lane

Acquired: September 2022



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
4	8	92	0	0	104

Emerald Hills Landing is a luxury 55+ rental residence with four storeys, 104 units, and 79 indoor and 36 outdoor parking spaces. Building amenities include a social room, lounge area, and a fitness centre. This property is located less than 20 minutes from downtown Edmonton and is close to a hospital and a wide variety of dining, grocery, and retail options.



EDMONTON, ALBERTA

2610 109 Street Northwest

Acquired: July 2025



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	101	74	0	0	175

Central Tower is an 18-storey high-rise rental tower with 175 units and 185 indoor parking spaces. Central Tower's open-concept units feature modern finishes, premium appliances, and private balconies. Building amenities include a yoga room, cycling studio, golf simulator, pet wash, and social room. The location offers nearby access to the Century Park LRT and direct access to Gateway Boulevard and Calgary Trail highways.



EDMONTON, ALBERTA

17627 63 Street Northwest

Acquired: December 2024

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	68	205	4	0	277



MAP

Henday Suites is a four-storey rental complex with 277 suites and 394 parking spots. In-suite amenities include laundry, quartz countertops, wide-plank flooring, private balconies, and high-efficiency appliances. Building amenities include gym and yoga room, theatre and social rooms, rooftop patio with BBQs, bike room, pet wash, and storage lockers. The location offers easy access to downtown Edmonton via major highways and public transit.



BURNABY, BRITISH COLUMBIA

7070 Inlet Drive

Acquired: August 2025

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	57	51	9	0	117



MAP

Mountain Park Residences is a four-building complex with 117 units and 100 indoor parking spaces. In-suite amenities include luxury vinyl plank flooring, stainless steel appliances, updated kitchens and bathrooms, and private balconies or patios. Property amenities include an indoor pool, fitness centre, and laundry facilities. The location offers easy access to the Barnet Highway, connecting Residents to downtown Vancouver and major employment areas.



BRAMPTON, ONTARIO

78 Braemar Drive

Acquired: July 2022

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	40	112	1	0	153



MAP

Braemar Place is a modern rental residence with 15 storeys, 153 units, and 57 indoor and 141 outdoor parking spaces. Condo-style amenities include on-site laundry, storage lockers, bicycle storage, a dog run, and an outdoor swimming pool. The property is across from the Bramalea City Centre and close to various schools, parks, and playgrounds, with easy access to public transit and Highways 410, 401 and 407.



BRANTFORD, ONTARIO

19 & 23 Lynnwood Drive

Acquired: July 2016 and December 2023

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	35	68	10	0	113



MAP

Lynnwood Place consists of two neighbouring six-storey buildings with a shared driveway and a combined 113 units. Amenities include 127 surface parking spaces and laundry facilities in both buildings. The property is in a quiet residential area, within walking distance of public transportation, parks, shopping, and restaurants and is minutes from Highway 403.



BURLINGTON, ONTARIO

1050 Highland Street

Acquired: August 2019



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	3	15	0	0	18

Parkland Apartments is a two-storey walk-up building with 18 units and 20 surface parking spots. Amenities include laundry facilities and on-site management. The property is in a quiet neighbourhood and backs onto a large park with a children's playground and local tennis courts. It offers convenient access to public transportation and major highways, with many nearby amenities, including shopping, restaurants, and local services.



CHATHAM, ONTARIO

75 & 87 Mary Street

Acquired: August 2018



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	22	34	0	0	56

Thamesview Apartments consists of a pair of two-and-a-half-storey walk-up buildings with 56 units. Amenities include 60 surface parking spaces and laundry facilities. The property is within walking distance of the regional hospital, and close to downtown Chatham, shopping, restaurants, a fire station, a police station, the Thames River and Highway 401.



BRANTFORD, ONTARIO

120, 126 and 130 St. Paul Avenue

Acquired: July 2016



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	15	31	0	0	46

Park Manor is a mid-rise, four-storey building with 46 units, and 49 surface parking spots, featuring on-site laundry facilities. The property is within walking distance of the Grand River, Brantford General Hospital, restaurants, schools, and recreational facilities, with easy access to public transportation and Highway 403.



BRESLAU, ONTARIO

208 Woolwich Street South

Acquired: March 2022



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	3	74	1	0	78

Joseph's Place is a luxury, fully accessible property with four storeys, 78 units, and 114 parking spaces. Condo-style amenities include a fitness room, social room, lockers, bicycle storage, chair lift access, and an outdoor BBQ area. This property is in a quaint small town, just a 15-minute drive from downtown Kitchener, with many amenities just minutes away, including restaurants, cafés, schools, shops, banks, and grocery stores.



GUELPH, ONTARIO

5 & 7 Wilsonview Avenue

Acquired: October 2019

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	5	17	7	0	29



Treeview Manor consists of two, three-storey walk-up buildings with a connecting basement corridor featuring 29 units. Amenities include 42 parking spots and laundry facilities. This property is in a prime location with easy access to Highways 6 and 401 and within walking distance of public transportation. Nearby amenities include a large shopping mall, services, restaurants, and the University of Guelph.



GUELPH, ONTARIO

8 & 16 Wilsonview Avenue

Acquired: July 2020

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
2	54	53	3	0	112



Treeview Towers is a seven-storey building with 112 units. Amenities include onsite laundry, storage lockers and outdoor parking. This property is conveniently located next to a major shopping centre with a variety of retailers and restaurants. It is close to several parks, walking trails, public transportation, and the University of Guelph.



CHATHAM, ONTARIO

383-385 Wellington Street West

Acquired: December 2017

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
22	26	5	1	0	54



Kent Manor consists of one four-storey building and one adjacent single-family dwelling, totalling 54 units. Amenities include 24 surface parking spaces and laundry facilities. The property is in a premium area dominated by single-family homes with easy public transit access. It lies near the Thames River, a hospital, shopping, restaurants, a police station, and St. Clair College.



GUELPH, ONTARIO

98 Farley Drive

Acquired: March 2022

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
22	41	30	0	0	93



URBN Lofts is a modern rental residence with six storeys, 93 units, and 124 outdoor parking spots. Condo-style amenities include a fitness room, social lounge, shared workspace, free Wi-Fi throughout, electric vehicle chargers, an outdoor BBQ area, bike storage, and lockers. Ideally located in one of the most sought-after neighbourhoods in Guelph, with easy access to Highway 401, it is within walking distance of several major grocery stores, banks, drug stores, and multiple sit-down and quick-serve restaurants.



HAMILTON, ONTARIO

125 Wellington Street North

Acquired: March 2021



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
5	247	73	38	1	364

Wellington Place comprises two connected buildings, 19 and six storeys respectively, occupying nearly an entire city block, with 364 units and underground parking. Amenities include a fitness facility, social room, and laundry lounge with Wi-Fi. This property is conveniently located only minutes from downtown Hamilton and a short commute to McMaster University, Hamilton General Hospital, and St. Joseph's Healthcare. Public transit, GO Transit, shopping, restaurants, and parks are all just steps away.



KINGSTON, ONTARIO

252 & 268 Conacher Drive

Acquired: September 2018



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	6	18	0	0	24

Riverstone Place and Millstone Place are a pair of two-and-a-half-storey walk-up buildings containing a total of 24 units. Amenities include 25 surface parking spaces and laundry facilities. This property is located close to public transportation, a hospital, fire station, police station, shopping, services, restaurants, Queen's University, and Highway 401.



KINGSTON, ONTARIO

760/780 Division Street & 2 Kirkpatrick Street

Acquired: March 2018



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	24	48	40	0	112

Treeview Apartments consists of one mid-rise building with three-and-a-half-storeys and 112 units, and two adjacent vacant parcels of land with future development potential. Amenities include 112 surface parking spaces and laundry facilities. This property is close to public transit, the St. Lawrence River, a hospital, police station, shopping, restaurants, Queen's University, and Highway 401.



KINGSTON, ONTARIO

1379 Princess Street

Acquired: May 2018



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
1	18	13	0	2	34

The Lucerne is a three-and-a-half-storey building with commercial space on the ground floor. It features 34 units, 40 surface-level parking spaces, an elevator, and laundry facilities. The property is located minutes from Queen's University, St. Lawrence College, the St. Lawrence River, a hospital, fire station, police station, shopping, and restaurants. There is also easy access to public transportation and Highway 401.



KITCHENER, ONTARIO

100-170 Old Carriage Drive

Acquired: April 2021



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
2	14	202	0	0	218

Adanac Crossing consists of one, nine-storey building with 108 units and two, three-storey walk-up buildings with 55 units each. It is on a significant piece of land, with 253 surface parking spaces and a large, wooded area with mature trees. Amenities include a fenced-in dog park and laundry facilities. This property is ideally located near Conestoga College and close to shops, restaurants, parks, and playgrounds, with easy access to public transit and major highways.



LONDON, ONTARIO

1355 Commissioners Road West

Acquired: May 2019



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	14	37	0	0	51

Village West Apartments is a five-storey building with 51 units and outdoor parking. Amenities in this condo-style building include a large, well-appointed lobby, social room, and fitness centre. This property, located in the quaint village of Byron, backs onto a park-like setting with nearby shops, restaurants, schools, parks, conservation areas, and public transit.



LONDON, ONTARIO

433 King Street

Acquired: October 2021



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	62	66	1	1	130

Kingswell Towers is an 18-storey building with 130 units and underground parking. Amenities include a fitness room, social room, sauna, and bike storage. The building is within walking distance of downtown London and has an abundance of retail, dining, entertainment venues, and nightlife options. It also offers easy access to many city parks, walking trails, bike paths, and the Thames River.



LONDON, ONTARIO

470 Scenic Drive

Acquired: October 2023



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
16	32	63	4	0	115

Scenic Tower is a mid-rise building with nine storeys, 115 units, 100 outdoor parking spaces and 48 underground parking spaces. Amenities include a social room, common laundry facilities, lockers, and an outdoor amenity area. This property ideally sits within walking distance of the Victoria Hospital, the Thames River Valley, and numerous parks with walking and cycling trails. It offers easy access to public transit and Highway 401.



OTTAWA, ONTARIO

280 Montgomery Street

Acquired: January 2022

This Ottawa project is a three-tower mixed-use, purpose-built rental development that will bring much-needed housing to Ottawa's core. Spanning four acres next to the Rideau River at Montreal Road, the project will offer over 1,100 residential units and 20,000 square feet of retail space.



As at September 30, Tower 1 was granted full occupancy and Residents have been moving in since April 30. Lobby, ground floor corridor, indoor and outdoor amenities are now complete. Tower 2 construction is progressing steadily with ground and 2nd floor slab (floors) and columns complete, and 3rd floor slab and columns in progress.



STRATFORD, ONTARIO

30 & 31 Campbell Court

Acquired: April 2016

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	33	63	3	0	99



The Wynbrook and the Mayfair are two low-rise, three-storey buildings on opposite sides of the street with a combined 99 units. Amenities include 100 surface parking spaces and laundry facilities in each building. The property is minutes from Stratford's historic downtown core, the Avon River, and Lake Victoria. There is easy access to public transportation and shopping, and it is only a 30-minute drive to Kitchener and Waterloo.



MARKHAM, ONTARIO

65 Times Avenue

Acquired: March 2019

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
9	37	18	0	0	64



The Foresite is a five-storey building with 64 units. Amenities include 20 surface and 44 underground parking spots, in suite laundry facilities, and elevator service. The building is in a prime location, close to public transit, only minutes from shopping, restaurants, and amenities with easy access to Highways 407, 404 and 7.



MISSISSAUGA, ONTARIO

65 & 75 Paisley Boulevard West

Acquired: December 2019

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
15	67	79	2	1	164



Seville East & West consists of two, seven-storey buildings, totalling 164 units. Amenities include 126 surface and 60 underground parking spaces, laundry facilities, and an on-site convenience store. The property is just south of downtown Mississauga in a prime location and only minutes from shopping, restaurants, and amenities, including a major hospital. It also has easy access to Highway 403, the QEW, public transit and a GO station.



TORONTO, ONTARIO

12 & 14 Auburndale Court

Acquired: October 2021

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	15	23	8	0	46



The Scotch Elms is a 46-unit townhome property with 29 outdoor, 37 underground, and seven visitor parking spots. Townhomes feature in-suite laundry, functional basements, and private fenced-in backyards. This property is located in a family-friendly residential neighbourhood within walking distance of grocery and retail stores, schools, and parks, with excellent transit accessibility and Highway 401 only minutes away.



TORONTO, ONTARIO

1862 Bathurst Street

Acquired: September 2024

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
12	27	34	2	0	75



Ava Manor is a seven-storey mid-rise with 75 units and 22 indoor parking spaces. Amenities include parcel lockers and renovated common areas. The property is located in Forest Hill, one of Toronto's most prestigious and family-friendly neighbourhoods renowned for its easy access to transit, ample amenities, and numerous parks and trails.



TORONTO, ONTARIO

4190 Bathurst Street

Acquired: September 2024

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	53	27	0	0	80



Almore Apartments is a nine-storey mid-rise with 80 units and 79 indoor and 13 outdoor parking spaces. Amenities include parcel lockers and renovated common areas. The property is conveniently located close to a TTC bus stop and the Wilson station, and with ample shopping and amenities nearby.



TORONTO, ONTARIO

2303 Eglinton Avenue East

Acquired: December 2022

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
6	67	96	0	0	169



Ravine Park Apartments has seven storeys, 169 units, and 183 combined indoor and outdoor parking spots. Amenities include common laundry facilities and lockers. This property is near a large commercial district, offering diverse dining, entertainment, and lifestyle amenities. It also provides excellent public transit accessibility with subway and GO stations within walking distance and a planned LRT station across the street.



TORONTO, ONTARIO

787 Vaughan Road

Acquired: November 2020

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
7	25	6	0	0	38



MAP

Gertrude Suites is a four-storey building with 38 units and on-site laundry facilities. Residents of this eclectic Eglinton West neighbourhood of Toronto are within walking distance of the Eglinton Crosstown line, restaurants, parks, trails, shopping, and other amenities.



TORONTO, ONTARIO

120 & 130 Raglan Avenue

Acquired: September 2024

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
3	145	43	0	0	191



MAP

Cedarwood Suites is comprised of 120 Raglan, a nine-storey mid-rise with 175 units and 101 indoor and 37 outdoor parking spaces, as well as 130 Raglan, a set of three-storey townhomes with a total of 16 units and six indoor and nine outdoor parking spaces. Amenities in 120 Raglan include renovated common areas, on-site laundry facilities, and parcel lockers while 130 Raglan boasts in-suite laundry, FIBE-ready internet, and dishwashers. This property is located in Forest Hill, one of Toronto's most prestigious neighbourhoods renowned for its easy access to transit, ample amenities, and numerous parks and trails.



TORONTO, ONTARIO

223 Woodbine Avenue

Acquired: March 2020

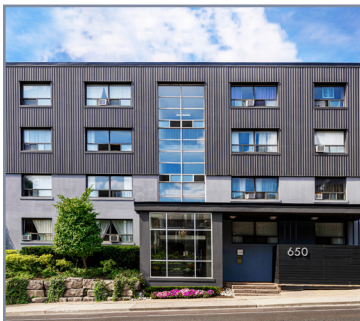
Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	32	16	0	0	48



MAP

Beach Park Apartments is a three-and-a-half-storey building with 48 units offering 51 surface parking spaces and laundry facilities. This building is in a premier location just steps from the Beaches Park and boardwalk along Lake Ontario and close to shopping, restaurants, and amenities. The property is near public transit and only minutes from downtown Toronto.



TORONTO, ONTARIO

650 Woodbine Avenue

Acquired: November 2020

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	30	8	0	0	38



MAP

The Beach Suites is a four-storey building with 38 units, 27 surface parking spots, and laundry facilities in the trendy Beaches neighbourhood of Toronto. The building is in a premier location near public transit routes for downtown Toronto and several parks, the lakefront boardwalk, shopping, amenities, and the Beaches Park on Lake Ontario..



WELLAND, ONTARIO

200-230 Denistoun St.

Acquired: June 2024



Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
1	178	186	23	0	388

Parkway Village is made up of four, eight-storey apartment buildings with a combined 388 units and 581 parking spots. Amenities including fitness rooms, social rooms, laundry facilities, individual thermostats, and on-site staff. These buildings are located steps from the Welland Recreational Waterway, and offer easy access to downtown Welland, grocery stores, restaurants, coffee shops, hospital, churches, public transit, schools, parks and walking trails.



7070 Inlet Drive, Burnaby, BC



RISKS AND UNCERTAINTIES

There are certain risk factors inherent in an investment in the Trust Units and in the activities of the Trust, including, but not limited to, risks related to availability of distributable income, liquidity and potential price fluctuations of the Trust Units, redemption risk, tax-related risks, litigation risks, risks of real estate investment and ownership, mortgage refinancing, availability of cash flow, risk of changes in government regulation, environmental matters, Trust Unitholder liability, dependence on key personnel, potential conflicts of interest, changes in legislation, investment eligibility and dilution arising from the issue of additional Trust Units. See “OFFERING MEMORANDUM” for full list of Risks.

130 Raglan Avenue, Toronto, ON

Consolidated Interim Financial Statements

Equiton Residential Income Fund Trust (Unaudited)

For the nine-month period ended September 30, 2025

Contents

	Page
Consolidated Interim Statements of Financial Position	41
Consolidated Interim Statements of Income and Comprehensive Income	42
Consolidated Interim Statements of Changes in Net Assets Attributable to Unitholders	43
Consolidated Interim Statements of Cash Flows	44
Notes to the Consolidated Interim Financial Statements	45

Equiton Residential Income Fund Trust

Consolidated Interim Statements of Financial Position

<i>(in thousands of dollars)</i>	Note	Sep 30, 2025	Dec 31, 2024
ASSETS			
Non-current assets			
Investment properties	[4]	\$ 1,269,722	\$ 1,153,289
Investment property under development	[5]	148,957	115,931
		1,418,679	1,269,220
Current assets			
Cash		11,300	18,559
Restricted cash	[6]	658	1,001
Tenant and other receivables		2,424	1,291
Loan receivable	[8]	2,824	2,796
Prepaid expenses		2,907	1,391
Deposits		100	-
		20,213	25,038
TOTAL ASSETS		\$ 1,438,892	\$ 1,294,258
EQUITY AND LIABILITIES			
Non-current Liabilities			
Mortgages Payable	[9]	\$ 607,865	\$ 552,548
Construction loan payable	[9]	91,286	47,564
		699,151	600,112
Current Liabilities			
Construction loan payable	[11]	13,946	16,875
Bank loan payable	[11]	26,995	18,030
Current portion of mortgages payable		29,558	14,054
Accounts payable and accrued liabilities		22,319	21,924
Tenant deposits and deferred revenue		6,381	5,293
Unit subscriptions held in trust	[6]	658	1,001
Distributions payable	[13b]	4,149	3,907
Due to related parties	[12]	11,441	2,956
		115,447	84,040
TOTAL LIABILITIES		814,598	684,152
EQUITY			
Net assets attributable to unitholders		\$ 624,294	\$ 610,106
TOTAL EQUITY AND LIABILITIES		\$ 1,438,892	\$ 1,294,258

On behalf of the Trustees



Trustee



Trustee

See accompanying notes to the interim financial statements

Equiton Residential Income Fund Trust

Consolidated Interim Statements of Income and Comprehensive Income

(in thousands of dollars)	Note	Sep 30, 2025	Sep 30, 2024
Property revenue		\$ 56,675	\$ 41,254
Property operating expenses			
Operating expenses		(13,143)	(9,232)
Utilities		(5,604)	(3,966)
Property taxes		(6,336)	(4,439)
Total operating expenses		(25,083)	(17,637)
Net operating income		\$ 31,592	\$ 23,617
Other income		679	1,284
Financing cost		(19,606)	(11,312)
Administration		(907)	(764)
Asset management fee	[14]	(10,715)	(8,001)
Fair value adjustment on investment properties	[4]	2,441	573
Net income		\$ 3,484	\$ 5,397

Equiton Residential Income Fund Trust

Consolidated Interim Statements of Changes in Net Assets Attributable to Unitholders

(in thousands of dollars)

	Net assets attributable to Unitholders
Net assets attributable to Unitholders As at January 1, 2024	496,465
Issuance of units	157,972
Issuance of units under DRIP	20,039
Redemption of units	(53,391)
Issuance costs	(7,039)
Net income	5,397
Distributions to General Partners	(6,575)
Distributions	(30,283)
Net assets attributable to Unitholders, September 30, 2024	582,585

	Net assets attributable to Unitholders
Net assets attributable to Unitholders As at January 1, 2025	610,106
Issuance of units	125,718
Issuance of units under DRIP	24,239
Redemption of units	(88,077)
Issuance costs	(6,662)
Net income	3,484
Distributions to General Partners	(8,233)
Distributions	(36,281)
Net assets attributable to Unitholders, September 30, 2025	624,294

See accompanying notes to the interim financial statements

Equiton Residential Income Fund Trust

Consolidated Interim Statements of Cash Flows

<i>(in thousands of dollars)</i>	Note	Sep 30, 2025	Sep 30, 2024
OPERATING ACTIVITIES			
Net income (loss)		3,484	5,397
Add (deduct) items not affecting cash			
Increase in fair value of investment properties		(2,441)	(573)
Finance cost		19,605	11,312
Change in non-cash operating items	[16]	(1,257)	(4,497)
Cash (used in) provided by operating activities		\$ 19,391	\$ 11,639
FINANCING ACTIVITIES			
Proceeds from issue of units		125,718	157,972
Redemption of units		(88,077)	(53,391)
Distribution to unitholders		(11,800)	(9,679)
Payment of issuance costs		(6,662)	(7,039)
Advance received/ (Repayment of) line of credit		8,965	(5,455)
Payment of deferred financing fees		(3,140)	(6,786)
Repayment of mortgages payable		(7,114)	(4,932)
Proceeds from mortgage		78,652	145,195
Payment of financing cost		(17,182)	(10,060)
Proceeds from construction Loan		40,793	26,262
Cash provided by financing activities		\$ 120,153	\$ 232,087
INVESTING ACTIVITIES			
Building improvements		(14,792)	(12,031)
Repayment/ (Advance received) of loan receivable		(28)	(453)
Deposits		(100)	-
Acquisition of investment properties		(99,200)	(213,252)
Investment in property under development		(33,026)	(26,567)
Cash used in investing activities		\$ (147,146)	\$ (252,303)
Net increase (decrease) in cash		(7,602)	(8,577)
Cash, beginning of year		19,560	18,105
Cash, end of year		\$ 11,958	\$ 9,528
Cash presented as:			
Cash		\$ 11,300	\$ 6,037
Restricted cash		658	3,491
		\$ 11,958	\$ 9,528

See accompanying notes to the interim financial statements

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

1. Nature of operations

Equiton Residential Income Fund Trust (the "Trust") is an open-ended real estate investment trust ("REIT") established on March 1, 2016 under the laws of the Province of Ontario. The Trust qualified as a "mutual fund trust" (pursuant to subsection 132(6) of the Income Tax Act) and it was formed primarily to acquire income-producing properties located in Canada.

2. General information and statement of compliance with IFRS

The consolidated financial statements of the Trust have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). The consolidated financial statements have been prepared on a historical cost basis except for investment properties and certain categories of financial instruments, if any, that have been measured at fair value. The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements unless otherwise indicated.

The consolidated financial statements are presented in Canadian dollars, which is the Company's functional currency. The address of the Trust's registered office is 1111 International Boulevard, Suite 500, Burlington, Ontario, L7L 6W1. The financial statements for the period ended September 30, 2025 were approved and authorized for issue by the Trust on November 13, 2025.

3. Summary of material accounting policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below.

Principles of consolidation

These consolidated financial statements include the accounts of the Trust and its controlled entity: Equiton Residential Income Fund Limited Partnership (the "Limited Partnership"). The results of the Limited Partnership will continue to be included in the consolidated financial statements of the Trust until the date that the Trust's control over the Limited Partnership ceases. Control exists when the Trust has the power, directly or indirectly, to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

Joint arrangements

A joint arrangement is a contractual arrangement pursuant to which the Trust or a controlled entity and other parties undertake an economic activity that is subject to joint control, whereby the strategic financial and operating policy decisions relating to the activities of the joint arrangement require the unanimous consent of the parties sharing control. Joint arrangements are of two types - joint ventures and joint operations. A joint operation is a joint arrangement in which the Trust has rights to the assets and obligations for the liabilities relating to the arrangement. A joint venture is a joint arrangement in which the Trust has rights to only the net assets of the arrangement.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

3. Summary of material accounting policies (continued)

The Trust is party to a single joint arrangement, which is a joint operation, through a 75% co-ownership interest called Riverain Co-ownership ("Riverain"). Riverain includes an investment property under development located at 29 Selkirk Street and 2 Montreal Road in the City of Ottawa, Ontario (Note 7). Joint operations are accounted for by recognizing the Trust's proportionate share of the assets, liabilities, revenue, expenses and cash flows of the joint operation.

Investment properties

The Trust accounts for its investment properties using the fair value model in accordance with IAS 40 - Investment properties ("IAS 40"). Properties that are held for long-term rental yields or for capital appreciation or both are classified as investment properties. Investment properties also include properties that are being constructed or will be developed for future use as investment properties.

Investment properties are recorded initially at cost including transaction costs. Transaction costs include transfer taxes, professional fees for legal services, and initial leasing commissions to bring the property to the condition necessary for it to be capable of operating.

Additions to investment properties are expenditures incurred for the expansion or redevelopment of the existing property, or to maintain or improve its productive capacity. Productive capacity maintenance costs are major maintenance costs and tenant improvements. Subsequent to initial recognition, investment properties are recorded at fair value. The changes in fair value in each reporting period are recorded in the consolidated statement of income (loss) and comprehensive income (loss). Fair value is based upon valuations performed by a third-party appraiser and internal valuations performed on a rolling quarterly basis.

Recent real estate transactions with similar characteristics and locations to the Trust's assets are also considered. The direct capitalization income method applies a capitalization rate to the property's stabilized net operating income which incorporates allowances for the vacancy, management fees, and structural reserves for capital expenditures for the property. The resulting capitalized value is further adjusted, where appropriate, for extraordinary costs to stabilize the income and non-recoverable capital expenditures.

Investment property under development

The investment property undergoing development takes a substantial period of time to prepare for its intended use as an investment property. The investment property under development is initially recorded at the purchase price plus transaction costs.

Subsequent to acquisition, the cost of development properties includes all direct expenditures incurred in connection with their development and construction. These expenditures consist of all direct costs, realty taxes and borrowing costs. The development period commences when expenditures are being incurred and activities necessary to prepare the asset for its intended use are in progress. Capitalization ceases when substantially all the activities necessary to prepare the asset for its intended use are complete.

Properties under development are measured at cost until the earlier of the date construction is completed and the date at which fair value becomes reliably determinable.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

3. Summary of material accounting policies (continued)

Tenant deposits

Tenant deposits are recognized initially at the fair value of the cash received and subsequently measured at amortized cost. The Trust obtains deposits from tenants as a guarantee for returning the leased premises at the end of the lease term in a specified good condition or for specified lease payments according to the terms of the lease.

Revenue recognition

The Trust has retained substantially all of the risks and benefits of ownership of its investment properties and therefore accounts for leases with its tenants as operating leases.

Revenue from investment properties include rents from tenants under leases, parking income, laundry income and other miscellaneous income paid by the tenants under the terms of their existing leases. Rental revenue under a lease commences when a tenant has a right to use the leased asset and revenue is recognized pursuant to the terms of the lease agreement. Revenue is recognized systematically over the term of the lease, which is generally not more than twelve months. Other rental revenues such as parking revenues and laundry revenue is considered non-lease components and are within the scope of IFRS 15 - Revenue from Contracts with Customers. The performance obligation for property management and ancillary services is satisfied over time.

Financial instruments and fair values

(i) Financial assets

In accordance with IFRS 9, 'Financial Instruments', financial assets are required to be measured at fair value on initial recognition. Subsequent to initial recognition, financial assets are categorized and measured based on how the Trust manages its financial instruments and the characteristics of their contractual cash flows. IFRS 9 contains three principal classification categories for financial assets:

- i) Measured at amortized cost,
- ii) Fair value through other comprehensive income, and
- iii) Fair value through profit or loss.

A financial asset is measured at amortized cost if it meets both of the following conditions

- i) It is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- ii) The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

3. Summary of material accounting policies (continued)

The Trust's financial assets include cash, restricted cash, due from related parties, tenants and other receivables and loan receivable. All financial assets are recognized initially at fair value and subsequently at amortized cost using the effective interest method with the exception of the loan receivable which is subsequently measured at fair value through profit or loss.

Impairment – Expected Credit Loss Model:

For the impairment of financial assets, the Trust uses a forward-looking 'expected credit loss' ('ECL') model. The measurement options for the ECL are lifetime expected credit losses and 12-month expected credit losses.

The Trust adopted the practical expedient to determine ECL on receivables using a provision matrix based on historical credit loss experiences adjusted for forward-looking factors specific to the debtors and to the economic environment to estimate lifetime ECL.

(ii) Financial liabilities

In accordance with IFRS 9, 'Financial Instruments', financial liabilities are required to be measured at fair value on initial recognition. Subsequent to initial recognition, financial liabilities are measured based on two categories:

- i) Amortized cost, and
- ii) Fair value through profit or loss.

Under IFRS 9, all financial liabilities are classified and subsequently measured at amortized cost except in certain cases. The Trust has no financial liabilities that meet the definitions of these specific cases. Financial liabilities consist of mortgages payable, construction loan payable, due to related party, unit subscriptions held in trust, payables and accruals, bank loan payable, deferred revenue and distributions payable.

A financial liability is derecognized when the obligation under the liability is discharged, canceled or expires.

(iii) Transaction costs

Direct and indirect financing costs that are attributable to the issue of other financial liabilities measured at amortized cost are presented as a reduction from the carrying amount of the related debt and are amortized using the effective interest rate method over the term of the related debt. These costs include interest, amortization of discounts or premiums relating to borrowings, fees and commissions paid to lenders, agents, brokers and advisers, and transfer taxes and duties that are incurred in connection with the arrangement of borrowings.

Equiton Residential Income Fund Trust
Notes to the Consolidated Interim Financial Statements
September 30, 2025 (in thousands of dollars)

3. Summary of material accounting policies (continued)

(iv) Fair value

Fair value measurements recognized in the statement of financial position are categorized using a fair value hierarchy that reflects the significance of inputs used in determining the fair values. Each type of fair value is categorized based on the lowest level of input that is significant to the fair value measurement in its entirety. Assessing the significance of a particular input to the fair value measurement in its entirety requires judgment, considering factors specific to the asset or liability.

The fair value hierarchy for measurement of assets and liabilities is as follows:

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 - Inputs for the asset or liability that are not based on observable market data.

Fair value of financial assets and liabilities

The fair values of cash, restricted cash, tenant deposits and other receivables, amounts due to/from related parties, payables, construction loan payable, bank loan payable and distributions payable approximate their carrying value due to the short-term maturity of those instruments.

The fair value of the mortgages payable and loan receivable has been determined by discounting the cash flows of these financial instruments using September 30, 2025, and December 31, 2024 market rates for debts of similar terms.

September 30, 2025			
	Fair Value Hierarchy	Carrying Value	Fair Value
Assets:			
Investment properties	Level 3	1,269,722	1,269,722
Loan receivable	Level 2	2,824	2,824
Liabilities:			
Mortgage payable	Level 2	666,088	596,197
December 31, 2024			
	Fair Value Hierarchy	Carrying Value	Fair Value
Assets:			
Investment properties	Level 3	1,153,289	1,153,289
Loan receivable	Level 2	2,796	2,796
Liabilities:			
Mortgage payable	Level 2	591,993	527,699

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

3. Summary of material accounting policies (continued)

Critical accounting estimates, assumptions, and judgments

Estimates and judgments are continually evaluated and are based on historical experience as adjusted for current market conditions and other factors. Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The Trust has made the following critical accounting estimates, assumptions, and judgments:

Investment properties

In determining estimates of fair values for its investment properties, the assumptions underlying estimated values are limited by the availability of comparable data and the uncertainty of predictions concerning future events. Should the following underlying assumptions change, actual results could differ from the estimated amounts:

- i. Property tenancies;
- ii. Market rents;
- iii. Market terminal capitalization rates;
- iv. Discount rates;
- v. Direct capitalization rates;
- vi. Economic environment and market conditions; and
- vii. Market activity.

The critical estimates and assumptions underlying the valuation of the investment properties are outlined in Note 4.

Joint operations

When determining the appropriate basis of accounting for the Trust's investment in co-ownership, the Trust makes judgments about the degree of control that the Trust exerts directly or through an arrangement over the co-ownership's relevant activities.

The Trust has determined that its interest in the co-ownership is a joint operation (Note 7).

Net assets attributable to unitholders

Trust units are redeemable at the holder's option and therefore are considered a puttable instrument in accordance with International Accounting Standard 32 - Financial Instruments: Presentation ("IAS 32"), subject to certain limitations and restrictions. Puttable instruments are required to be accounted for as financial liabilities, except where certain conditions are met, in which case, the puttable instruments may be presented as equity. The Trust units do not meet the necessary conditions and have therefore been presented as net assets attributable to unitholders under IAS 32.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

3. Summary of material accounting policies (continued)

Future accounting policy changes

IFRS 18, Presentation and Disclosure in Financial Statements

On April 9, 2024, the IASB issued IFRS 18 that will replace IAS 1, "Presentation of Financial Statements". The objective of IFRS 18 is to set out requirements for the presentation and disclosure of information in general purpose financial statements to help ensure they provide relevant information that faithfully represents an entity's assets, liabilities, equity, income and expenses.

IFRS 18 introduces the following:

- Defined subtotals and categories in the statement of profits or loss.
- Requirements to improve aggregation and disaggregation.
- Disclosures about management-defined performance measures in the notes to the financial statements.
- Targeted improvements to the statement of cash flow by amending IAS 7, "Statement of Cash Flows".

IFRS 18 is effective for annual reporting periods beginning on or after January 1, 2027. The standard is applied retrospectively, with specific transition provisions, and early adoption is permitted. The Company is assessing the impact this standard will have on its financial statements

4. Investment properties

Reconciliation of the carrying amount for investment properties for the beginning and end of the financial year are as follows:

Balance, January 1, 2024	\$ 849,831
Purchase of investment property	280,162
Building improvements to investment properties	19,817
Increase in fair value of investment properties	<u>3,479</u>
Balance, December 31, 2024	\$ 1,153,289
Purchase of investment property	99,200
Building improvements to investment properties	14,792
Increase in fair value of investment properties	<u>2,441</u>
Balance, September 30, 2025	<u>\$ 1,269,722</u>

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

4. Investment properties (continued)

The estimated fair values per these appraisals are as follows:

Region	Portfolio Values by Region September 30, 2025	Portfolio Values by Region December 31, 2024
Alberta	\$ 211,276	\$ 152,230
Greater Toronto and Hamilton Area	507,735	501,360
British Columbia	46,530	-
South Eastern Ontario	36,330	37,550
South Western Ontario	107,909	106,320
Western Ontario	359,942	355,829
	\$ 1,269,722	\$ 1,153,289

The Trust determined the fair value of each investment property based upon, among other things, rental income from current leases and assumptions about rental income from future leases reflecting market conditions at the applicable statement of financial position dates, less future cash outflow pertaining to the respective leases. The properties are appraised using several approaches that typically include a direct capitalization income method and a direct comparison approach.

Valuations prepared under the direct capitalization method include the use of a capitalization rate as part of the underlying assumptions.

The fair value estimates are prepared by internal valuation specialist and external third-party appraisers. The timing of these valuations is determined by the management's annual valuation plan, which specifies the quarter end valuation dates for each property.

Values are most sensitive to changes in capitalization rates, and the variability of cash flows. If the capitalization rate were to increase by 25 basis points ("bps"), the value of investment properties would decrease by \$66,477 (December 31, 2024 – decrease by \$61,205). If the capitalization rate were to decrease by 25 bps, the value of investment properties would increase by \$75,274 (December 31, 2024 – increase by \$68,565). The capitalization rates used are as follows:

Region	Weighted Avg Cap Rate September 30, 2025	Weighted Avg Cap Rate December 31, 2024
Alberta	4.85%	5.08%
Greater Toronto and Hamilton Area	4.16%	4.15%
British Columbia	4.25%	-
South Eastern Ontario	5.03%	5.04%
South Western Ontario	4.80%	4.80%
Western Ontario	4.56%	4.54%

Equiton Residential Income Fund Trust
Notes to the Consolidated Interim Financial Statements
September 30, 2025 (in thousands of dollars)

5. Investment property under development

Balance, January 1, 2024	\$ 80,883
Purchase of investment property under development	
Property under development expenditures	<u>35,048</u>
Balance, December 31, 2024	115,931
Property under development expenditures	<u>33,026</u>
Balance, September 30, 2025	\$ 148,957

This property under development represents the Trust's 75% interest in Riverain (Note 7).

6. Restricted cash

As of September 30, 2025, the restricted cash is \$658 (2024 - \$1,001). Restricted cash of \$658 represents unitholder subscriptions held in trust until the trade settlement date. These amounts will be returned to investors if the proposed unitholder subscriptions do not successfully proceed.

7. Joint arrangement

The Trust's indirect interests in Riverain is subject to joint control and accounted for as a joint operation. The Limited Partnership entered into a co-ownership agreement with Selkirk & Main Holdings Inc. and is developing a multi residential property in Ottawa, Ontario. There is a building currently on the property that generated rental income from commercial tenants in 2020 and 2021, however the intention is to demolish the building for redevelopment. Therefore, the purchase price was allocated entirely to the land. The co-ownership was formed on January 18, 2022 and is governed by co-owner's agreement effective as of that date. The co-ownership agreement stipulates that a co-owners committee be formed consisting of two members, of whom one member shall be appointed by each of the co-owners. All major decisions, as defined in the agreements, require the unanimous vote of the members of the co-owners committee. The Limited Partner's ownership interest is 75%.

Equiton Residential Income Fund Trust
Notes to the Consolidated Interim Financial Statements
September 30, 2025 (in thousands of dollars)

7. Joint arrangement (continued)

The financial information in respect of the Partnership's indirect 75% proportionate share of the joint operation is as follows:

(in thousands of dollars)	September 30 2025	December 31, 2024
Assets		
Cash	\$ 1,147	\$ 975
Tenant and other receivables	585	266
Prepaid Expenses	65	7
Investment property under development	<u>148,957</u>	<u>115,931</u>
Total Assets	\$ 150,754	\$ 117,179
Liabilities		
Accounts payable and accrued liabilities	\$ 11,394	\$ 10,272
Mortgages Payable	13,946	16,875
Construction loan payable	<u>91,286</u>	<u>47,564</u>
Total Liabilities	116,626	74,711
Co-owners' Equity	<u>34,128</u>	<u>42,468</u>
Total Liabilities and Co-owners' Equity	\$ 150,754	\$ 117,179

8. Loan receivable

On January 18, 2022, the Limited Partnership entered into an equity loan agreement with Selkirk & Main Holdings Inc. The Limited Partnership has agreed to provide loans to Selkirk & Main Holdings Inc. from time to time as equity funds are required for the joint operation of Riverain (Note 7) in principal amount equal to 12.5% of the required equity funds of the joint operation.

The equity loan bears interest at a rate equal to 7.75% per annum. The equity loan is repayable upon the earlier of the following:

- the day upon which the first advance of any long-term financing for such phase is made following the construction thereof; and
- the day upon which the Selkirk & Main Holdings Inc. ceases to be a co-owner of the property or such phase.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

8. Loan receivable (continued)

The loan is secured as follows:

- a joint and several corporate guarantee and postponement from Selkirk & Main Holdings Inc. and Main and Main Asset Management Inc. for the full amount of the equity loan.
- a pledge in favour of the Limited Partnership of all of the issued and outstanding shares of the nominees;
- the co-owners charge made by Selkirk & Main Holdings Inc. in favour of the Limited Partnership (including the registered co-owners charge in favour of Equiton granted by the Nominees) which shall, in addition to the matters set out in Section 7.3(1) of the co-owners agreement, secure payment of the equity Loan.

The equity loan was assessed at September 30, 2025 to determine whether there is objective evidence of impairment. A loan investment is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of an asset, and that the loss event had a negative effect on these estimated future cash flows of that asset that can be estimated reliably. For the period ended September 30, 2025, there was no provisions for loan investment losses. The fair value of the loan receivable is estimated to approximate its carrying value (Note 3).

9. Mortgages payable

	September 30, 2025	December 31, 2024
Mortgage payable	\$ 666,088	\$ 591,993
Deferred Finance Charges	(28,665)	(25,391)
	\$ 637,423	\$ 566,602
Less: current portion	\$ (29,558)	\$ (14,054)
Non-current mortgage payable	\$ 607,865	\$ 552,548

The mortgages are payable to various financial institutions and bear fixed interest rates ranging from 2% to 4.6% (2024 – 2% to 4.6%) and maturing at various dates ranging from 2025 to 2036 (2024 – 2025 to 2035)

The balances repayable as noted above are exclusive of the fair value adjustments recorded upon initial recognition of the mortgages that have been assumed. As of September 30, 2025 these fair value adjustments totalled \$9,456 (2024 - \$10,343).

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

9. Mortgages payable (continued)

The mortgages payable are secured by the investment properties disclosed in Note 4 and are repayable as follows:

12 months from period end	\$	29,558
13 to 24 months from period end		14,243
25 to 36 months from period end		15,304
37 to 48 months from period end		13,898
49 to 60 months from period end		89,548
Thereafter		<u>503,537</u>
	\$	<u>666,088</u>

- (i) There are financial and non-financial covenants pertaining to the Bank of Montreal facilities and they were all met as at September 30, 2025.
- (ii) The First National first mortgage on loan was assumed on the purchase of the 125 Wellington Street North, Hamilton, Ontario property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of \$134 at the assumption date.
- (iii) The Peakhill Capital first mortgage on loan was assumed on the purchase of the 208 Woolwich Street South, Breslau, Ontario property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of \$660 at the assumption date.
- (iv) The First National first mortgage on loan was assumed on the purchase of the 98 Farley, Guelph, Ontario property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of \$275 at the assumption date.
- (v) The Canada ICI first mortgage on loan was assumed on the purchase of the 200 Edgar Lane, Sherwood Park, Alberta property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of \$3,516 at the assumption date.
- (vi) The People's Trust first mortgage on loan was assumed on the purchase of 23 Lynnwood Drive, Brantford, Ontario property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of \$554 at the assumption date.
- (vii) The Canada ICI mortgage was assumed on the purchase of 17627 63 St. NW, Edmonton, Alberta property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of \$6,494 at the assumption date.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

10. Construction loan payable

Land Loan Facility

On October 16, 2023, Riverain entered into a new \$22,500 Land Loan facility agreement with Desjardins to refinance the phase two and phase three land located in Ottawa. The original Land Loan facility outstanding of \$24,000 was replaced and the loan differential of \$1,500 was repaid upon issuance of the first construction loan draw. The interest rate is fixed at 7.69% for 12 months equal to the lender's cost of funds plus 150 basis points (1.5%) with interest-only paid monthly.

On September 11, 2025, upon issuance of the first draw on the Tower C Construction facility, \$3,905 was repaid to the Land Loan, with the remaining \$5,595 paid upon the second draw on October 9, 2025. Thereafter, the Land Loan attributable to Tower B is \$13,000 and will mature November 1, 2027.

As at September 30, 2025, the outstanding balance is \$18,595 (December 31, 2024, \$22,500) of which the Partnership has recorded its 75%. The other co-owner and the Limited Partnership have provided a corporate guarantee and postponement of claim for the full loan plus interest and costs for the full duration of the existing land loan facility on phase two and phase three units and any renewals thereof.

Construction Loan Facility

On October 16, 2023, Riverain entered into a \$88,254 Construction Loan Facility ("CLF") agreement with Desjardins to finance the construction of phase one. The CLF is a variable rate loan based on the prime interest rate increased by fifty basis points (0.50%). Accrued interest is due on the first day of the month. The CLF matures on November 1, 2026. In conjunction with the CLF, the Nominee entered into a \$1,500 revolving operating line of credit to bridge approved project costs between advances at the same variable interest rate as the CLF.

On March 7, 2024, the phase one commitment letter was amended to increase the maximum authorized amount on the CLF to \$106,954 with no additional equity contribution required. Draws on the CLF are completed once per month with the issuance of the construction report by the project monitor AMS Quantity Surveyors.

On January 22, 2025, the phase one commitment letter was amended for a second time to increase the maximum authorized amount on the CLF to \$106,954 with no additional equity contribution required. The maximum authorized amount for both the CLF and the line of credit facilities together is now \$106,954. The increase in authorized amounts were drawn to fund phase three pre-construction costs as they come due.

On June 13, 2025, the phase one construction facility was converted to a Canadian Mortgage Housing Corporation ("CMHC") insured facility which is funded by Desjardins. The maximum authorized amount on the CLF is \$127,721. The interest due monthly during the construction period is based on the prime rate less 50 basis points. Upon the first advance on June 13, 2025, the previous CLF outstanding balance of \$82,719 was discharged with Desjardins.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

10. Construction loan payable (continued)

As of September 30, 2025, the outstanding balance is \$121,676 (2024 - \$63,419) of which the Trust has recorded its 75%. Borrowings under each of these agreements are secured by a first collateral mortgage charge on the lands and improvements and a general security agreement. As of September 30, 2025, all covenants were met.

On September 11, 2025, the Tower C Canadian Mortgage Housing Corporation ("CMHC") insured construction facility, which is funded by Desjardins, commenced its first draw. The maximum authorized amount on the CLF is \$144,827. The interest due monthly during the construction period is based on the prime rate less 50 basis points. As at September 30, 2025, the outstanding balance on the Tower C CLF is \$4,338.

The other co-owner and the Limited Partnership have provided a corporate guarantee and postponement of claim on the full loan amount plus interest and costs for the full duration of the existing construction loan facility on phase one construction and any renewals thereof.

Borrowings under each of these agreements are secured by a first collateral mortgage charge on the lands and improvements and a general security agreement.

Letter of credit

On January 17, 2020, Riverain also entered into a \$500 Letters of Credit Facility ("LCF") agreement with Desjardins, which can only be used to finance the municipal bodies and public utilities for development purposes. Letter of credits will be for a term of one year and will be subject to an annual fee of 1% upon issuance.

The LCF had been extended for an additional 12-month term to February 1, 2023.

On January 19, 2023, the LCF agreement was increased to \$2,000 in conjunction with the refinancing of the Land Loan.

On October 16, 2023, the LCF was increased to \$3,000 in conjunction with the Construction Loan Facility for a period of one year under the same terms and conditions.

On June 13, 2025, the LCF is reduced at \$2,632 in conjunction with CMHC insured CLF under the same terms and conditions. The LCF is renewable prior to maturity provided there is no material default beyond any applicable notice period.

On September 11, 2025, a \$1,500 LCF was issued for Tower C, which can only be used to finance the municipal bodies and public utilities for development purposes. Letter of credits will be for a term of one year and will be subject to an annual fee of 1% upon issuance.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

11. Bank loan payable

On January 25, 2022, the Limited Partnership entered into a \$20,000 credit facility with TD Commercial Banking. The facility has a contractual term of 12 months from the date of the first draw down. The first draw down took place on December 14, 2022 in the form of an operating loan. On March 5, 2024, the credit limit was increased to \$30,000.

There are financial and non-financial covenants pertaining to the facility. As of September 30, 2025, all covenants were met.

As of September 30, 2025, the Limited Partnership had drawn down \$21,990 (Sep 30, 2024 - \$18,030) of the facility.

Riverain entered a \$1,500 revolving operating line of credit with Desjardins to fund Phase One obligations as they come due in between construction draws. Any balance outstanding on the facility is repaid with the next construction draw. As of September 30, 2025, the balance outstanding on the swingline facility is \$nil.

Riverain entered a \$1,500 revolving operating line of credit with Desjardins to fund Phase Three obligations as they come due in between construction draws. Any balance outstanding on the facility is repaid with the next construction draw. As of September 30, 2025, the balance outstanding on the swingline facility is \$nil

12. Related party transactions and balances

(a) Agreement with Equiton Capital Inc.

The Trust has entered into an Agency Agreement with Equiton Capital Inc. (the "Agent"), a related party through (a) sharing key management personnel with the Trust and (b) one of the

Trustees of the Trust indirectly controls Equiton Capital Inc. The Trust has retained the Agent to act as a selling agent of the Trust units.

Pursuant to the Agency Agreement, the Trust incurred agency fees with the Agent related to the issuance of trust units in the amount of \$6,613 (Sep 30, 2024 - \$7,123), which are included in issuance costs in the statements of changes in net assets attributable to unitholders.

(b) Due to related parties

	September 30, 2025	December 31, 2024
Due to Equiton Residential Income GP Inc. <i>(general partner of Equiton Residential Income Limited Partnership)</i>	\$ 11,045	\$ 2,814
Due to Equiton Partners' Inc.	222	-
Due to Equiton Capital Inc.	174	142
	<u>\$ 11,441</u>	<u>\$ 2,956</u>

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

12. Related party transactions and balances (continued)

Equiton Residential Income GP Inc. is the general partner of Equiton Residential Income Limited Partnership and has the same common management as the Trust. Equiton Partners' Inc. is the asset manager (Note 14).

Amounts due to related parties are unsecured, non-interest bearing, and due on demand.

13. Net assets attributable to unitholders

Unitholder transactions excluding allocations of net income distributions and contributed surplus:

(i) Class A Trust Units

The Trust is authorized to issue an unlimited number of Class A Trust units.

(ii) Class B Trust Units

The Trust is authorized to issue an unlimited number of Class B Trust units.

(iii) Class C Trust Units

The Trust is authorized to issue an unlimited number of Class C Trust units.

(iv) Class F Trust Units

The Trust is authorized to issue an unlimited number of Class F Trust units.

(v) Class I Trust Units

The Trust is authorized to issue an unlimited number of Class I Trust units.

(a) Units outstanding

Equiton Residential Income Fund Trust
Notes to the Consolidated Interim Financial Statements
September 30, 2025 (in thousands of dollars)

13. Net assets attributable to unitholders (continued)

	<u>Number of Units</u>
Class A Trust Units	
Balance, January 1, 2024	17,862
Issuance of units	4,401
Issuance of units through distribution reinvestment plan	832
Redemption of units	(1,319)
Switches	(75)
Balance, December 31, 2024	21,701
Issuance of units	2,903
Issuance of units through distribution reinvestment plan	730
Redemption of units	(1,437)
Switches	(89)
Balance, September 30, 2025	23,808
Class B Trust Units	
Balance, January 1, 2024	765
Issuance of units	167
Issuance of units through distribution reinvestment plan	44
Redemption of units	(34)
Switches	7
Balance, December 31, 2024	949
Issuance of units	-
Issuance of units through distribution reinvestment plan	33
Redemption of units	(7)
Switches	(24)
Balance, September 30, 2025	951
Class C Trust Units	
Balance, January 1, 2024	1,351
Issuance of units	839
Issuance of units through distribution reinvestment plan	79
Redemption of units	(55)
Switches	2
Balance, December 31, 2024	2,216
Issuance of units	806
Issuance of units through distribution reinvestment plan	79
Redemption of units	(77)
Switches	67
Balance, September 30, 2025	3,091

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

Class F Trust Units

Balance, January 1, 2024	14,771
Issuance of units	7,074
Issuance of units through distribution reinvestment plan	753
Redemption of units	(1,465)
Switches	(811)
Balance, December 31, 2024	20,322
Issuance of units	3,670
Issuance of units through distribution reinvestment plan	706
Redemption of units	(2,230)
Switches	(1,118)
Balance, September 30, 2025	21,350

Class IS1 Trust Units

Balance, January 1, 2024	11,514
Issuance of units	4,109
Issuance of units through distribution reinvestment plan	568
Redemption of units	(2,801)
Switches	877
Balance, December 31, 2024	14,267
Issuance of units	2,679
Issuance of units through distribution reinvestment plan	431
Redemption of units	(3,303)
Switches	1,163
Balance, September 30, 2025	15,237

Total A, B, C, F and I units, September 30, 2025	64,437
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b) Distributions and distribution reinvestment

On December 19, 2016, the Trust instituted a DRIP whereby Canadian unitholders may elect to have their distributions automatically reinvested in additional units, retroactive to the commencement of the Trust.

During the period, the Trust made distributions of \$36,283 (Sep 30, 2024 - \$30,283). Of this amount, \$24,240 (Sep 30, 2024 - \$20,039) were reinvested through the DRIP.

The General Partner shall be entitled to a 20% interest in cash distributions of the Partnership, and a 20% interest in any increase in the equity value of the investment properties, calculated and payable at the time such increase in equity value is realized or the issuance of additional limited partner units by the Partnership. The General Partner has indicated that it will either defer payment of such distributions until such time as sufficient cash is available or to elect to receive such distributions in the form of limited partnership units of the Partnership. During the period, the Trust made distributions accrual of \$8,233 (Sep 30, 2024 - \$6,575) to Equiton Residential Income GP Inc.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

14. Asset management agreement

The property management fees were performed by a related party, Equiton Partners Inc. As compensation for providing the Property Management Services, a fee is paid equal to 4.0% of the gross income from the properties for the initial term and for each renewal. In addition, Equiton Partners Inc. is paid a fee equal to 5.0% of the total cost to (i) construct tenant improvements and/or coordinate the construction, modification, improvement, re-construction, or effecting of material repairs to any tenant premises at any of the Properties, or (ii) construct, modify, improve, re-construct or effect a material repair to any portion of the Property or Properties. During the period, the property management fee included in the property operating expenses is \$2,210 (Sep 30, 2024 – \$1,621).

Equiton Partners Inc. is also entitled to the following fees pursuant to the Asset Management Agreement:

(i) Transaction fee

The transaction fee is charged at 1.00% of the purchase price with respect to each property acquired or sold by the Partnership. During the period the transaction fee recorded in investment properties on the statement of financial position is \$1,100 (Sep 30, 2024 – \$2,032).

(ii) Asset management fee

The asset management fee is charged at 1.00% annually with respect to the gross asset value of the assets in the Partnership. The asset management fee is calculated and charged monthly. During the year the asset management fee recorded in the statement of income (loss) and comprehensive income (loss) is \$10,715 (Sep 30, 2024 – \$8,001).

(iii) Financing fee

The financing fee is charged at 1.00% of the loan amount with respect to each senior or first ranking financing transaction, at 0.50% of the loan amount with respect to each refinancing transaction and at 1.50% of the loan amount with respect to each mezzanine or non-first ranking financing transaction. During the period financing fees recorded as deferred financing fees in the mortgages payable on the statement of financial position is \$858 (Sep 30, 2024 - \$1,432).

Transactions with related parties are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

15. Management of capital

The Trust defines capital that it manages as the aggregate of net assets attributable to unitholders and interest-bearing debt less cash. The Trust's objective when managing capital is to ensure that the Trust will continue as a going concern so that it can sustain daily operations. The Trust's primary objective is to ensure that it has sufficient cash resources to indirectly invest in real estate assets in order to provide adequate returns in the form of distributions to its unitholders. To secure the additional capital necessary to pursue these plans, the Trust may attempt to raise additional funds through the issuance of additional trust units.

The Trust is subject to risks associated with debt financing, including the possibility that existing mortgages may not be refinanced or may not be refinanced on favourable terms or with interest rates less favourable than those of the existing debt. The Trust manages its capital structure

Equiton Residential Income Fund Trust
Notes to the Consolidated Interim Financial Statements
September 30, 2025 (in thousands of dollars)

15. Management of capital(continued)

and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets.

The total managed capital for the Trust is summarized below:

	September 30, 2025	December 31, 2024
Mortgages payable	\$ 666,088	\$ 591,993
Construction loan payable	105,232	64,439
Bank loan payable	26,995	18,030
Cash	<u>(11,300)</u>	<u>(18,559)</u>
Net debt	787,015	655,903
Net assets attributable to unitholders	<u>624,294</u>	<u>610,096</u>
	<u>\$ 1,411,309</u>	<u>\$ 1,265,999</u>

16. Changes in non-cash operating items

	September 30, 2025	September 30, 2024
Payables and accruals	\$ 395	\$ (2,577)
Tenant deposits	1,088	604
Tenant and other receivables	(1,133)	(509)
Prepaid expenses	(1,516)	(1,005)
Unit subscriptions held in trust	(343)	(1,010)
Due to/from related parties	<u>252</u>	<u>-</u>
	<u>\$ (1,257)</u>	<u>\$ (4,497)</u>

17. Commitment

The Trust has committed to costs for future building improvements in the amount of \$nil (2024 - \$nil). As of September 30, 2025, the Trust has entered into contract with consultants as part of its joint arrangement in Riverain with its co-owner totalling \$5,277 of which \$2,324 is the balance to complete.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

18. Financial instruments and risk management

Risks associated with financial assets and liabilities

Financial risks arise from financial instruments to which the Trust is exposed during or at the end of the reporting period. Financial risk comprises market risk, credit risk and liquidity risk. Management identifies, evaluates and monitors these risks throughout the year.

(i) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices due to currency risk, price risk, and interest rate risk. Due to the nature of the Trust's financial instruments, it has no exposure to currency or price risk.

Interest rate risk

The Trust is subject to risk associated with debt financings including the risk that credit facilities will not be refinanced on terms as favorable as those of existing indebtedness.

The Trust's objective in managing interest rate risk is to minimize the volatility of the Trust's income. As of September 30, 2025, the Trust is subject to a fair value risk through the mortgages which are primarily financed at fixed interest rates with the exception of one variable rate mortgage which subjects the Trust to a cash flow risk. The fair market value of the mortgage's payable is disclosed above. The construction loan payable and loan payable also subject the Trust to a cash flow risk due to the variable interest rates.

Receivables and payables are non-interest bearing and with a term of less than one year, so it is assumed that there is no interest rate risk associated with these financial assets and liabilities.

Tenant deposits are non-interest bearing, so it is assumed that there is no interest rate risk associated with these financial liabilities.

(ii) Credit risk

Credit risk is the risk that the counterparty to a financial asset will default resulting in the Trust incurring a financial loss. A substantial portion of the Trust's amounts receivable is with various tenants and individuals and is subject to normal industry credit risks.

The Trust's principal assets are residential buildings. Credit risk arises from the possibility that tenants may not fulfil their lease obligations. The Trust mitigates this credit risk by performing credit checks and due diligence on prospective tenants and on existing tenants when appropriate, and by negotiating leases for spaces of varying sizes.

The carrying amount of receivables is reduced through the use of an allowance account and the amount of the loss is recognized in the statement of income and comprehensive income within other expenses. When a receivable balance is considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the statement of income (loss) and comprehensive income (loss). The total provision taken on the receivables as of September 30, 2025, and December 31, 2024, is \$2,204 (2024 - \$1,688).

The Trust's maximum credit risk exposure on September 30, 2025 and December 31, 2024, is represented by the respective carrying amounts of the relevant financial assets in the statement of financial position.

Equiton Residential Income Fund Trust

Notes to the Consolidated Interim Financial Statements

September 30, 2025 (in thousands of dollars)

18. Financial instruments and risk management (continued)

(iii) Liquidity risk

Liquidity risk is the risk the Trust will encounter difficulties in meeting its financial liability obligations. The Trust's objective in minimizing liquidity risk is to maintain appropriate levels of leverage on its real estate assets. As of September 30, 2025, the Trust was holding cash of \$11,958 (Sep 30, 2024 - \$19,815) of which \$658 (Sep 30, 2024 - \$8,641) was restricted for the future issuance of units. The mortgages payable, construction loan payable and loan payable have repayment terms outlined in Note 9, Note 10 and Note 11, respectively.

September 30, 2025	<u>On Demand</u>	<u>1 Year</u>	<u>2-5 Years</u>	<u>>5Years</u>
Mortgages payable	\$ -	\$ 29,558	\$ 132,993	\$ 503,537
Construction loan payable		13,946	91,286	
Bank loan payable				
Due to related parties	11,441			
Unit subscriptions held in trust	658			
Loan payable	26,995			
Distributions payable		4,149		
Payables & accrues		22,319		
	<u>\$ 39,094</u>	<u>\$ 69,972</u>	<u>\$ 224,279</u>	<u>\$ 503,537</u>

December 31, 2024	<u>On Demand</u>	<u>1 Year</u>	<u>2-5 Years</u>	<u>>5Years</u>
Mortgages payable	\$ -	\$ 14,054	\$ 87,657	\$ 500,625
Construction loan payable	-	16,875	47,564	-
Bank loan payable	-		-	-
Due to related parties	2,956	-	-	-
Unit subscriptions held in trust	-	-	-	-
Loan payable	1001	-	-	-
Loan payable	18,030		-	-
Distributions payable		3,907	-	-
Payables & accrues	-	21,924	-	-
	<u>\$ 21,987</u>	<u>\$ 56,760</u>	<u>\$ 135,221</u>	<u>\$ 500,625</u>

(iv) Environmental Risk

The Trust is subject to various Canadian laws relating to the environment. The Trust has formal policies and procedures dealing with limiting environmental exposures which are administered by Equiton Partners Inc. in their function as the asset manager. Costs related to environmental risk are mitigated by carrying environmental insurance. There is an exposure to financial risks arising from environmental factors which could cause a variation in earnings to the extent that costs may exceed such coverage.
