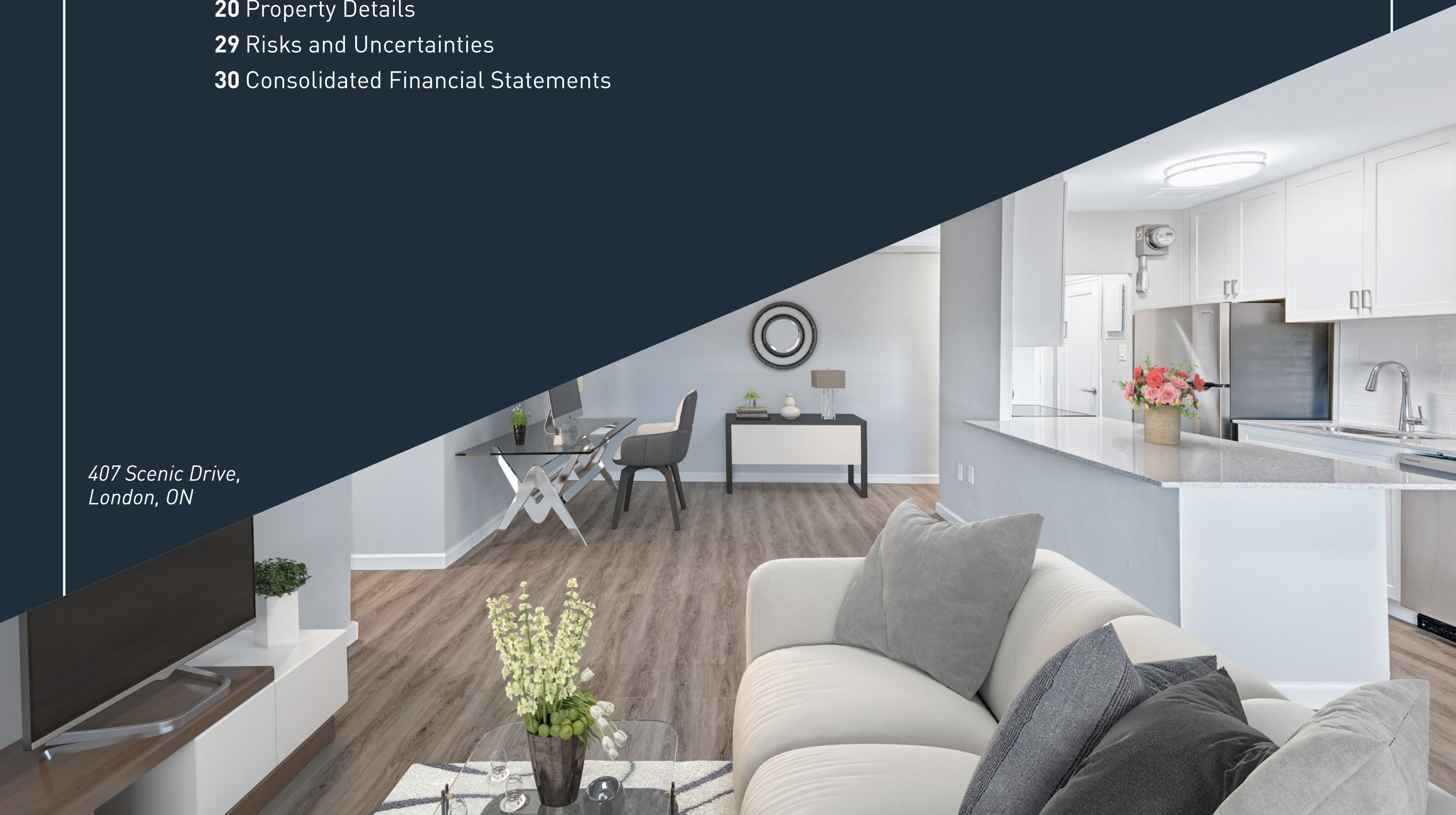
EQUITON®

Q1 2024 QUARTERLY REPORT

EQUITON RESIDENTIAL INCOME FUND TRUST

CONTENTS



407 Scenic Drive,
London, ON

208 Woolwich Street S.,
Breslau, ON

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.

Jason Roque, CEO and Founder

LETTER FROM THE CEO AND CFO

The Equiton Residential Income Fund Trust (the Trust) has achieved a successful start to 2024, building off solid results in the previous year. The Trust's active management strategy allowed Management to effectively capitalize on strong market fundamentals within the multi-family sector, improving the resident experience while driving positive operational and financial performance across the Trust's income-producing portfolio. In the first quarter of 2024, Class F DRIP Unitholders were rewarded with an 11.42% trailing twelve-month total return.

The results were achieved in a macroeconomic environment defined by interest rate uncertainty. An optimistic inflation report early in the year was quickly negated as inflation proved stickier than expected, prompting the Bank of Canada to maintain interest rates at their current level. The higher rates have also impacted the market cap rates. Year-over-year the portfolio's weighted average cap rate appreciated by ~40bps to 4.28%. Despite the appreciation, overall the portfolio's fair value increased by over $10M or 1.3% during this period as operational performance continued to offset these market-driven conditions.

The high cost of borrowing contributed to depressed transaction activity in the quarter. Encouragingly, optimism around a potential interest rate cut later this year has instilled confidence in the market's near-term prospects. As market and borrowing conditions improve, Management continues to strategically examine potential accretive investments to expand the portfolio further.

From an operational standpoint, the portfolio generated quarterly revenue and net operating income (NOI) increases of 14.2% ($1.6M) and 19.6% ($1.2M) Y/Y, respectively. Rental growth in the purpose-built category held on to its year-end momentum, ultimately, the Canadian market rent ended the quarter up 12.7% Y/Y[1]. Within the Trust's portfolio, rents for new leases in the quarter increased by an average of $360 on natural turnover. Meanwhile, the portfolio maintained a healthy gap to market of 32.3%, establishing room for continued growth over the long term. As well, occupancy ticked up to 98.7% from last quarter's 98.5%, exceeding the national average[2] of 97.1% as reported by the Yardi Canadian National Multifamily report.

Management refinanced one of it's recent acquisitions located at 470 Scenic Drive in London, Ontario, negotiating a competitive CMHC borrowing rate of 4.37%. The refinancing netted a $2-million injection of capital. The Trust continues to maintain a healthy loan-to-value ratio of 46%, aligning with its conservative leverage strategy and ongoing commitment to sustainably meet debt obligations.

[1] Rentals.ca
[2] Yardi Canadian National Multifamily Report Q2 2024

Construction on Maison Riverain in Ottawa has progressed to interior work following the completion of the first tower's structure, and a model suite is being prepared. Since last quarter, pre-cast construction concluded, and window installation and demising wall construction advanced throughout the tower. A partnership with Ottawa developer Main and Main, the 1,100-unit project is expected to come online in spring 2025. Construction financing for the project was also finalized, with surplus cash flow enabling a reduction in the developer's equity position to be utilized for portfolio growth. Future phases of the project (Riverain's second and third towers) will benefit from federal and provincial tax cuts on purpose-built rentals. In the near term, site plan approval for the second tower is expected shortly.

The Trust's Environmental, Sustainability, and Governance (ESG) efforts continued in its commitment to Resident satisfaction. Management is pleased to note a 7.22% Y/Y increase in customer satisfaction within the Trust's portfolio since Q1'23, based on third-party survey data collected by SatisFacts. This improvement reflects the success of Management's active management approach over the past four years, which included stationing trained Resident Managers at every property and opening proactive lines of communication with Residents. Satisfied Residents enhance a property's marketability, supporting the continued success of the Trust.

Management reduced operating expenses in the past quarter through the installation of motion-sensing LED lighting and water system upgrades at three key properties. As well, Management continues to monitor waste at select sites in Ontario in support of a new waste audit program aiming to reduce costs. In Q2'24, Management expects to complete waste audits across all properties and continue lighting and water upgrades, including pipe-wrapping to reduce heat loss. Equiton continually seeks to implement property upgrades that create cost savings over the long term while improving the Resident experience.

The Trust comprises 34 properties across 17 communities in two provinces, with a total of 2,729 units. For the remainder of 2024, the Trust will seek to grow its footprint in core markets with strong rental fundamentals, including the Greater Toronto Area, while actively managing existing assets to maximize value for Unitholders. Through a commitment to creating vibrant communities and achieving sustainable growth, Management is confident that the coming year will present new opportunities to deliver value for Residents and Unitholders alike.

Jason Roque, CEO and Founder
Helen Hurlbut, CFO and Co-Founder

> *As market and borrowing conditions improve, Management continues to strategically examine potential accretive investments to expand the portfolio further.*

Helen Hurlbut, CFO and Co-Founder

CORPORATE **PROFILE**

Established in 2015, Equiton has become 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. We create value by investing in real estate and leveraging opportunities for improvement, optimization, and redevelopment. At Equiton, we strive to make private equity real estate investments more accessible to all Canadians, fostering the belief that everyone should have the opportunity to build their wealth.

SUMMARY OF KEY PERFORMANCE INDICATORS (KPIs)

Another strong start to a year, the first quarter of 2024 delivered strong performance and growth for Unitholders and solid increases in the majority of our KPIs.

The following financial results of operations and financial condition for the three-month period ended March 31, 2024 and comparable prior year periods, should be read in conjunction with the Trust's financial statements dated May 13, 2024, for the three-month period ended March 31, 2024

As at March 31,	Q1 2024	Q1 2023
PORTFOLIO PERFORMANCE		
Overall Portfolio Occupancy (1)	98.7%	97.8%
Net Average Monthly Rent (2)	$1,543	$1,462
Occupied Average Monthly Rent (2)	$1,531	$1,443
Monthly Market Rents - Quarter End	$2,029	$1,920
Operating Revenues	$13.0M	$11.4M
NOI	$7.3M	$6.1M
NOI Margin (%)	55.9%	53.3%
AUM	**$976M**	**$864M**
Growth in AUM - Y/Y	13.0%	36.7%
Growth in Operational Revenue - Y/Y	14.2%	56.0%
Growth in NOI - Y/Y	19.6%	49.1%

	March 31, 2024	December 31, 2023
FINANCIAL METRICS 3		
Mortgage Debt to Gross Book Value (4)	46.0%	45.9%
Weighted Average Mortgage Interest Rate (4)	3.07%	3.06%
Weighted Average Time Remaining On Mortgages (years) (4)	6.64	6.55
Debt Service Coverage (times) (4) (5)	1.48	1.44
Interest Coverage (times) (4) (5)	2.33	2.27
Revenue Gap to Market (2)	32.3%	31.1%

(1) Leased rent ready units as of March 31, 2024 and 2023.
(2) Average amounts as at March 31.
(3) Measures are not defined by International Financial Reporting Standards (IFRS), does not have standard meanings and may not be comparable with other industries or companies.
(4) Excludes TD line of credit and construction property - Riverain; Including these LTV ratio is 46.77%.
(5) Based on rolling 12 months.

Q1 2024 OPERATING HIGHLIGHTS

2,729 RESIDENTIAL UNITS

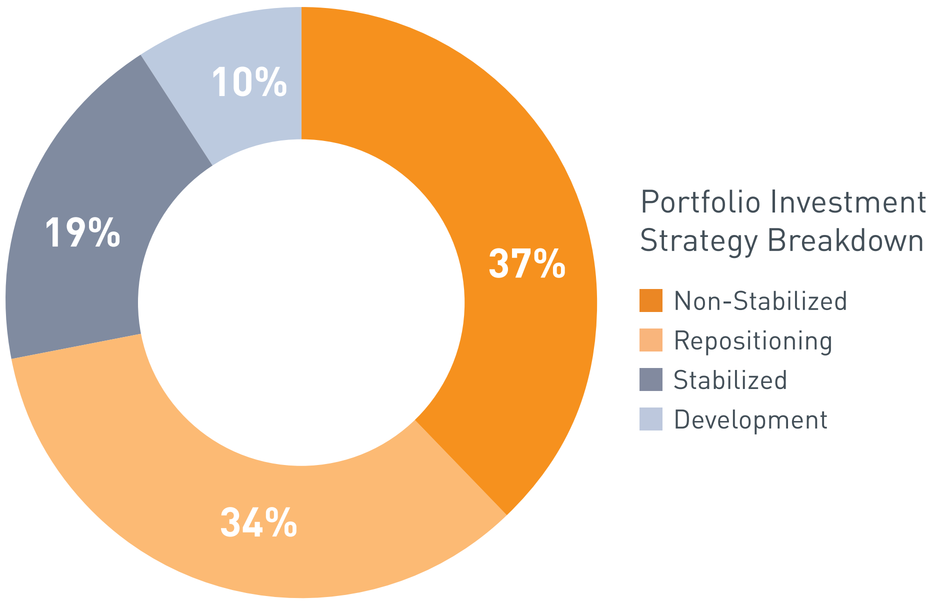
34 PROPERTIES

17 COMMUNITIES

PORTFOLIO METRICS

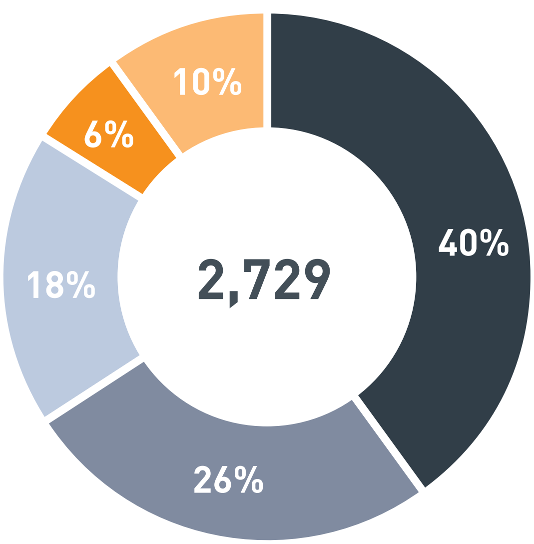
As at March 31, 2024

Portfolio Mix by Investment Strategy/Type

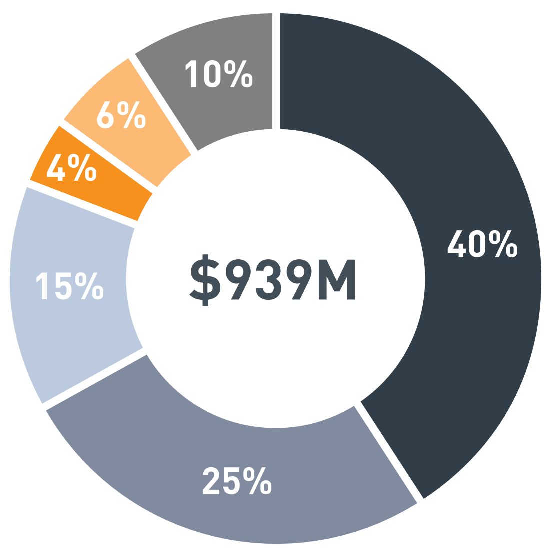


Portfolio Mix by Region

Portfolio Units



Portfolio Value

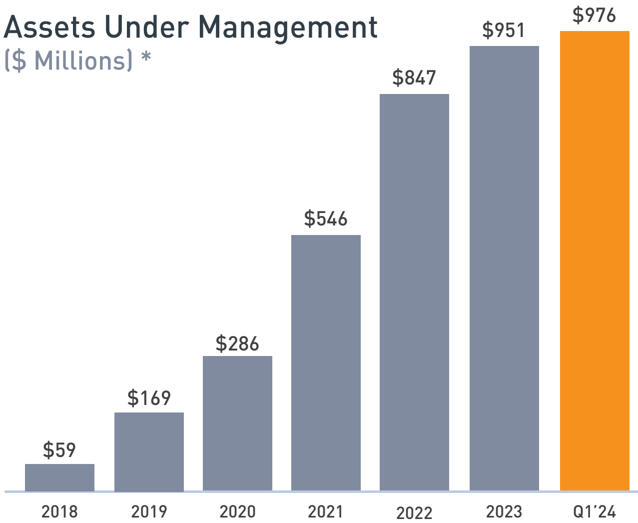


Greater Toronto and Hamilton Area (GTHA) | Southwestern Ontario | Alberta | Western Ontario | Southeastern Ontario | Ottawa Riverain

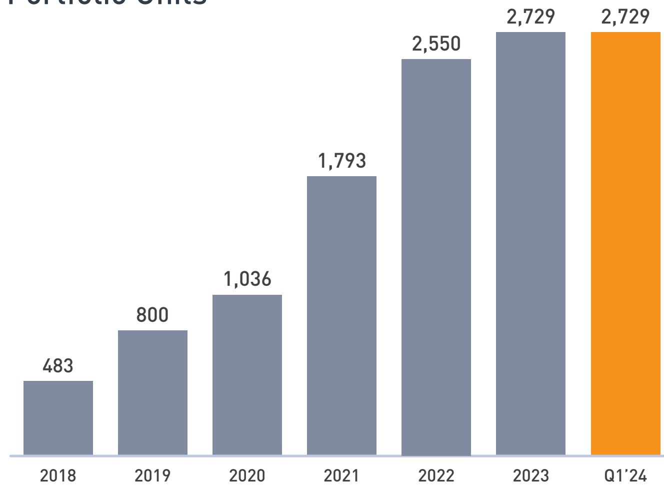
FUND PERFORMANCE

As at March 31, 2024

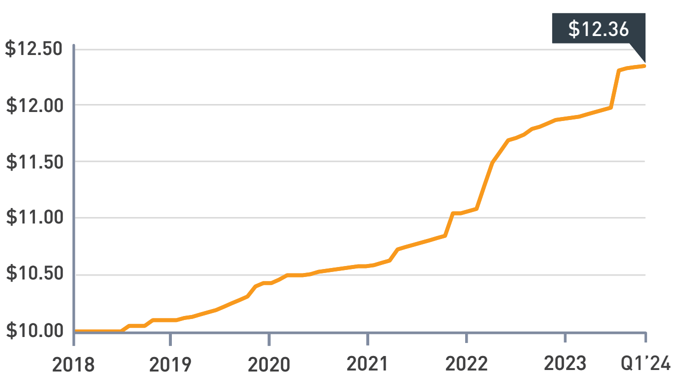
Assets Under Management
($ Millions) *



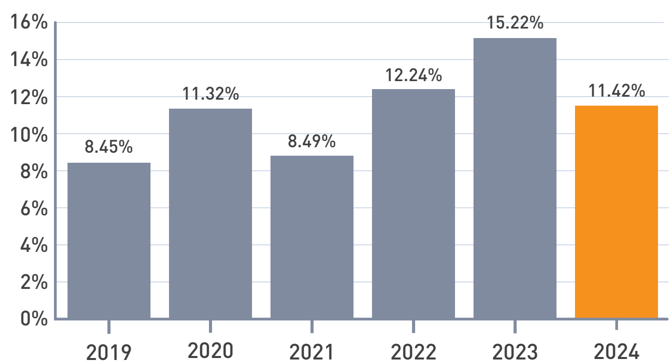
Portfolio Units



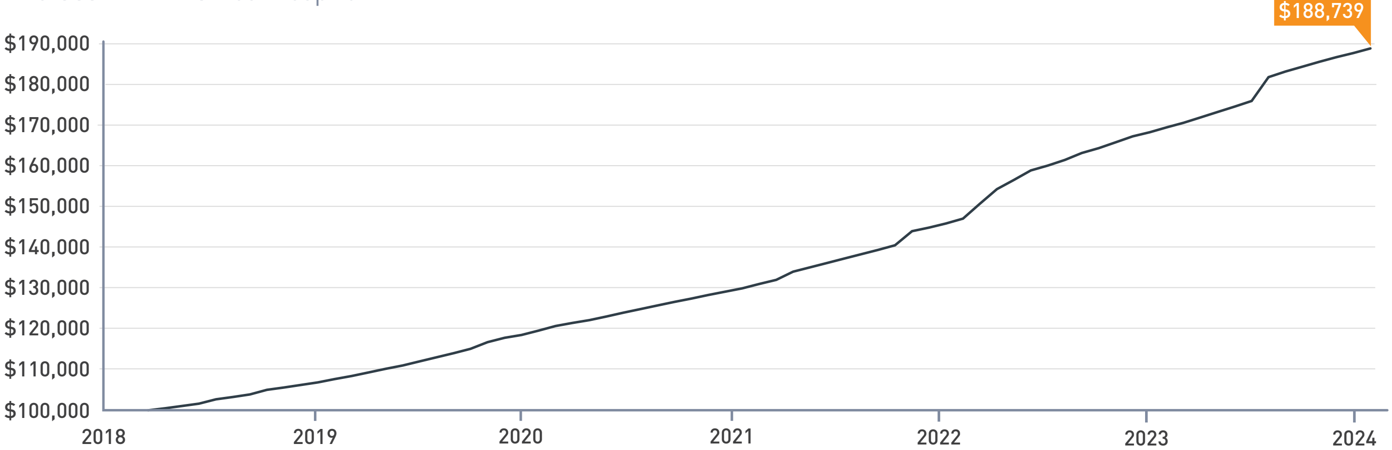
Unit Price Growth



Trailing Twelve-Month Returns - Class F DRIP
(As at March 31)



$100,000 Invested
In Class F DRIP Since Inception



* Assets Under Management includes both cash and property value.

SUMMARY OF Q1 2024
RESULTS OF OPERATIONS AND KPIs

Key Transactions and Events

- The Trust AUM grew by 13% from Q1'23 to $976M with NOI growth of 19.6% to $7.3M over the same period.
- The income-producing portfolio's fair value decreased by 0.2% to $848M during the quarter due to a market driven ~10 basis points (bps) change in the portfolio's average cap rate, however Y/Y the portfolio's fair value has increased by 1.3%.
- The Trust's share of the Maison Riverain development project costs as at March 31, 2024 was $90.8M ($80.9M as at December 31, 2023), with a $39.8M equity investment ($45.2M as at December 31, 2023). In Q1'24 the Trust invested $0.9M of capital into the development. In addition, during the quarter the project's construction financing was finalized and resulted in the Trust netting a return of capital of $6.3M.
- The Trust continued its positive capital raise, increasing its unit holdings to 49.3M (46.3M as at December 31, 2023), with a net cash position of $29.7M as at March 31, 2024 available for deployment.

Strong Operating Results and Balance Sheets

- The Trust delivered strong financial and operational results and remains well positioned as key financial metrics continue to strengthen and with market fundamentals remaining strong to start 2024.
- The occupancy rate for the rent ready units was 98.7% for Q1'24 compared to 97.8% for Q1'23. The rate remains above the national average of 97.1%[1] as of Q1'24, which declined 20 bps this quarter.
- Overall revenues continued to grow, up 14.2% Y/Y with the same-store asset portfolio having revenue and NOI growth of 8.7% and 14.8% over the same period.
- The revenue gap to market was 32.3% as of March 31, 2024, compared to 31.1% at December 31, 2023. The gap to market increased as market rents continued to grow across the portfolio, up 1.9% this quarter and 5.7% Y/Y. Management continues to capture the gap to market by turning 3.2% of the portfolio during the first three months of 2024, while averaging ~$360 lift per lease.
- NOI margin for the total portfolio was 55.9% for Q1'24 compared to 53.3% in Q1'23. The improvement in the operating margin is mostly attributable to increasing revenues from leasing activity and achieving utility expenses savings generated through changes in market rates and Equiton's capital expenditures program.
- Collections of rent remained strong at ~99% during the first quarter of 2024.
- The Trust maintains a borrowing capacity through a line of credit. During the quarter, the facility limit was increased to $30M ($20M as at December 31, 2023). As at March 31, 2024, the Trust had $30M of available capacity, providing the Trust with liquidity for future growth.
- The Trust adopted a conservative and long-term leverage strategy resulting in operations generating sufficient cash flow to service its debt obligations and mitigate interest rate fluctuations. The Trust continues to maintain healthy debt service and interest coverage ratios of 1.48 times and 2.33 times, respectively as at March 31, 2024. The mortgage portfolio had an average interest rate of 3.07% that is well below the current mortgage lending rates. During the quarter, the Trust completed the refinancing of 470 Scenic Drive, a newly acquired property during Q4'23. The financing was CMHC insured at a rate of 4.37% for a 10-year term and netted the Trust over $2M in capital.
- Capital expenditures of $3.8M have been incurred during the quarter consisting of capital improvement projects ($2.1M) and unit renovations ($1.7M). Highlights from this quarter's capital program included the planned phase II restoration project at the underground parking garage of 125 Wellington and over $200,000 on various projects that formed part of Equiton's energy conservation program.

[1] Yardi Canadian National Multifamily Report Q2 2024

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 and hands-on approach, Management has been successful at maintaining occupancies above market in their respective areas. Management is confident high occupancies can be maintained between 97% and 99% over the long term.

Net Average Monthly Rent (AMR)

Our team of professionals monitors the markets and adjusts rents throughout the portfolio regularly to deliver the highest possible AMR. Market rents continued to grow during the quarter and are up 1.9% in Q1'24 and 5.7% compared to Q1'23. Based on current market conditions, Management forecasts increases in AMR will continue to provide sustainable increases in revenue Y/Y.

Net Operating Income (NOI)

NOI is a widely used operating performance indicator in the real estate industry. Management expects to increase NOI through generation of operating efficiencies, revenues stream assessments and strategic management of the 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 the maturity dates. The Trust's weighted average mortgage rate remained flat when compared to Q4'23 at a favourable rate of 3.07%. Management will continue to follow strict debt service coverage and interest coverage ratio targets.

Portfolio Growth

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

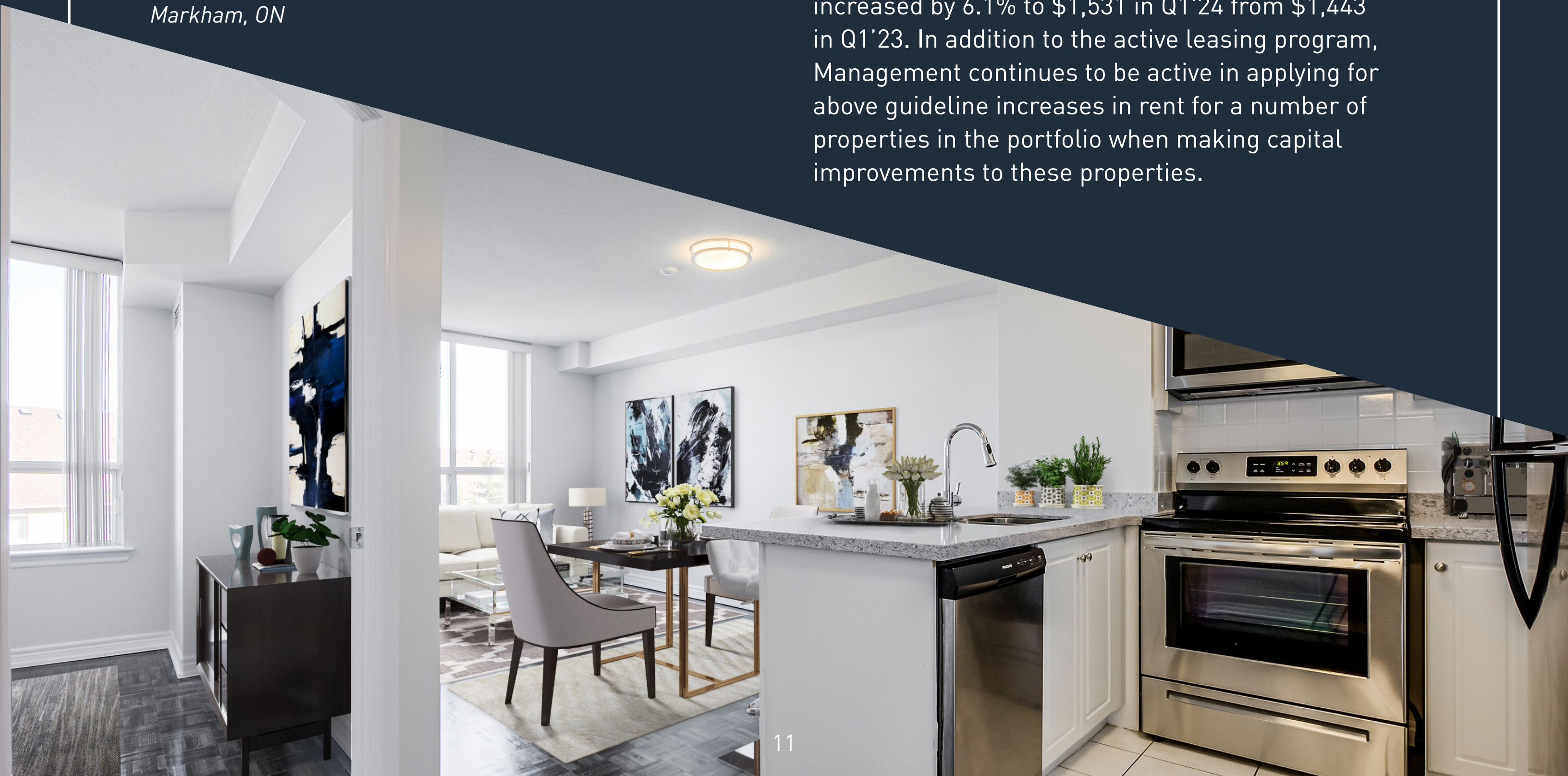
Rent Collection

Rent collections continue to be strong as less than 1% of revenues were bad debts for Q1'24. A closely monitored receivables program continues to prove effective.

Rental Revenue

The average occupied monthly rents per unit increased by 6.1% to $1,531 in Q1'24 from $1,443 in Q1'23. In addition to the active leasing program, Management continues to be active in applying for above guideline increases in rent for a number of properties in the portfolio when making capital improvements to these properties.

65 Times Avenue, Markham, ON



OPERATIONAL AND FINANCIAL RESULTS

Net and Occupied Average Monthly Rents 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.

	Net AMR			Occupied AMR			Occupancy %		
As at March 31,	Q1 2024 AMR($)	Q1 2023 AMR($)	% Change in AMR	Q1 2024 AMR($)	Q1 2023 AMR($)	% Change in AMR	Q1 2024	Q1 2023	% Change
Ontario									
GTHA	1,531	1,440	6.3	1,522	1,412	7.8	98.9	98.2	0.7
Western	1,631	1,543	5.7	1,622	1,532	5.9	99.0	98.5	0.5
Southwestern	1,475	1,447	1.9	1,452	1,436	1.1	97.5	97.8	(0.4)
Southeastern	1,252	1,129	10.9	1,225	1,115	9.8	98.2	98.2	0.0
Total Ontario	**$1,530**	**$1,448**	**5.7%**	**$1,517**	**$1,428**	**6.2%**	**98.6%**	**98.2%**	**0.4%**
Alberta	**$1,667**	**$1,590**	**4.9%**	**$1,664**	**$1,580**	**5.3%**	**100.0%**	**94.3%**	**5.7%**
Total Portfolio	**$1,543**	**$1,462**	**5.5%**	**$1,531**	**$1,443**	**6.1%**	**98.7%**	**97.8%**	**0.9%**

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, 2023.

	Net AMR			Occupied AMR			Occupancy %		
As at March 31,	Q1 2024 AMR($)	Q1 2023 AMR($)	% Change in AMR	Q1 2024 AMR($)	Q1 2023 AMR($)	% Change in AMR	Q1 2024	Q1 2023	% Change
Ontario									
GTHA	1,531	1,440	6.3	1,522	1,412	7.8	98.7	98.2	0.5
Western	1,653	1,543	7.2	1,645	1,532	7.4	99.1	98.5	0.6
Southwestern	1,550	1,447	7.1	1,534	1,436	6.8	97.0	97.8	(0.9)
Southeastern	1,252	1,129	10.9	1,225	1,115	9.8	98.2	98.2	0.0
Total Ontario	**$1,548**	**$1,448**	**7.0%**	**$1,537**	**$1,428**	**7.6%**	**98.5%**	**98.2%**	**0.3%**
Alberta	**$1,667**	**$1,590**	**4.9%**	**$1,664**	**$1,580**	**5.3%**	**100.0%**	**94.3%**	**6.1%**
Same Store Portfolio	**$1,561**	**$1,462**	**6.7%**	**$1,551**	**$1,443**	**7.5%**	**98.7%**	**97.8%**	**0.8%**

Total Operating Revenue and NOI by Region – All Portfolio

The two acquisitions in Q4'23 and strong portfolio operating performance in the first quarter of 2024 resulted in operating revenues and NOI growth of 14.2% and 19.6% when compared to the same period of the prior year. The properties purchased in 2023 contributed $0.6M in operating revenues and $0.3M in NOI to the total portfolio during Q1'24.

Total Operating Revenue by Region

	Q1 2024		Q1 2023		
As at March 31,	Revenue ($)	Revenue (%)	Revenue ($)	Revenue (%)	% Growth
Ontario					
GTHA	5,279,645	41.0	4,806,158	42.0	9.9
Western	3,576,603	27.0	3,129,956	28.0	14.3
Southwestern	2,142,437	16.0	1,641,983	14.0	30.5
Southeastern	637,012	5.0	599,942	5.0	6.2
Total Ontario	**$11,635,697**	**89.0%**	**$10,178,039**	**89.0%**	**14.3%**
Alberta	**$1,382,932**	**11.0%**	**$1,225,998**	**11.0%**	**12.8%**
Total Portfolio	**$13,018,629**	**100.0%**	**$11,404,037**	**100.0%**	**14.2%**

Net Operating Income (NOI) by Region

	Q1 2024			Q1 2023			
As at March 31,	NOI ($)	NOI (%)	NOI Margin (%)	NOI ($)	NOI (%)	NOI Margin (%)	NOI Growth (%)
Ontario							
GTHA	2,872,302	40.0	54.4	2,394,936	39.0	49.8	19.9
Western	2,135,805	29.0	59.7	1,855,205	31.0	59.3	15.1
Southwestern	1,161,082	16.0	54.2	943,683	16.0	57.5	23.0
Southeastern	294,118	4.0	46.2	264,342	4.0	44.1	11.3
Total Ontario	**$6,463,307**	**89.0%**	**55.5%**	**$5,458,166**	**90.0%**	**53.6%**	**18.4%**
Alberta	**$812,102**	**11.0%**	**58.7%**	**$622,860**	**10.0%**	**50.8%**	**30.4%**
Total Portfolio	**$7,275,409**	**100.0%**	**55.9%**	**$6,081,026**	**100.0%**	**53.3%**	**19.6%**

Total Operating Revenue and NOI by Region – Same Store Portfolio

The same store portfolio operating revenue grew 8.7% Y/Y while NOI grew by 14.8% during the same period, due to increases in market rents on natural turnover and improved operating margin. The NOI margin for the stabilized portfolio in Q1'24 was 56.3% compared to 53.3% for Q1'23.

Same Store Operating Revenues by Region

	Q1 2024		Q1 2023		
As at March 31,	Revenue ($)	Revenue (%)	Revenue ($)	Revenue (%)	% Growth
Ontario					
GTHA	5,279,645	43.0	4,806,158	42.0	9.9
Western	3,359,512	27.0	3,129,956	28.0	7.3
Southwestern	1,734,151	14.0	1,641,983	14.0	5.6
Southeastern	637,012	5.0	599,942	5.0	6.2
Total Ontario	**$11,010,320**	**89.0%**	**$10,178,039**	**89.0%**	**8.2%**
Alberta	**$1,382,931**	**11.0%**	**$1,225,998**	**11.0%**	**12.8%**
Total Portfolio	**$12,393,251**	**100.0%**	**$11,404,037**	**100.0%**	**8.7%**

Same Store Net Operating Income (NOI) by Region

	Q1 2024			Q1 2023			
As at March 31,	NOI ($)	NOI (%)	NOI Margin (%)	NOI ($)	NOI (%)	NOI Margin (%)	NOI Growth (%)
Ontario							
GTHA	2,872,302	41.0	54.4	2,394,936	39.0	49.8	19.9
Western	2,020,758	29.0	60.2	1,855,205	31.0	59.3	8.9
Southwestern	983,620	14.0	56.7	943,683	16.0	57.5	4.2
Southeastern	294,119	4.0	46.2	264,342	4.0	44.1	11.3
Total Ontario	**$6,170,799**	**88.0%**	**56.0%**	**$5,458,166**	**90.0%**	**53.6%**	**13.1%**
Alberta	**$812,101**	**12.0%**	**58.7%**	**$622,861**	**10.0%**	**50.8%**	**30.4%**
Total Portfolio	**$6,982,900**	**100.0%**	**56.3%**	**$6,081,027**	**100.0%**	**53.3%**	**14.8%**

Operating Expenses

Realty Taxes

For the quarter ended March 31, 2024, the portfolio's realty tax increased compared to the previous year, primarily due to an increase in municipal property tax rates.

Utilities

The utility costs of the portfolio can be highly variable from year to year, depending on energy consumption and market rates. Management is proactive in implementing energy saving initiatives to manage utility costs, including sub-metering programs to increase utility recoveries. Overall, the utility expenses decreased in Q1'24 compared to Q1'23. The properties had lower gas consumption as a result of Equiton's energy conservation initiatives, along with a milder winter during 2024. In addition, the portfolio benefited from lower natural gas prices compared to the same period in the previous year. Hydro expense also continued to decrease as the sub-metering program is expanded throughout the portfolio. Year-over-year utility recoveries increased by 10% to $162 thousand. The table below provides net utility cost by type for the portfolio.

	Net Utilities *			Same Store - Net Utilities*		
As at March 31,	Q1 2024 ($)	Q1 2023 ($)	Variance (%)	Q1 2024 ($)	Q1 2023 ($)	Variance (%)
Electricity	389,433	416,086	(6)	371,801	375,605	(1)
Natural Gas	527,155	652,821	(19)	473,684	633,004	(25)
Water	436,280	373,017	17	421,038	351,132	20
	$1,352,868	**$1,441,924**	**(6%)**	**$1,266,523**	**$1,359,741**	**(7%)**

* Net of utility recoveries

Management actively manages utility costs by ensuring any municipal, provincial, or other credits are applied for, leading to a reduction in costs for some utilities due to credits received.

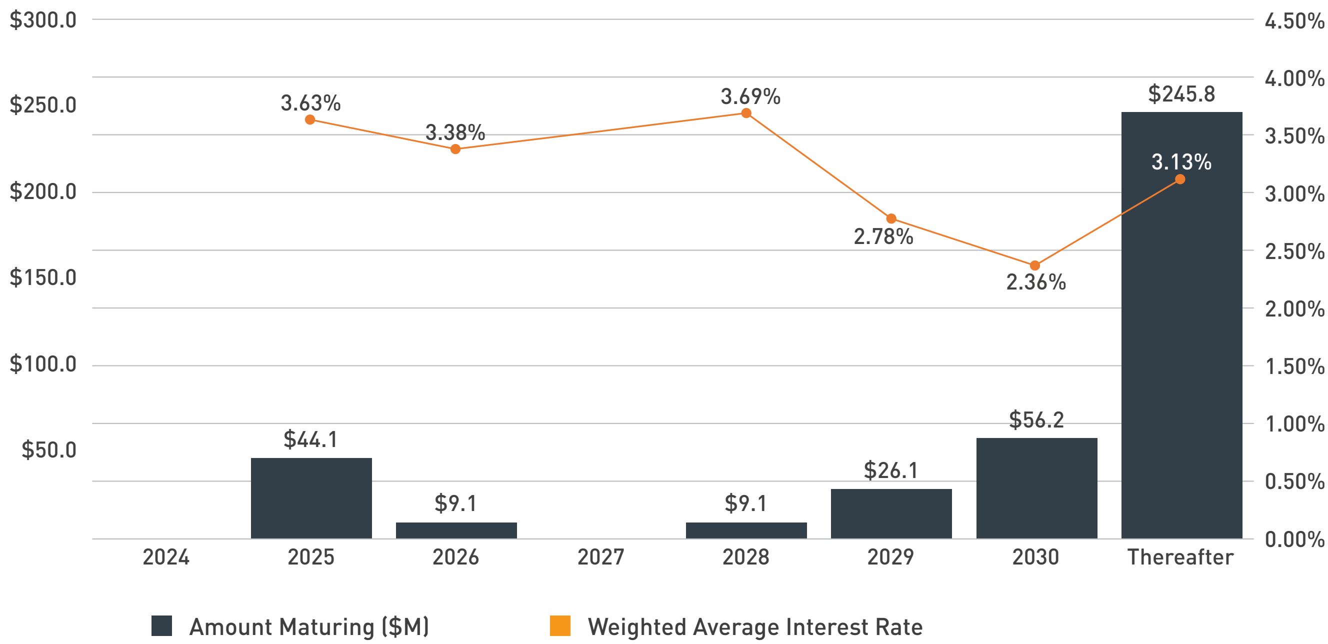
Other Operating Expenses

Operating expenses increased Y/Y, primarily due to inflationary pressure on wages and benefits, and insurance costs from market factors impacting the insurance industry.

Debt Portfolio

The Trust's loan portfolio consists of long-term fixed-rate mortgages secured against individual properties and an operating line of credit. The mortgage portfolio is diversified across various lending institutions and has staggered maturity dates over the long term to manage interest rate risk. The weighted average mortgage interest rate as of March 31, 2024, was 3.07% with weighted average time remaining to maturity at 6.64 years. Below is a breakdown of mortgage maturities over the long term.

Income-Producing Property Mortgage Maturity by Year



$14.8M **New financing/Re-financing Obtained 2024**

90% **Mortgage Debt - CMHC Insured**

470 Scenic Dr., London, ON

Value Creation

At Equiton, our focus is to increase value organically, namely by increasing our operational efficiency through items such as increase in rent, reduction in expenses, and purchasing at a discount to market.

The 0.2% decrease in the portfolio's fair value in Q1'24 compared to Q4'23, resulted from a market driven increase in cap rates, with the portfolio's weighted average cap rate increasing by approximately 10 bps during the quarter. Year-over-year the portfolio's fair value has increased by 1.3% although the portfolio's weighted average cap rates have increased by approximately 40 bps. The impact from the higher interest rate environment has affected market conditions leading to appreciation in cap rates across all real estate sectors, however the operational gains realized through revenue optimization and strategic management of the portfolio has continued to mitigate these market conditions.

	Q1 2024	Q1 2023
Value Increase/(decrease)	**($2,030,000)**	**$11,435,646**
Change Due to Operational Gains	0%	100%
Change Due to Cap Rate	100%	0%

Cap Rate by Region

	Weighted Avg Cap Rate
Alberta	5.50%
GTHA	3.81%
Southeastern Ontario	4.78%
Southwestern Ontario	4.52%
Western Ontario	4.56%

Gap to Market

The Trust continues to increase value by purchasing assets with a gap to market and incorporating a strategic rental program to mitigate those gaps as quickly as possible.

	Q1 2024	Q1 2023
As at March 31,	% Gap to Market	% Gap to Market
Ontario		
Greater Toronto Area	43.0	41.9
Western	27.9	26.5
Southwestern	32.1	30.8
Southeastern	37.3	42.8
Total Ontario	**36.4%**	**35.5%**
Alberta	**3.8%**	**7.7%**
Total Portfolio	**32.3%**	**32.5%**

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 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.

470 Scenic Drive, London, ON

Q1 2024 ACQUISITIONS AND DISPOSITIONS

ACQUISITIONS: None

DISPOSITIONS: None

12 & 14 Auburndale Court,
Toronto, ON

PROPERTY DETAILS

CITY	ADDRESS	PROPERTIES	BUILDINGS	BACHELOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	COMMERCIAL	TOTAL
Brampton, ON	78 Braemar Dr.	1	1	0	40	112	1	0	0	**153**
Brantford, ON	19 & 23 Lynnwood Dr.	2	2	0	35	68	10	0	0	**113**
	120,126 & 130 St.Paul Ave.	1	1	0	15	31	0	0	0	**46**
Breslau, ON	208 Woolwich St. S.	1	1	0	3	74	1	0	0	**78**
Burlington, ON	1050 Highland St.	1	1	0	3	15	0	0	0	**18**
Chatham, ON	75 & 87 Mary St.	1	1	0	22	34	0	0	0	**56**
	383-385 Wellington St. W.	1	1	22	26	5	1	0	0	**54**
Edmonton, AB	10001 Bellamy Hill Rd. NW.	1	1	3	0	155	0	0	0	**158**
Guelph, ON	98 Farley Dr.	1	1	22	41	30	0	0	0	**93**
	5 & 7 Wilsonview Ave.	1	1	0	5	17	7	0	0	**29**
	8 & 16 Wilsonview Ave.	2	2	2	54	53	3	0	0	**112**
Hamilton, ON	125 Wellington St. N.	1	1	5	247	73	38	0	1	**364**
Kingston, ON	252 & 268 Conacher Dr.	2	2	0	6	18	0	0	0	**24**
	760/780 Division St.	1	1	0	24	48	40	0	0	**112**
	1379 Princess St.	1	1	1	18	13	0	0	2	**34**
Kitchener, ON	100-170 Old Carriage Dr.	1	3	2	14	202	0	0	0	**218**
London, ON	1355 Commissioners Rd. W.	1	1	0	14	37	0	0	1	**52**
	433 King St.	1	1	0	62	66	1	0	1	**130**
	470 Scenic Dr.	1	1	16	32	63	4	0	0	**115**
Markham, ON	65 Times Ave.	1	1	9	37	18	0	0	0	**64**
Mississauga, ON	65 & 75 Paisley Blvd. W.	2	2	15	67	79	2	0	1	**164**
Ottawa, ON	Maison Riverain	1								
Sherwood Park, AB	200 Edgar Ln.	1	1	4	8	92	0	0	0	**104**
Stratford, ON	30 & 31 Campbell Crt.	2	2	0	33	63	3	0	0	**99**
Toronto, ON	12 & 14 Auburndale Crt.	1	1	0	0	15	23	8	0	**46**
	2303 Eglinton Ave. E.	1	1	6	67	96	0	0	0	**169**
	787 Vaughan Rd.	1	1	7	25	6	0	0	0	**38**
	223 Woodbine Ave.	1	1	0	32	16	0	0	0	**48**
	650 Woodbine Ave.	1	1	0	30	8	0	0	0	**38**
		34	**35**	**114**	**960**	**1,507**	**134**	**8**	**6**	**2,729**

PROPERTY DETAILS

BRAMPTON, ONTARIO

78 Braemar Drive

Acquired: July 2022

MAP

Unit Breakdown

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

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

MAP

Unit Breakdown

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

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.

BRANTFORD, ONTARIO

120, 126 and 130 St. Paul Avenue

Acquired: July 2016

MAP

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

MAP

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.

BURLINGTON, ONTARIO
1050 Highland Street

Acquired: August 2019

MAP

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

MAP

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.

CHATHAM, ONTARIO
383-385 Wellington Street West

Acquired: December 2017

MAP

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.

EDMONTON, ALBERTA

10001 Bellamy Hill Road Northwest

MAP

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.

GUELPH, ONTARIO

98 Farley Drive

MAP

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.

GUELPH, ONTARIO

5 & 7 Wilsonview Avenue

MAP

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

MAP

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.

HAMILTON, ONTARIO

125 Wellington Street North

Acquired: March 2021

MAP

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

MAP

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

MAP

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

MAP

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, shopping, and restaurants. There is also easy access to public transportation and Highway 401.

KITCHENER, ONTARIO

100-170 Old Carriage Drive

Acquired: April 2021

MAP

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

MAP

Unit Breakdown

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Commercial	Total Units
0	14	37	0	1	52

Village West Apartments is a five-storey building with 52 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

MAP

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

MAP

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.

MARKHAM, ONTARIO

65 Times Avenue

Acquired: March 2019

MAP

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 Highway 407, Highway 404 and 7.

MISSISSAUGA, ONTARIO

65 & 75 Paisley Boulevard West

Acquired: December 2019

MAP

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.


Artist Concept

OTTAWA, ONTARIO

280 Montgomery St.

Acquired: January 2022

MAP

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.

Construction on Maison Riverain has progressed to interior work following the completion of Tower 1's structure. Our team is gearing up for the construction of Tower 2 with the submission of our fourth Site Plan Approval application. The project is on schedule to welcome the first residents by mid-2025.

SHERWOOD PARK, ALBERTA

200 Edgar Lane

Acquired: September 2022

MAP

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.

STRATFORD, ONTARIO

30 & 31 Campbell Court

Acquired: April 2016

MAP

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.

TORONTO, ONTARIO

12 & 14 Auburndale Court

Acquired: October 2021

MAP

Unit Breakdown

Bachelor	2 Bedroom	3 Bedroom	4 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

2303 Eglinton Avenue East

Acquired: December 2022

MAP

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

MAP

Unit Breakdown

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

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

223 Woodbine Avenue

Acquired: March 2020

MAP

Unit Breakdown

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

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

MAP

Unit Breakdown

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

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.

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.

Consolidated Financial Statements

Equiton Residential Income Fund Trust (Unaudited)

For the three month period ended March 31, 2024

Equiton Residential Income Fund Trust
Consolidated Statements of Financial Position

	Note	March 31, 2024	December 31, 2023
ASSETS			
Non-current assets			
Investment properties	[4]	**$ 847,786,535**	$ 849,831,240
Investment property under development	[5]	**90,838,828**	80,882,849
		938,625,363	930,714,089
Current assets			
Cash		**29,745,781**	15,893,055
Restricted cash	[6]	**5,562,863**	2,212,198
Tenant and other receivables		**1,058,451**	867,191
Loan receivable	[8]	**2,343,484**	2,136,672
Prepaid expenses		**821,369**	1,231,975
		39,531,948	22,341,091
TOTAL ASSETS		**$ 978,157,311**	$ 953,055,180
EQUITY AND LIABILITIES			
Non-current Liabilities			
Mortgages Payable	[9]	**$ 337,254,338**	$ 356,292,048
		337,254,338	356,292,048
Current Liabilities			
Construction loan payable	[10]	**48,578,656**	30,942,767
Bank loan payable	[11]	**-**	13,435,000
Current portion of mortgages payable	[9]	**39,029,210**	19,987,871
Accounts payable and accrued liabilities		**10,414,051**	13,582,695
Tenant deposits and deferred revenue		**4,055,468**	4,062,453
Unit subscriptions held in trust	[6]	**5,562,863**	2,212,198
Distributions payable		**3,283,055**	3,091,133
Due to related parties	[12]	**14,771,667**	12,984,256
		125,694,970	100,298,373
TOTAL LIABILITIES		**$ 462,949,308**	$ 456,590,421
EQUITY			
Net assets attributable to unitholders		**515,208,003**	496,464,759
TOTAL EQUITY AND LIABILITIES		**$ 978,157,311**	$ 953,055,180

Commitments and contingencies [17]

On behalf of the Trustees

_______________ Trustee _______________ Trustee

See accompanying notes to the financial statements

Equiton Residential Income Fund Trust

Consolidated Statements of Income (Loss) and Comprehensive Income (Loss)

	Note	March 31, 2024	March 31, 2023
Property revenue		**$13,018,629**	$11,404,037
Property operating expenses			
Operating expenses		**(2,844,160)**	(2,449,991)
Utilities		**(1,514,843)**	(1,589,539)
Property taxes		**(1,384,217)**	(1,283,481)
		(5,743,220)	(5,323,011)
Net operating income		**$ 7,275,409**	$ 6,081,026
Other income		**291,667**	176,822
Financing cost		**(3,579,040)**	(3,504,944)
Administration		**(259,815)**	(241,141)
Asset management fee	[14]	**(2,518,002)**	(2,305,782)
Performance incentive fee	[14]	**(1,891,958)**	(1,802,109)
Fair value adjustment on investment properties	[4]	**(5,860,462)**	9,436,514
Net (loss) income		**(6,542,201)**	7,840,386
Comprehensive (loss) income		**$ (6,542,201)**	$ 7,840,386

See accompanying notes to the financial statements

Equiton Residential Income Fund Trust

Consolidated Statements of Changes in Net Assets Attributable to Unitholders

Year ended December 31, 2023	Trust Units	Retained Earnings	Contributed Surplus	Total Unitholders' Equity
As at January 1, 2023	**$381,400,186**	**$45,218,218**	**$825,183**	**$427,443,587**
Issuance of units	**143,703,972**	**-**	**-**	**143,703,972**
Issuance of units under DRIP	**21,249,397**	**-**	**-**	**21,249,397**
Redemption of units	**(54,628,818)**	**-**	**-**	**(54,628,818)**
Issuance costs	**(7,430,100)**	**-**	**-**	**(7,430,100)**
Net income	**-**	**(1,451,842)**	**-**	**(1,451,842)**
Distributions	**-**	**(32,421,437)**	**-**	**(32,421,437)**
As at December 31, 2023	**$484,294,637**	**$11,344,939**	**$825,183**	**$496,464,759**

Period ended March 31, 2024	Trust Units	Retained Earnings	Contributed Surplus	Total Unitholders' Equity
As at January 1, 2024	**484,294,637**	**11,344,939**	**825,183**	**496,464,759**
Issuance of units	**42,187,944**	**-**	**-**	**42,187,944**
Issuance of units under DRIP	**6,270,490**	**-**	**-**	**6,270,490**
Redemption of units	**(11,539,087)**	**-**	**-**	**(11,539,087)**
Issuance costs	**(2,174,126)**	**-**	**-**	**(2,174,126)**
Net income	**-**	**(6,542,201)**	**-**	**(6,542,201)**
Distributions	**-**	**(9,459,776)**	**-**	**(9,459,776)**
As at March 31, 2024	**519,039,858**	**(4,657,038)**	**825,183**	**515,208,003**

See accompanying notes to the financial statements

Equiton Residential Income Fund Trust
Consolidated Statements of Cash Flows

	Note	March 31, 2024	March 31, 2023
OPERATING ACTIVITIES			
Net income (loss)		**(6,542,201)**	7,840,386
Add (deduct) items not affecting cash			
Performance incentive fee		**1,891,958**	1,802,109
Increase in fair value of investment properties		**5,860,462**	(9,436,514)
Amortization of deferred financing fees		**770,350**	415,263
Change in non-cash operating items	[16]	**289,834**	(1,855,345)
Cash (used in) provided by operating activities		**2,270,403**	**(1,234,101)**
FINANCING ACTIVITIES			
Proceeds from issue of units		**42,187,944**	39,991,163
Redemption of units		**(11,539,087)**	(33,547,465)
Distribution to unitholders		**(2,997,364)**	(2,362,987)
Payment of issuance costs		**(2,174,126)**	(1,985,701)
Repayment of line of credit		**(13,435,000)**	(600,000)
Payment of deferred financing fees		**(770,349)**	(780,457)
Interest reserve holdback		**-**	29,227
Repayment of mortgages payable		**(1,973,663)**	(2,308,525)
Proceeds from mortgage payable		**1,977,292**	-
Proceeds from construction loan		**17,635,889**	10,115,625
Cash provided by financing activities		**28,911,536**	**8,550,880**
INVESTING ACTIVITIES			
Building improvements		**(3,815,757)**	(2,002,815)
Proceeds from issuance of loan		**(206,812)**	950,610
Land deposits		**-**	300,000
Investment in land under development		**(9,955,979)**	(6,044,165)
Cash used in investing activities		**(13,978,548)**	**(6,796,370)**
Net increase (decrease) in cash		**17,203,391**	**520,409**
Cash, beginning of year		**18,105,253**	10,337,351
Cash, end of year		**35,308,644**	**10,857,760**

Cash presented as:

Cash	**$ 29,745,781**	$ 6,753,055
Restricted cash	**$ 5,562,863**	4,104,705
	$ 35,308,644	**$ 10,857,760**

See accompanying notes to the financial statements

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 consolidated financial statements were approved and authorized for issue by the Trust on May 13, 2024.

3. Summary of significant 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.

3. Summary of significant accounting policies (continued)

Joint arrangements (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 and comprehensive income. Fair value is based upon valuations performed by an appraiser accredited through the Appraisal Institute of Canada, using valuation techniques including the direct capitalization income and discounted cash flow methods.

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.

3. Summary of significant accounting policies (continued)

Investment property under development (continued)

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.

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.

3. Summary of significant accounting policies (continued)

The Trust's financial assets include 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 with 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, loan payable due to related party, unit subscriptions held in trust, payables and accruals, 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.

3. Summary of significant 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, tenant deposits and other receivables, amounts due to/from related parties, payables, construction loan payable, 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 have been determined by discounting the cash flows of these financial instruments using March 31, 2024 and December 31, 2023 market rates for debts of similar terms.

	March 31, 2024		
	Fair Value Hierarchy	**Carrying Value**	**Fair Value**
Assets:			
Investment properties	**Level 3**	**$ 847,746,535**	**$847,746,535**
Loan receivable	**Level 2**	**$ 2,343,484**	**$ 2,343,484**
Liabilities:			
Mortgages payable	**Level 2**	**$ 386,148,562**	**$ 331,793,928**

	December 31, 2023		
	Fair Value Hierarchy	Carrying Value	Fair Value
Assets:			
Investment properties	Level 3	$ 849,831,240	$ 849,831,240
Loan receivable	Level 2	$ 2,136,672	$ 2,136,672
Liabilities:			
Mortgages payable	Level 2	$ 385,774,998	$ 337,566,925

3. Summary of significant 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 net assets attributable to unitholders. The Trust units meet the necessary conditions and have therefore been presented as net assets attributable to unitholders under IAS 32.

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, 2023	**$791,494,826**
Purchase of investment property	34,091,240
Building improvements to investment properties	17,221,499
Increase in fair value of investment properties	7,023,675
Balance, December 31, 2023	**$849,831,240**
Purchase of investment property	-
Building improvements to investment properties	3,815,757
Increase in fair value of investment properties	(5,860,462)
Balance, March 31, 2024	**$847,786,535**

On March 31, 2024 all Investment Properties that the Partnership owned as at January 1, 2023 were valued by independent professionally qualified appraisers who hold a recognized relevant professional qualification and have recent experience in the locations of the income-producing properties valued.

4. Investment properties (continued)

The estimated fair values per these appraisals are as follows:

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.

	March 31, 2024	December 31, 2023
30-31 Campbell Court, Stratford	**$ 19,500,000**	$ 19,100,000
19 Lynnwood Drive, Brantford	**14,400,000**	13,300,000
120, 126 and 130 St Paul Avenue, Brantford	**9,900,000**	9,790,000
383-385 Wellington Street and 49 Lacroix Street, Chatham	**9,090,000**	9,110,000
780 Division Street, Kingston	**25,850,000**	25,750,000
1379 Princess Street, Kingston	**7,000,000**	6,800,000
75 and 87 Mary Street, Chatham	**10,300,000**	10,600,000
252 and 268 Conacher Drive, Kingston	**4,000,000**	4,100,000
1355 Commissioners Road West, London	**19,800,000**	20,000,000
65 Times Avenue, Markham	**28,900,000**	29,300,000
1050 Highland Street, Burlington	**6,220,000**	6,190,000
5 & 7 Wilsonview Avenue, Guelph	**9,640,000**	9,900,000
65 & 75 Paisley Boulevard West, Mississauga	**60,800,000**	61,700,000
223 Woodbine Avenue, Toronto	**22,700,000**	23,300,000
8-16 Wilsonview Avenue, Guelph	**39,300,000**	40,100,000
650 Woodbine Avenue, Toronto	**14,400,000**	15,100,000
787 Vaughan Road, Toronto	**12,900,000**	13,600,000
100-170 Old Carriage Drive, Kitchener	**81,100,000**	82,400,000
125 Wellington Street North & 50 Cathcart Street, Hamilton	**93,700,000**	91,400,000
12-14 Auburndale Court, Etobicoke	**24,700,000**	26,000,000
433 King Street, London	**39,500,000**	39,100,000
98 Farley Drive, Guelph	**45,800,000**	45,800,000
208 Woolwich Street South, Breslau	**36,800,000**	36,800,000
78 Braemar Drive, Brampton	**65,500,000**	64,800,000
200 Edgar Lane, Sherwood Park	**29,500,000**	29,000,000
10001 Bellamy Hill, Edmonton	**30,800,000**	29,600,000
2303 Eglinton Ave East, Toronto	**51,600,000**	53,100,000
470 Scenic Drive, London	**22,350,580**	22,350,580
23 Lynnwood Drive, Brantford	**11,735,955**	11,740,660
	$ 847,786,535	$ 849,831,240

4. Investment properties (continued)

The significant assumption made relating to valuations of investment properties using direct capitalization income method is the capitalization rate.

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 $47,302,190 (December 31, 2023 – decrease by $48,684,969). If the capitalization rate were to decrease by 25 bps, the value of investment properties would increase by $53,454,036 (December 31, 2023 – increase by $55,091,603). The capitalization rates used are as follows:

	March 31, 2024	December 31, 2023
30-31 Campbell Court, Stratford	**5.35%**	5.26%
19 Lynnwood Drive, Brantford	**5.00%**	5.00%
120, 126 and 130 St Paul Avenue, Brantford	**5.00%**	5.00%
383-385 Wellington Street and 49 Lacroix Street, Chatham	**5.40%**	5.25%
780 Division Street, Kingston	**4.75%**	4.60%
1379 Princess Street, Kingston	**4.75%**	4.58%
75 and 87 Mary Street, Chatham	**5.40%**	5.23%
252 and 268 Conacher Drive, Kingston	**5.00%**	4.78%
1355 Commissioners Road West, London	**4.30%**	4.15%
65 Times Avenue, Markham	**3.80%**	3.75%
1050 Highland Street, Burlington	**4.30%**	4.15%
5 & 7 Wilsonview Avenue, Guelph	**4.65%**	4.50%
65 & 75 Paisley Boulevard West, Mississauga	**3.40%**	3.25%
223 Woodbine Avenue, Toronto	**3.60%**	3.36%
8-16 Wilsonview Avenue, Guelph	**4.40%**	4.25%
650 Woodbine Avenue, Toronto	**3.75%**	3.49%
787 Vaughan Road, Toronto	**4.00%**	3.74%
100-170 Old Carriage Drive, Kitchener	**4.40%**	4.25%
125 Wellington Street North & 50 Cathcart Street, Hamilton	**4.35%**	4.36%
12-14 Auburndale Court, Etobicoke	**3.75%**	3.51%
433 King Street, London	**4.40%**	4.35%
98 Farley Drive, Guelph	**4.40%**	4.40%
208 Woolwich Street South, Breslau	**4.30%**	4.25%
78 Braemar Drive, Brampton	**3.55%**	3.50%
200 Edgar Lane, Sherwood Park	**5.50%**	5.50%
10001 Bellamy Hill, Edmonton	**5.50%**	5.50%
2303 Eglinton Ave East, Toronto	**3.65%**	3.50%

5. Investment property under development

	March 31, 2024	December 31, 2023
Opening balance	$ **80,882,849**	$ 43,711,951
Purchase of investment property under development	**-**	-
Property under development expenditures	**9,955,979**	37,170,898
Ending balance	**$ 90,838,828**	$ 80,882,849

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

6. Retricted cash

At March 31, 2024, the restricted cash is $ 5,562,863 (2023 - $2,212,198). Restricted cash of $ 5,562,863 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%.

7. Joint arrangement (continued)

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

	March 31, 2024
Assets	
Cash	$ 701,743
Accounts receivable	406,642
Prepaid expenses	8,772
Investment property under development	90,838,828
Total assets	$ 91,955,985
Liabilities	
Accounts payable and accrued liabilities	$ 3,626,325
Loans payable	16,875,000
Construction loan payable	31,703,656
Total liabilities	52,204,981
Co-owners' equity	39,751,004
Total liabilities and co-owners' equity	$ 91,955,985

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 in 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.

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 March 31, 2024 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 year ended March 31, 2024, 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

	Blended Monthly mortgage	Blended Monthly payments	Interest rate	Maturity date	March 31, 2024	December 31, 2023
BMO (1) - Brantford	1st (i)	33,464	3.91%	7/31/2026	**5,049,676**	5,100,379
BMO - Kingston Conacher	1st (i)	7,581	4.60%	10/1/2028	**1,180,338**	1,189,601
BMO - Kingston Princess	1st (i)	12,657	3.50%	6/1/2028	**2,129,626**	2,148,983
BMO - Chatham Mary	1st (i)	15,042	3.80%	9/1/2028	**2,489,680**	2,511,203
BMO - Chatham Mary	2nd (i)	2,518	4.35%	8/31/2028	**396,725**	399,941
FN (2) - Stratford	1st	20,288	2.73%	9/1/2026	**4,051,556**	4,084,774
FN - Chatham Wellington	1st	12,168	3.31%	3/1/2028	**2,054,553**	2,074,065
PT (3) - Kingston Division	1st (ii)	30,582	2.44%	3/1/2025	**4,882,403**	4,944,266
PT - Kingston Division	2nd	5,751	3.24%	3/1/2028	**865,609**	875,844
FN - London Commissioner	1st	41,055	3.18%	9/1/2029	**10,413,219**	10,452,673
FN - Markham 65 Times	1st	47,339	2.58%	9/1/2029	**11,964,250**	12,029,231
FN - Highland	1st	11,137	2.84%	6/1/2030	**2,443,439**	2,459,527
FN - 5-7 Wilsonview	1st	24,449	2.74%	6/1/2030	**4,646,180**	4,687,692
FN - Paisley	1st	71,999	2.49%	6/1/2030	**18,682,938**	18,782,424
FN - Paisley	2nd	39,177	6.50%	1/1/2025	**7,186,327**	7,217,904
FN - 223 Woodbine	1st	41,878	2.20%	6/1/2030	**11,322,515**	11,385,927
FN - 8 & 16 Wilsonview	1st	79,227	2.17%	6/1/2030	**19,124,742**	19,258,655
FN - 650 Woodbine	1st	30,073	2.00%	3/1/2031	**7,496,553**	7,549,269
FN - 787 Vaughan	1st	24,063	2.00%	3/1/2031	**5,998,276**	6,040,458
FN - 100 Old Carriage	1st	154,157	2.43%	12/1/2031	**41,547,348**	41,752,845
FN - 125 Wellington	1st (iv)	53,282	2.86%	12/1/2025	**11,992,425**	12,066,680
FN - 125 Wellington (Loan 2)	1st	100,727	2.53%	12/1/2031	**23,920,405**	24,071,447
FN - 433 King Street	1st	41,818	2.87%	1/1/2025	**17,485,000**	17,485,000
FN - 433 King Street	2nd (iii)	14,147	6.75%	1/1/2025	**2,515,000**	2,515,000
FN - 12 & 14 Auburndale	1st	46,285	2.83%	12/1/2031	**12,923,400**	12,971,132
PC (4) - 208 Woolw ich	1st (v)	76,130	2.13%	8/1/2031	**23,405,826**	23,442,652
FN - 98 Farley	1st (vi)	95,276	2.83%	12/1/2031	**26,355,827**	26,446,235
CICI (5) - 200 Edgar Lane	1st (vii)	82,752	3.53%	9/1/2032	**17,552,321**	17,597,275
FN - 78 Braemar Drive	1st	124,893	3.92%	9/1/2032	**29,896,790**	29,980,304
FN - 10001 Bellamy	1st	69,615	4.38%	6/1/2033	**15,667,868**	15,706,416
FN - 2303 Eglinton Avenue East	1st	97,393	4.20%	6/1/2033	**22,500,729**	22,558,228
SCI(6) - 470 Scenic Drive	1st	45,422	4.25%	6/12/2024	**-**	12,825,000
FN - 470 Scenic Drive	1st	64,944	4.37%	3/1/2034	**14,802,292**	
PT - 23 Lynw ood Drive	1st	15,871	2.28%	9/1/2029	**3,204,726**	3,163,968
					$ 386,148,562	$385,774,998
			Deferred Finance Charges		**(9,865,014)**	(9,495,079)
					$ 376,283,548	$376,279,919
			Less: current portion		**$ (39,029,210)**	$ (19,987,871)
					$ 337,254,338	$356,292,048

(1) Bank of Montreal
(2) First National Financial LP
(3) People's Trust
(4) Peakhill Capital Inc.
(5) Canada ICI Capital Corporation
(6) (SCI) Scenic Place Inc.

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	$	39,029,210
13 to 24 months from period end		18,548,527
25 to 36 months from period end		15,089,921
37 to 48 months from period end		6,827,600
49 to 60 months from period end		9,283,917
Thereafter		297,369,387
	$	390,381,321

(i) There are financial and non-financial covenants pertaining to the Bank of Montreal facilities and they were all met as at March 31, 2024.

(ii) The People's Trust first mortgage on loan was assumed on the purchase of 780 Division Street, Kingston, Ontario property. The difference between the fair value and carrying value of the mortgage was determined to be at a discount of $205,372 at the assumption date.

(iii) The First National second mortgage is an interest-only loan.

(iv) 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 $134,581 at the assumption date.

(v) 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 $660,053 at the assumption date.

(vi) 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 $274,766 at the assumption date.

(vii) 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 $3,516,420 at the assumption date.

(viii) The People's Trust first mortgage on loan was assumed on the purchase of 23 Drive, Brantford, Ontario property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of $553,911 at the assumption date.

(ix) The balances repayable as noted above are exclusive of the fair value adjustments recorded upon initial recognition of the mortgages that have been assumed during the year as noted by (v) – (vii) above. As at March 31, 2024 these fair value adjustments totalled $4,232,759.

10. Construction loan payable

On January 19, 2023, Riverain entered into a $26,000,000 land loan Facility agreement with Desjardins to refinance the land located in Ottawa. The original land loan facility of $12,512,500 was repaid upon issuance of proceeds. Desjardins retained a $2,000,000 holdback on the land loan facility, which is associated with the completion of environmental remediation work. The interest rate is fixed during the 18-month term at the lenders cost of funds plus 150 basis points. The land loan matures on August 1, 2024.

As at March 31, 2024 the outstanding balance is $22,500,000 (2023 - $22,500,000) of which the Partnership has recorded its 75%.

On October 16, 2023, a new construction loan facility of $88,254,000 was entered into with a fixed rate of 7.69% with Desjardins for 12 months equal to the lender's cost of funds plus one hundred and fifty basis points (1.50%). On March 7, 2024, the maximum authorized amount on the construction loan facility was increased to $98,254,000 with no additional equity contribution required.

As of March 31, 2024 the outstanding balance is $42,271,541 (2023 - $18,757,420) of which the Partnership 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.

11. Bank loan payable

On January 25, 2022, the Limited Partnership entered into a $20,000,000 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 $30,000,000.

The facility bears interest as follows:

- Daily Compounded Canadian Overnight Repo Rate Average (CORRA) plus 2.29547% per annum
- Term CORRA Loans: 1 month Term CORRA plus 2.29547% per annum or 3 Month Term CORRA plus 2.32138% per annum

There are financial and non-financial covenants pertaining to the facility. As at March 31, 2024, all covenants were met.

As at March 31, 2024, the Limited Partnership had drawn down $0 (2023 - $13,435,000) of the facility.

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 $1,819,556 (December 31, 2023 - $6,942,379), which are included in issuance costs in the statements of changes in net assets attributable to unitholders.

Due from related parties are all unsecured, non-interest bearing, and due on demand.

(b) Due to related parties

	March 31, 2024	December 31, 2023
Due to Equiton Residential Income GP Inc. (general partner of Equiton Residential Income Limited Partnership)	**$ 12,605,162**	$ 10,713,303
Due to Equiton Partners' Inc.	**1,937,685**	2,050,168
Due to Equiton Capital Inc.	**220,820**	220,785
	$ 14,771,667	$ 12,984,256

Related parties are all unsecured, non-interest bearing, and due on demand.

13. Unitholders' equity

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.

13. Unitholders' equity (continued)

(a) Units outstanding

Class A Trust Units	Number	Amount
Balance, January 1, 2023	13,928,165	$ 140,608,727
Issuance of units	4,142,966	49,840,759
Issuance of units through distribution reinvestment plan	663,031	7,818,340
Redemption of units	(739,252)	(8,840,659)
Transfer of units from Class A to Class IS1	(132,893)	(1,625,676)
Issuance of costs	-	(2,576,977)
Balance, December 31, 2023	17,862,017	$ 185,224,514
Issuance of units	871,471	10,770,605
Issuance of units through distribution reinvestment plan	188,051	2,277,297
Redemption of units	(309,319)	(3,819,625)
Issuance of costs	-	(555,056)
Balance, March 31, 2024	**18,612,220**	**$ 193,897,735**

Class B Trust Units		
Balance, January 1, 2023	188,461	$ 2,101,785
Issuance of units	572,660	6,892,011
Issuance of units through distribution reinvestment plan	21,351	252,805
Redemption of units	(17,094)	(204,274)
Issuance of costs	-	(356,346)
Balance, December 31, 2023	765,378	$ 8,685,981
Issuance of units	136,031	1,681,343
Issuance of units through distribution reinvestment plan	16,590	199,736
Redemption of units	-	-
Issuance of costs	-	(86,647)
Balance, March 31, 2024	**917,999**	**$ 10,480,413**

Class C Trust Units		
Balance, January 1, 2023	467,396	$ 5,212,377
Issuance of units	872,071	10,411,108
Issuance of units through distribution reinvestment plan	34,732	410,768
Redemption of units	(22,844)	(273,366)
Issuance of costs	-	(538,298)
Balance, December 31, 2023	1,351,355	$ 15,222,589
Issuance of units	231,301	2,858,882
Issuance of units through distribution reinvestment plan	16,049	194,417
Redemption of units		
Issuance of costs	-	(147,330)
Balance, March 31, 2024	**1,598,705**	**$ 18,128,558**

13. Unitholders' equity (continued)
(a) Units outstanding

Class F Trust Units	Number	Amount
Balance, January 1, 2023	11,430,992	$117,622,336
Issuance of units	4,906,511	59,187,329
Issuance of units through distribution reinvestment plan	580,442	6,844,748
Redemption of units	(618,498)	(7,460,621)
Transfer of units from Class F to Class IS1	(1,528,054)	(18,348,317)
Issuance of costs	-	(3,060,234)
Balance, December 31, 2023	14,771,392	$154,785,241
Issuance of units	1,092,232	13,499,358
Issuance of units through distribution reinvestment plan	168,615	2,041,924
Redemption of units	(787,598)	(9,734,527)
Issuance of costs	-	(695,680)
Balance, March 31, 2024	**15,244,641**	**$ 159,896,316**

Class IS1 Trust Units		
Balance, January 1, 2023	11,087,788	$115,854,961
Issuance of units	1,438,985	17,372,766
Issuance of units through distribution reinvestment plan	503,046	5,922,736
Redemption of units	(3,177,019)	(37,849,899)
Transfer of units from Class A to Class IS1	132,893	1,625,676
Transfer of units from Class F to Class IS1	1,528,054	18,348,317
Issuance of costs	-	(898,245)
Balance, December 31, 2023	11,513,747	$ 120,376,312
Issuance of units	1,082,343	13,377,756
Issuance of units through distribution reinvestment plan	535,793	6,588,546
Redemption of units	(244,050)	(3,016,365)
Issuance of costs	-	(689,413)
Balance, March 31, 2024	**12,887,833**	**$ 136,636,836**
Total A, B, C, F and I Units, March 31, 2024	**49,261,398**	**$ 519,039,858**

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 three months ended March 31, 2024, the Trust made distributions of $9,459,776 (2023 - $7,158,792). Of this amount, $6,270,490 (2023 - $4,668,243) were reinvested through the DRIP.

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.

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 Limited Partnership.

(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 Limited Partnership. The asset management fee is calculated and charged monthly.

(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.

(iv) Performance incentive fee

During the term of the Asset Management Agreement, the Manager shall be entitled to a 20% interest in cash distributions of the Limited 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 Limited Partnership. The Manager has indicated that it will either defer payment of such performance incentive fees until such time as sufficient cash is available or to elect to receive such performance incentive fees in the form of limited partnership units of the Partnership.

The Asset Management Agreement is for an initial term of five years and automatically renews for a further five years unless terminated by either of the parties.

14. Asset management agreement (continued)

(iv) Performance incentive fee (continued)

The Manager charged the following fees under the property and asset management agreement during the year:

	March 31, 2024	March 31, 2023
Asset management fee	$ 2,518,002	$ 2,305,782
Transaction fee	-	-
Financing fee	770,349	123,695
Performance incentive fee	1,891,958	1,802,109
Property management fee	514,940	450,208
	$ 5,695,249	$ 4,681,794

The asset management, property management fee and performance incentive fees are recorded in the statement of income and comprehensive income. The transaction fee is recorded in investment properties on the statement of financial position. Financing fees are recorded as deferred financing fees in the mortgages payable on the statement of financial position.

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 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:

	March 31, 2024	December 31, 2023
Mortgages payable	**$ 385,148,562**	$ 385,774,998
Construction loan payable	**48,578,656**	30,942,767
Bank loan payable	**-**	13,435,000
Cash	**(29,745,781)**	(15,893,055)
Net debt	**404,981,437**	414,259,710
Net assets attributable to unitholders	**515,168,003**	496,464,759
	$ 920,149,440	$ 910,724,469

16. Changes in non-cash operating items

	March 31, 2024	March 31, 2023
Payables and accruals	**$ (5,060,604)**	$ (3,896,421)
Tenant deposits	**(6,985)**	18,129
Deferred revenue	**-**	-
Tenant and other receivables	**(9187)**	(458,065)
Prepaid expenses	**(410,606)**	447,786
Unit subscriptions held in trust	**(3,350,665)**	(347,883)
Due to/from related parties	**1,787,411**	2,381,109
	$289,834	$ (1,855,345)

17. Commitment

The Trust has committed to costs for future building improvements in the amount of $19,725,878 (2023 - $18,160,152).

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 March 31, 2024, 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 mortgages 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 interest-free 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.

18. Financial instruments and risk management (continued)

Risks associated with financial assets and liabilities (continued)

(ii) Credit risk

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 and comprehensive income. The total provision taken on the receivables as at March 31, 2024 is $1,326,365 (March 2023 - $78,535).

The Trust's maximum credit risk exposure on March 31, 2024 and December 31, 2023 is represented by the respective carrying amounts of the relevant financial assets in the statement of financial position.

(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 March 31, 2024, the Trust was holding cash of $35,308,644 (2023 - $18,105,253) of which $5,562,863 (2023 - $2,212,198) 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.

March 31, 2024	**On Demand**	**1 Year**	**2-5 Years**	**>5Years**
Mortgages payable	$ -	$ 39,029,210	$ 49,749,965	$297,369,387
Construction loan payable	-	48,578,656	-	-
Bank loan payable	-	-	-	-
Due to related parties	14,771,666	-	-	-
Unit subscriptions held in trust	5,562,863	-	-	-
Distributions payable	-	3,283,055	-	-
Payables & accruals	-	10,414,051	•	•
	$ 20,334,529	$101,304,972	$ 49,749,965	$297,369,387

December 31, 2023	**On Demand**	**1 Year**	**2-5 Years**	**>5Years**
Mortgages payable	$ -	$ 19,987,871	$ 86,108,316	$ 284,072,398
Construction loan payable	-	30,942,767	-	-
Bank loan payable	-	13,435,000	-	-
Due to related parties	16,779,819	-	-	-
Unit subscriptions held in trust	2,212,198	-	-	-
Distributions payable	-	3,091,133	-	-
Payables & accruals	-	13,616,300	•	•
	$ 18,992,017	$ 81,073,071	$ 86,108,316	$ 284,072,398

Risks associated with financial assets and liabilities (continued)

(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.

19. Comparative figures

Comparative figures have been reclassified to conform to changed in the current year presentation.

20. Subsequent events

No adjusting or significant non adjusting events have occurred