EQUITON

Equiton Residential Income Fund Trust

Q2 2025

QUARTERLY REPORT

On the cover:
200-230 Denistoun Street, Welland, ON
200 Edgar Lane, Sherwood Park, AB

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17627 63 Street Northwest,
Edmonton, AB

65 & 75 Paisley Boulevard West, Mississauga, 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 LEADERSHIP

The first half of 2025 was a period of active strategic management aimed at optimizing financial performance for the Equiton Residential Income Fund Trust (the Trust). Market fundamentals for multifamily assets remained strong while affordability challenges in the broader Canadian housing sector persisted. Against this backdrop, Management maintained fundraising momentum and continues to evaluate and pursue targeted growth opportunities.

Through its disciplined financial strategy, the Trust remains focused on delivering long-term value. As at Q2'25, the Trust's portfolio delivered 12-month total returns of 8.21% and 7.16% to Class F DRIP and Class A DRIP Unitholders, respectively.

The Bank of Canada held its policy interest rate steady in the second quarter. Together with trade uncertainty, these conditions moderated forward momentum in the real estate market. Nonetheless, the Trust's value-add strategies continued to unlock gains through property repositioning and operational improvements. At 29.1%, the Trust's gap to market provides healthy potential for future growth as market conditions evolve.

With interest rates showing the possibility of easing further, Management is building on the momentum of the Trust's most active acquisition year in 2024 by targeting new assets to strengthen its portfolio. The Trust's strong capital position supported the addition of two Western Canadian properties, with transactions closing shortly after the end of the second quarter. Central Tower in Edmonton, Alberta, and Mountain Park Residences in Burnaby, British Columbia — the Trust's first acquisition in the province — represent the next step in Management's national growth strategy, enhancing geographic diversification and long-term resilience.

Elsewhere in Alberta, Henday Suites, acquired in late 2024 during its initial lease-up, successfully reached stabilization in Q2'25, supported by Management's proactive leasing strategies and strong demand.

Looking at Ontario, lease-up efforts continued at Maison Riverain in Ottawa with the market showing strong fundamentals, supported by stable government employment and one of the country's lowest vacancy rates. There, Tower 1 occupancy ramped up through Q2'25, marked by a successful community launch event and the first Residents moving into the community; meanwhile, Tower 2 advanced into foundation construction following the completion of site preparation.

Management continues to deliver strong results through prudent financial and property management, even as rents have softened across Canada's rental markets — particularly in high-cost urban centres where new supply is being absorbed. In this environment, the diversification of the Trust's portfolio and its gap to market have been instrumental to its ongoing growth.

Same store market rent growth of 8% Y/Y, combined with the turnover of 329 units in the first half of 2025, resulted in a 14.6% lift on rents and 5% growth for in-place rents. Throughout the Trust's total portfolio, occupancy remained healthy at 96.0%, aligning with the national average and supporting continued income stability. This market stability for multifamily assets was reflected in the Trust's average cap rate, which held steady at 4.48%, underscored by strong operational performance.

Helen Hurlbut • President and CFO/Co-Founder

Portfolio-wide, revenue and net operating income (NOI) increased Y/Y by 39.3% and 38.3%, respectively. For the six months ended June 30, 2025, the Trust achieved operating revenues of $36.6M and NOI of $20.6M — reflecting the incremental contribution of 2024 acquisitions and operational enhancements across the Trust's portfolio. Second-quarter same store metrics remained resilient, with Y/Y revenue and NOI up 4.2% and 3.4%, respectively.

The Trust continued to implement expenditure controls and operational efficiency initiatives, including expanding water sub-metering throughout the portfolio. Together with targeted energy conservation programs and lower utility rates, the Trust's efforts contributed to a $42k (5% Y/Y) reduction in same store water expenses.

The Trust's mortgage profile remains conservative, with a mortgage debt to gross book value ratio of 52.3%. In addition, 99% of the Trust's outstanding mortgage principle is CMHC-insured, providing access to favourable lending rates and enhanced financing stability. With limited debt maturities in the near term, the Trust maintains refinancing flexibility, stable distributions, and the ability to capture long-term upside as borrowing conditions improve.

The Trust's average Resident satisfaction scores continued to improve in every category, climbing 2.8% Y/Y across its portfolio, further reinforcing Management's commitment to providing high-quality, community-oriented rental housing.

Reflecting Equiton's focus on providing quality housing amid Canada's acute shortage, Management's partnership with Concordia University launched fresh research examining how policy decisions and market forces influence home prices. These insights underscore how effective policy reform can serve as a powerful tailwind for the market in the years ahead.

Through strategic acquisitions and development activity, the Trust has gained access to attractively priced markets with strong fundamentals and limited future supply. By leveraging its diversified portfolio and maintaining a disciplined, opportunity-driven investment strategy, the Trust is well positioned to continue delivering long-term value for Unitholders.

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

"Management maintained fundraising momentum and continues to pursue targeted growth opportunities."

10001 Bellamy Hill Road Northwest, Edmonton, AB

120 Raglan Avenue, Toronto, ON

CORPORATE PROFILE

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

SUMMARY OF
KEY PERFORMANCE INDICATORS

The first six months of 2025 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 six-month period ended June 30, 2025 and comparable prior year periods should be read in conjunction with the Trust's financial statements dated August 25, 2025 for the six-month period ended June 30, 2025.

As at June 30,	Q2 2025	Q2 2024
PORTFOLIO PERFORMANCE		
Overall Portfolio Occupancy[1]	96.0%	99.3%
Net Average Monthly Rent[2]	$1,623	$1,533
Occupied Average Monthly Rent[2]	$1,590	$1,516
Monthly Market Rents - Quarter End	$2,085	$2,037
Operating Revenues	$36.6M	$26.3M
NOI	$20.6M	$14.9M
NOI Margin (%)	56.2%	56.6%
AUM	**$1,338M**	**$1,055M**
Growth in AUM - Y/Y	26.8%	18.7%
Growth in Operational Revenue - Y/Y	39.3%	14.6%
Growth in NOI - Y/Y	38.3%	16.6%

	Jun. 30, 2025	Dec. 31, 2024
FINANCIAL METRICS[3]		
Mortgage Debt to Gross Book Value[4]	52.3%	52.2%
Weighted Average Mortgage Interest Rate[4]	3.43%	3.41%
Weighted Average Time Remaining On Mortgages (years)[4]	7.28	7.76
Debt Service Coverage (times)[4]	1.47	1.57
Interest Coverage (times)[4]	2.16	2.42
Revenue Gap to Market[2]	29.1%	30.9%

1 Leased rent-ready units as of June 30, 2025 and 2024. Excludes properties undergoing lease stabilization.
2 Average quarterly amounts as at June 30.
3 Measures not defined by International Financial Reporting Standards (IFRS), do not have standard meanings and may not be comparable with other industries or companies.
4 Excludes TD line of credit and construction property - Maison Riverain; Including these LTV ratio is 55.92%.

2303 Eglinton Avenue East,
Toronto, ON

Q2 2025 OPERATING HIGHLIGHTS

3,739 PORTFOLIO UNITS

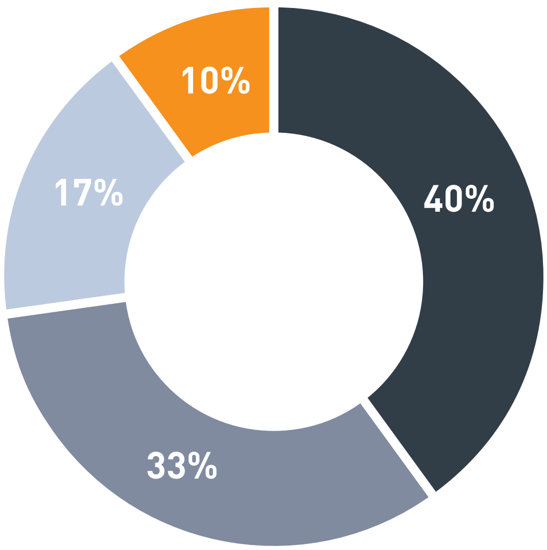
42 PROPERTIES

18 COMMUNITIES

PORTFOLIO
METRICS

As at June 30, 2025

Portfolio Mix by Investment Strategy



Portfolio Investment Strategy Breakdown

Core Plus:
Properties with medium-high occupancy, and rents at or slightly below market that require additional strategic management, including leasing activities, upgrades, and renovations through the capital expenditure program.

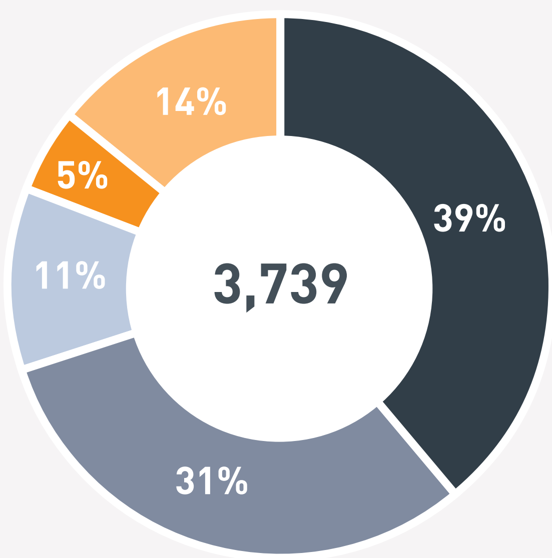
Value Add:
Properties with significant upside potential that are undergoing substantial upgrades, renovations, or operational changes to improve market position, attract higher rents, increase occupancy, and enhance overall value.

Core:
High-quality properties with stable cash flows, high occupancy, and rents at or above market, typically with strong amenity offerings and minimal capital expenditure needs.

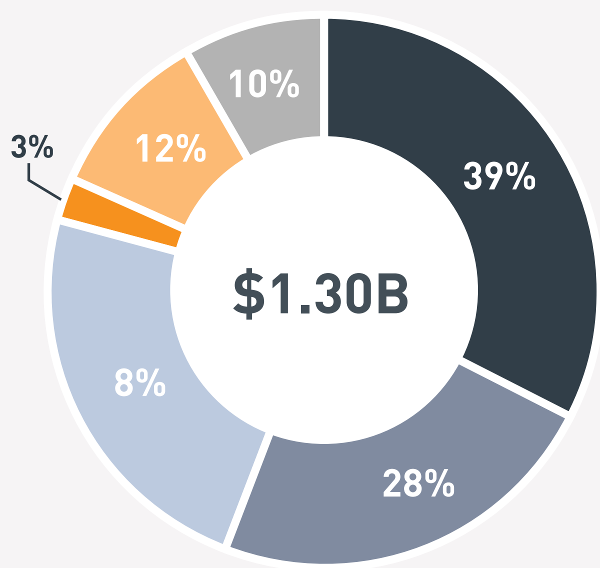
Development:
A property that is in the construction phase and/or undergoing initial lease-up.

Portfolio Mix by Region

Portfolio Units



Portfolio Value*



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

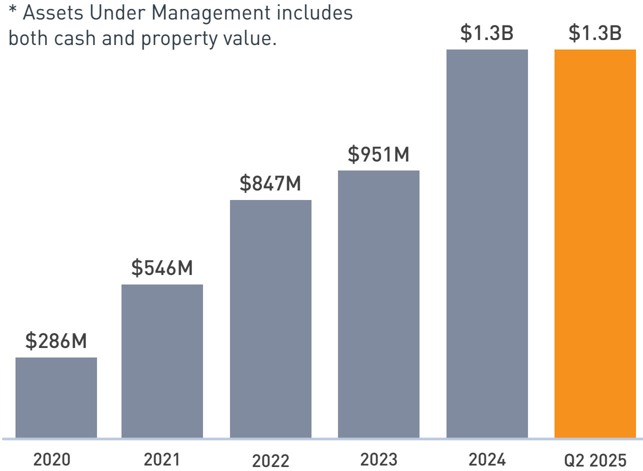
* Portfolio Value is reflective of the Trust's income-producing investment properties and the investment property under development, Maison Riverain.

FUND PERFORMANCE

As at June 30, 2025

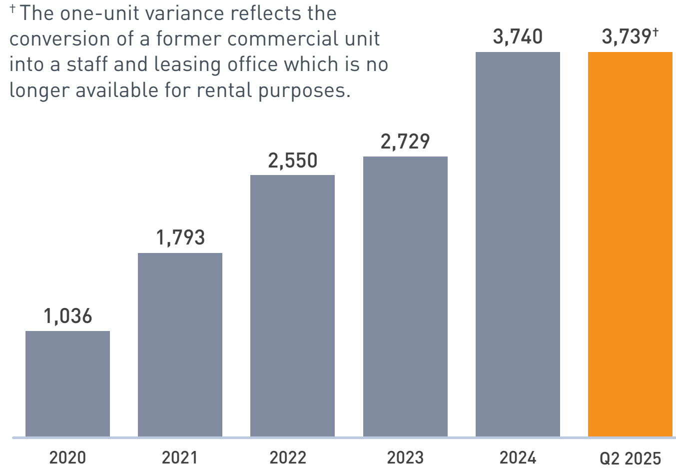
Assets Under Management*

* Assets Under Management includes both cash and property value.

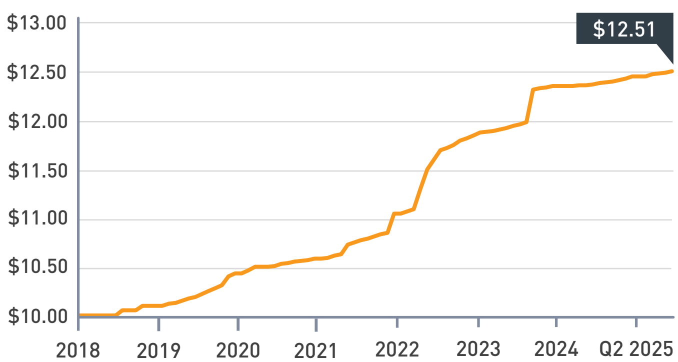


Portfolio Units

† The one-unit variance reflects the conversion of a former commercial unit into a staff and leasing office which is no longer available for rental purposes.

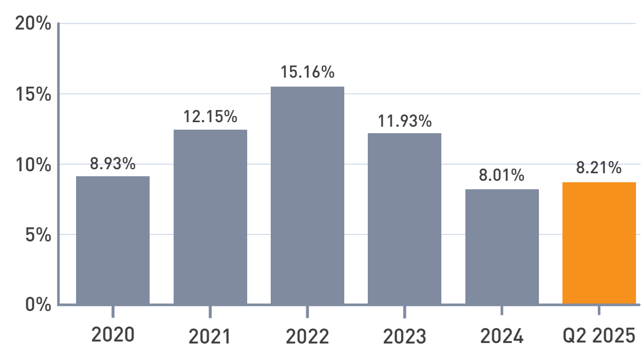


Unit Price Growth



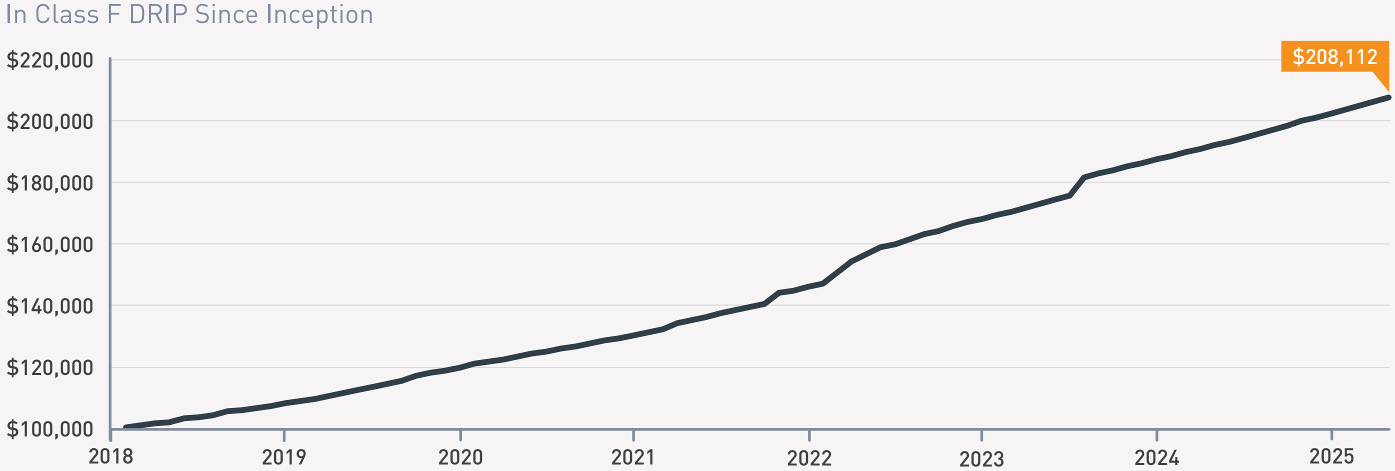
Trailing 12-Month Returns - Class F DRIP

(As at June 30)



$100,000 Invested

In Class F DRIP Since Inception



SUMMARY OF Q2 2025

RESULTS OF OPERATIONS AND KPIs

Key Transactions and Events

- The Trust's AUM increased by 26.8% Y/Y to $1,338M in Q2'25, supported by 38.3% net operating income (NOI) growth over the same period. Year-to-date NOI reached $20.6M, reflecting the portfolio's continued operational and financial momentum.
- The fair value of the income-producing portfolio grew by 24.7% Y/Y to $1,162M, primarily driven by transactional activity and operational gains, partially offset by a 13 bps increase in weighted average cap rate from 4.35% in Q2'24 to 4.48% in Q2'25.
- The Trust's share of the Maison Riverain (280 Montgomery St., Ottawa) development project costs as at June 30, 2025, was $139.5M ($115.9M as at December 31, 2024), with a $30.1M equity investment.
- The Trust continued its positive capital raise, increasing its unit holdings to 62.1M (51.7M as at June 30, 2024), and held a cash position of $31.1M available for deployment as at June 30, 2025.
- The Trust continued to capitalize on favourable CMHC-insured financing, which now represents 99% of total debt. During the quarter, the refinancing of Treeview Apartments (760/780 Division St., Kingston) was completed, generating $9.9M in net new capital.

Strong Operating Results and Balance Sheets

- In Q2'25, the Trust delivered strong financial and operational performance, driven by active leasing and disciplined asset management. Its investment strategy, high-quality assets, prime locations, and diversified tenant base continued to support resilience amid ongoing housing affordability challenges, rising operating costs and, policy uncertainty. Year-to-date cap rates have remained stable, reflecting sustained investor demand for well-located multifamily assets. The portfolio remains well positioned for long-term growth, supported by strong occupancy and exposure to undersupplied rental markets.
- As at June 30, 2025, the occupancy rate for rent-ready units was 96.0%, remaining aligned with the national average of 95.9%[1]. The Trust's portfolio continues to maintain strong occupancy, supported by stable demand as well as proactive management initiatives, including targeted leasing strategies, tenant retention programs, and community engagement efforts. In Alberta, Henday Suites (17627 63 St. NW, Edmonton), a newly built rental complex, was acquired in December 2024 during its initial lease-up, with 40% of units vacant. Through the Trust's proactive lease-up efforts, the property reached stabilization with 93.9% of units leased by the end of Q2'25, well ahead of the 82.9% target. In Ontario, 42 leases were executed for the initial lease-up of Tower 1 at Maison Riverain (280 Montgomery St., Ottawa).
- Total revenue increased 39.3% Y/Y, driven primarily by portfolio expansion and higher operating revenues from the existing asset base.
- As at June 30, 2025, the Trust's gap to market narrowed to 29.1% from 30.9% at December 31, 2024. The reduction reflects Management's ongoing capture of below-market rents through natural turnover, offset by slower market rent growth. Portfolio turnover of ~9% in the first half of 2025 generated an average rent uplift of ~$257 per turn.
- Market conditions in Q2'25 signaled a cooling rental environment across Canada. Rent growth slowed as national vacancy rates edged up to 4.1%[1], with many landlords offering incentives to attract tenants. In Toronto, effective rents declined by 6-7% Y/Y[2], while more affordable markets showed relative resilience.

Against this backdrop, the Trust's narrowing gap to market reflects proactive leasing execution and effective positioning.

- The same store NOI margin was 56.1% in Q2'25, demonstrating margin resilience as the stabilized portfolio absorbed modest operating expense pressures while sustaining revenue growth.
- Collections of rent remained strong at ~99% for the six months ended June 30, 2025.
- As of June 30, 2025, the Trust maintained strong liquidity with $31.1M in cash and approximately $8M of available capacity on its line of credit, supporting future growth initiatives.
- The Trust's conservative long-term leverage strategy supports prudent cash flow management, enhances debt serviceability, and helps mitigate exposure to interest rate volatility. During the year, this strategy was advanced through the refinancing of Treeview Apartments (760/780 Division St., Kingston) and the closing of a CMHC-insured loan for Henday Suites (17627 63 St. NW, Edmonton). As at June 30, 2025, debt service and interest coverage ratios were 1.47x and 2.16x, respectively, with the mortgage portfolio carrying an average interest rate of 3.43%, well below current market rates.
- Capital expenditures totalled $4.8M for the quarter, comprising $1.8M in capital improvement projects and $3.0M in unit renovations, supporting asset quality, rent growth and long-term portfolio value creation.

(1) Yardi Canadian National Multifamily Report
(2) Canadian Real Estate Magazine - Toronto Rental Market Update Eases With New Supply

KPIs

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

Occupancy

Through a focused, hands-on approach, Management has maintained an occupancy rate of 96.0% as of Q2'25. Management remains confident in its ability to sustain strong occupancy levels over the long term.

Net Average Monthly Rent (AMR)

Our team of professionals monitors the markets and adjusts rents throughout the portfolio regularly to optimize AMR. Market rents rose 2.3% Y/Y, contributing to a 5.9% increase in net AMR over the same period.

Net Operating Income (NOI)

NOI is a widely used operating performance indicator in the real estate industry. Management expects to increase NOI by generating operating efficiencies, conducting revenue stream assessments, and strategically managing 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 increased slightly Q/Q with new borrowing activity, but continued at a favourable rate of 3.43%. 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 collection remained strong in Q2'25, with bad debts accounting for only approximately ~1% of total revenues. The Trust's closely monitored receivables program continues to demonstrate its effectiveness.

Rental Revenue

On a same store basis, average occupied monthly rent per unit increased by 4.5% to $1,607 as at June 30, 2025, up from $1,539 in the prior year. In addition to an active leasing strategy, Management continued to pursue above guideline rent increases at select properties where capital improvements have been completed.

OPERATIONAL
AND FINANCIAL RESULTS

Net and Occupied Average Monthly Rents (AMR) and Occupancy

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

	Net AMR			Occupied AMR			Occupancy %		
As at June 30,	Q2 2025 ($)	Q2 2024 ($)	% Change	Q2 2025 ($)	Q2 2024 ($)	% Change	Q2 2025 (%)	Q2 2024 (%)	% Change
Ontario									
GTHA	1,700	1,543	10.2	1,673	1,528	9.5	96.6	99.4	(2.8)
Western	1,606	1,613	(0.4)	1,578	1,595	(1.1)	96.2	99.3	(3.1)
Southwestern	1,451	1,360	6.7	1,401	1,332	5.2	93.6	98.5	(5.0)
Southeastern	1,346	1,262	6.7	1,295	1,237	4.7	95.8	98.8	(3.0)
Total Ontario	**$1,615**	**$1,519**	**6.3%**	**$1,584**	**$1,500**	**5.6%**	**96.1%**	**99.2%**	**(3.2%)**
Alberta	**$1,671**	**$1,677**	**(0.4%)**	**$1,659**	**$1,676**	**(1.1%)**	**95.7%**	**100.0%**	**(4.3%)**
Total Portfolio	**$1,623**	**$1,533**	**5.9%**	**$1,590**	**$1,516**	**4.9%**	**96.0%**	**99.3%**	**(3.3%)**

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

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

	Net AMR			Occupied AMR			Occupancy %		
As at June 30,	Q2 2025 ($)	Q2 2024 ($)	% Change	Q2 2025 ($)	Q2 2024 ($)	% Change	Q2 2025 (%)	Q2 2024 (%)	% Change
Ontario									
GTHA	1,622	1,543	5.2	1,597	1,528	4.5	96.4	99.4	(3.0)
Western	1,769	1,692	4.5	1,754	1,679	4.4	95.5	99.0	(3.5)
Southwestern	1,451	1,360	6.7	1,401	1,332	5.2	93.6	98.5	(5.0)
Southeastern	1,346	1,262	6.7	1,295	1,237	4.7	95.8	98.8	(3.0)
Total Ontario	**$1,622**	**$1,541**	**5.3%**	**$1,595**	**$1,524**	**4.6%**	**95.6%**	**99.1%**	**(3.5%)**
Alberta	**$1,758**	**$1,677**	**4.8%**	**$1,725**	**$1,676**	**2.9%**	**97.7%**	**100.0%**	**(2.3%)**
Same Store Portfolio	**$1,635**	**$1,554**	**5.2%**	**$1,607**	**$1,539**	**4.5%**	**95.8%**	**99.2%**	**(3.4%)**

Total Operating Revenue and NOI by Region - All Portfolio

Strong portfolio operating performance during Q2'25 resulted in operating revenues and NOI growth of 39.3% and 38.3%, respectively, when compared to the same period of the prior year.

Total Operating Revenue by Region

	Q2 2025		Q2 2024		
As at June 30,	Revenue ($)	Revenue (%)	Revenue ($)	Revenue (%)	% Growth
Ontario					
GTHA	15,123,288	41.3	10,542,688	40.0	43.4
Western	11,518,960	31.5	8,363,803	32.0	37.7
Southwestern	3,477,590	9.5	3,294,757	13.0	5.5
Southeastern	1,376,504	3.8	1,323,648	5.0	4.0
Total Ontario	**$31,496,342**	**86.1%**	**$23,524,896**	**90.0%**	**33.9%**
Alberta	**$5,122,331**	**13.9%**	**$2,759,847**	**10.0%**	**85.6%**
Total Portfolio	**$36,618,673**	**100.0%**	**$26,284,743**	**100.0%**	**39.3%**

Net Operating Income (NOI) by Region

	Q2 2025			Q2 2024			
As at June 30,	NOI ($)	NOI (%)	NOI Margin (%)	NOI ($)	NOI (%)	NOI Margin (%)	NOI Growth (%)
Ontario							
GTHA	8,819,038	42.8	58.3	5,912,114	40.0	56.1	49.2
Western	6,657,568	32.3	57.8	5,076,489	34.0	60.7	31.1
Southwestern	1,812,229	8.8	52.1	1,684,463	11.0	51.1	7.6
Southeastern	457,499	2.2	33.2	603,487	4.0	45.6	(24.2)
Total Ontario	**$17,746,334**	**86.1%**	**56.3%**	**$13,276,553**	**89.0%**	**56.4%**	**33.7%**
Alberta	**$2,846,891**	**13.9%**	**55.6%**	**$1,612,954**	**11.0%**	**58.4%**	**76.5%**
Total Portfolio	**$20,593,225**	**100.0%**	**56.2%**	**$14,889,507**	**100.0%**	**56.6%**	**38.3%**

Total Operating Revenue and NOI by Region - Same Store Portfolio

The same store portfolio operating revenue grew 4.2% Y/Y while NOI grew by 3.4% during the same period, due to increases in market rents on natural turnover and growth in ancillary revenues through various strategic initiatives. The Ontario portfolio achieved an NOI growth of 4.5% Y/Y.

Same Store Operating Revenues by Region

	Q2 2025		Q2 2024		
As at June 30,	Revenue ($)	Revenue (%)	Revenue ($)	Revenue (%)	% Growth
Ontario					
GTHA	10,979,148	40.3	10,542,688	41.0	4.1
Western	8,592,463	31.6	8,208,995	31.0	4.7
Southwestern	3,477,590	12.8	3,294,758	13.0	5.5
Southeastern	1,339,437	4.9	1,323,648	5.0	1.2
Total Ontario	**$24,388,638**	**89.6%**	**$23,370,089**	**90.0%**	**4.4%**
Alberta	**$2,837,634**	**10.4%**	**$2,759,846**	**10.0%**	**2.8%**
Same Store Portfolio	**$27,226,272**	**100.0%**	**$26,129,935**	**100.0%**	**4.2%**

Same Store Net Operating Income (NOI) by Region

	Q2 2025			Q2 2024			
As at June 30,	NOI ($)	NOI (%)	NOI Margin (%)	NOI ($)	NOI (%)	NOI Margin (%)	NOI Growth (%)
Ontario							
GTHA	6,185,345	40.5	56.3	5,912,114	40.0	56.1	4.6
Western	5,142,640	33.7	59.9	4,952,421	35.0	60.3	3.8
Southwestern	1,812,229	11.9	52.1	1,684,463	11.0	51.1	7.6
Southeastern	603,306	3.9	45.0	603,487	4.0	45.6	0.0
Total Ontario	**$13,743,520**	**90.0%**	**56.4%**	**$13,152,485**	**90.0%**	**56.3%**	**4.5%**
Alberta	**$1,530,692**	**10.0%**	**53.9%**	**$1,612,955**	**10.0%**	**58.4%**	**(5.1%)**
Same Store Portfolio	**$15,274,212**	**100.0%**	**56.1%**	**$14,765,440**	**100.0%**	**56.5%**	**3.4%**

Operating Expenses

Realty Taxes

The portfolio experienced an increase in property taxes Y/Y as municipalities revised their annual property taxes during the past 12 months. Management continues to actively review assessments and pursue appeals, resulting in successful reductions this year at both Seville East & West (65 & 75 Paisley Blvd., Mississauga, ON) and Park Square Apartments (10001 Bellamy Hill Rd. NW, Edmonton), creating meaningful long-term value for the Trust.

Utilities

Utility expenses increased in Q2'25 compared to the same period in 2024, primarily driven by transactional activity. On a same store basis, net utility expenses rose 7.3% Y/Y, with a 14.5% increase in natural gas which was partially offset by a 5.0% decline in water costs. The Trust benefitted from utility credits and reduced consumption through strategic energy-saving initiatives, including sub-metering, which increased recoveries significantly. Total utility recoveries increased by 68.4% ($244k) Y/Y, with a same-store recovery increase of 11.8% ($42k) over the same period. The table below provides net utility cost by type for the portfolio.

	Net Utilities *			Same Store - Net Utilities*		
As at June 30,	Q2 2025 ($)	Q2 2024 ($)	Variance (%)	Q2 2025 ($)	Q2 2024 ($)	Variance (%)
Hydro	853,768	685,516	24.5	785,559	685,516	14.6
Natural Gas	1,100,086	742,650	48.1	850,001	742,650	14.5
Water	1,057,658	845,824	25.0	803,570	845,824	(5.0)
	$3,011,512	**$2,273,990**	**32.4%**	**$2,439,130**	**$2,273,990**	**7.3%**

* Net of utility recoveries

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

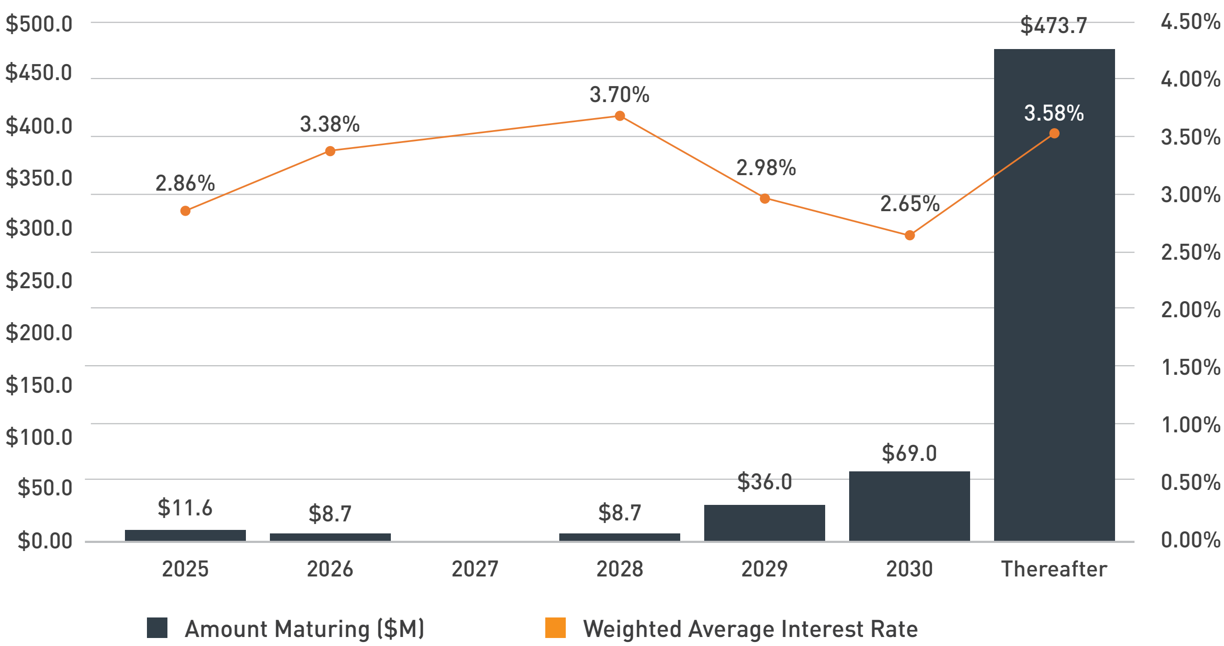
Other Operating Expenses

Operating expenses increased Y/Y, primarily driven by inflationary pressure on wages and benefits, higher repairs and maintenance associated with portfolio growth and elevated leasing incentives which remain consistent with broader industry practices.

Debt Portfolio

The Trust's loan portfolio comprises long-term fixed-rate mortgages secured by individual properties, along with an operating line of credit. The mortgage portfolio is diversified across multiple lenders and features staggered maturities to mitigate interest rate risk. As at June 30, 2025, the weighted average interest rate was 3.43%, with a weighted average remaining term to maturity of 7.28 years. The following table outlines mortgage maturities over the next five years and beyond.

Income-Producing Property Mortgage Maturity by Year



99% **Mortgage Debt - CMHC Insured**

Value Creation

Management continued to drive organic value creation through disciplined rent growth, expense optimization, and the acquisition of assets below market value. Year-to-date, the portfolio's fair value has increased by $2.7M, reflecting the Trust's revenue enhancement initiatives and the strategic management of its existing assets, as cap rates remained stable across most markets. As at June 30, 2025, the portfolio's weighted average cap rate was 4.48%. On a Y/Y basis, the portfolio's fair value grew by 24.7%, driven primarily by transactional activity and strong operational performance in the same store portfolio, which was partially offset by a 13 bps increase in cap rates. Cap rate stability for the first half of the year was a positive sign after increases over the past two years. The outlook for cap rates and transactional activity for the remainder of the year will depend on the stabilization of current economic conditions and the direction/response taken by the Bank of Canada.

	Q2 2025	Q2 2024
YTD Value Increase/(Decrease)	**$2.7M**	**$8.1M**
Change Due to Operational Gains	74%	100%
Change Due to Cap Rate	26%	0%

Cap Rate by Region

	Weighted Avg. Cap Rate
Alberta	5.00%
GTHA	4.16%
Southeastern Ontario	5.03%
Southwestern Ontario	4.80%
Western Ontario	4.53%

Gap to Market

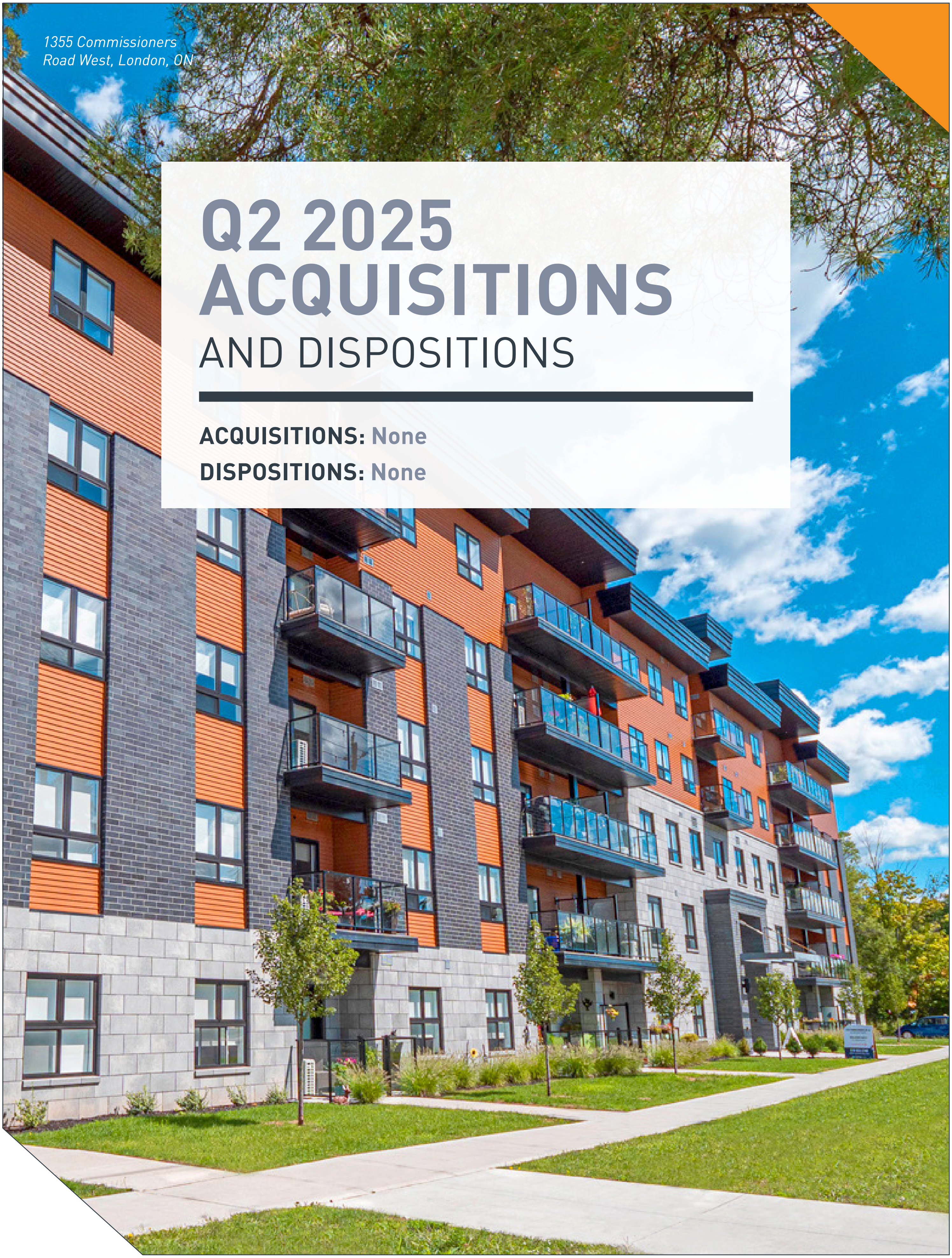
The Trust continues to drive value creation by acquiring assets with below-market rents and implementing targeted rental strategies to accelerate rent optimization and close the gap to market.

	Q2 2025	Q2 2024
As at June 30,	% Gap to Market	% Gap to Market
Ontario		
GTHA	36.9	42.7
Western	30.2	37.3
Southwestern	33.6	38.6
Southeastern	29.9	35.6
Total Ontario	**33.7%**	**39.6%**
Alberta	**2.9%**	**3.0%**
Total Portfolio	**29.1%**	**35.8%**

Non-IFRS Financial Measures

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

1050 Highland Street, Burlington, ON



1355 Commissioners Road West, London, ON

Q2 2025 ACQUISITIONS
AND DISPOSITIONS

ACQUISITIONS: None

DISPOSITIONS: None

PROPERTY
DETAILS

CITY	ADDRESS	PROPERTIES	BACHELOR	1 BDRM	2 BDR	3 BRD	4 BRD	COMMERCIAL	TOTAL
Brampton, ON	78 Braemar Dr.	1	0	40	112	1	0	0	153
Brantford, ON	19 & 23 Lynnwood Dr.	2	0	35	68	10	0	0	113
	120,126 & 130 St.Paul Ave.	1	0	15	31	0	0	0	46
Breslau, ON	208 Woolwich St. S.	1	0	3	74	1	0	0	78
Burlington, ON	1050 Highland St.	1	0	3	15	0	0	0	18
Chatham, ON	75 & 87 Mary St.	1	0	22	34	0	0	0	56
	383-385 Wellington St. W.	1	22	26	5	1	0	0	54
Edmonton, AB	10001 Bellamy Hill Rd. NW.	1	3	0	155	0	0	0	158
	17627 63 St. NW.	1	0	68	205	4	0	0	277
Guelph, ON	98 Farley Dr.	1	22	41	30	0	0	0	93
	5 & 7 Wilsonview Ave.	1	0	5	17	7	0	0	29
	8 & 16 Wilsonview Ave.	2	2	54	53	3	0	0	112
Hamilton, ON	125 Wellington St. N.	1	5	247	73	38	0	1	364
Kingston, ON	252 & 268 Conacher Dr.	2	0	6	18	0	0	0	24
	760/780 Division St.	1	0	24	48	40	0	0	112
	1379 Princess St.	1	1	18	13	0	0	2	34
Kitchener, ON	100-170 Old Carriage Dr.	1	2	14	202	0	0	0	218
London, ON	1355 Commissioners Rd. W.	1	0	14	37	0	0	0	51
	433 King St.	1	0	62	66	1	0	1	130
	470 Scenic Dr.	1	16	32	63	4	0	0	115
Markham, ON	65 Times Ave.	1	9	37	18	0	0	0	64
Mississauga, ON	65 & 75 Paisley Blvd. W.	2	15	67	79	2	0	1	164
Ottawa, ON	Maison Riverain	1							
Sherwood Park, AB	200 Edgar Ln.	1	4	8	92	0	0	0	104
Stratford, ON	30 & 31 Campbell Crt.	2	0	33	63	3	0	0	99
Toronto, ON	12 & 14 Auburndale Crt.	1	0	0	15	23	8	0	46
	2303 Eglinton Ave. E.	1	6	67	96	0	0	0	169
	787 Vaughan Rd.	1	7	25	6	0	0	0	38
	223 Woodbine Ave.	1	0	32	16	0	0	0	48
	650 Woodbine Ave.	1	0	30	8	0	0	0	38
	1862 Bathurst St.	1	12	27	34	2	0	0	75
	4190 Bathurst St.	1	0	53	27	0	0	0	80
	120-130 Raglan Ave.	1	3	145	43	0	0	0	191
Welland, ON	200-230 Denistoun St.	4	1	178	186	23	0	0	388
		42	130	1,431	2,002	163	8	5	3,739

PROPERTY
DETAILS

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.

SHERWOOD PARK, ALBERTA

200 Edgar Lane

MAP

Acquired: September 2022

Unit Breakdown

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

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

EDMONTON, ALBERTA

17627 63 Street Northwest

MAP

Acquired: December 2024

Unit Breakdown

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

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

BRAMPTON, ONTARIO

78 Braemar Drive

MAP

Acquired: July 2022

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

MAP

Acquired: July 2016 and December 2023

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

MAP

Acquired: July 2016

Unit Breakdown

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

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

BRESLAU, ONTARIO

208 Woolwich Street South

MAP

Acquired: March 2022

Unit Breakdown

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

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

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.

GUELPH, ONTARIO

98 Farley Drive

Acquired: March 2022

MAP

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

MAP

Acquired: March 2021

Unit Breakdown

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

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

KINGSTON, ONTARIO

252 & 268 Conacher Drive

MAP

Acquired: September 2018

Unit Breakdown

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

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

KINGSTON, ONTARIO

760/780 Division Street & 2 Kirkpatrick Street

MAP

Acquired: March 2018

Unit Breakdown

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

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

KINGSTON, ONTARIO

1379 Princess Street

MAP

Acquired: May 2018

Unit Breakdown

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

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

KITCHENER, ONTARIO

100-170 Old Carriage Drive

MAP

Acquired: April 2021

Unit Breakdown

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

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

LONDON, ONTARIO

1355 Commissioners Road West

MAP

Acquired: May 2019

Unit Breakdown

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

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

LONDON, ONTARIO
433 King Street

Acquired: October 2021

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 Highways 407, 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.

OTTAWA, ONTARIO

280 Montgomery Street

MAP

Acquired: January 2022

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

As at June 30, Tower 1 was granted occupancy to the 16th floor and Residents have been moving in since April 30. June marked the strongest leasing month to date and occupancy permits for floors 17 -20 are anticipated mid-Q3. Tower 2 construction is progressing steadily. Excavation for underground services is underway, with the first slab-on-grade pour scheduled shortly.

STRATFORD, ONTARIO

30 & 31 Campbell Court

MAP

Acquired: April 2016

Unit Breakdown

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

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

TORONTO, ONTARIO

12 & 14 Auburndale Court

MAP

Acquired: October 2021

Unit Breakdown

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

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

TORONTO, ONTARIO

1862 Bathurst Street

MAP

Acquired: September 2024

Unit Breakdown

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

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

TORONTO, ONTARIO
4190 Bathurst Street

MAP

Acquired: September 2024

Unit Breakdown

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

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

TORONTO, ONTARIO
2303 Eglinton Avenue East

MAP

Acquired: December 2022

Unit Breakdown

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

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

TORONTO, ONTARIO
120 & 130 Raglan Avenue

MAP

Acquired: September 2024

Unit Breakdown

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

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

TORONTO, ONTARIO
787 Vaughan Road

MAP

Acquired: November 2020

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

MAP

Acquired: March 2020

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

MAP

Acquired: November 2020

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..

WELLAND, ONTARIO

200-230 Denistoun St.

MAP

Acquired: June 2024

Unit Breakdown

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

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

1379 Princess Street,
Kingston, ON

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 Interim Financial Statements

Equiton Residential Income Fund Trust
(Unaudited)

For the six-month period ended June 30, 2025

Contents

Equiton Residential Income Fund Trust

Consolidated Interim Statements of Financial Position

(in thousands of dollars)	Note	June 30,2025	December 31,2024
ASSETS			
Non-current assets			
Investment properties	[4]	**$ 1,162,180**	$ 1,153,289
Investment property under development	[5]	**139,460**	115,931
		1,301,640	1,269,220
Current assets			
Cash		**31,098**	18,559
Restricted cash	[6]	**1,452**	1,001
Tenant and other receivables		**906**	1,291
Loan receivable	[8]	**2,101**	2,796
Prepaid expenses		**2,234**	1,391
Deposits		**3,900**	-
		41,691	25,038
TOTAL ASSETS		**$ 1,343,331**	$ 1,294,258
EQUITY AND LIABILITIES			
Non-current Liabilities			
Mortgages Payable	[9]	**$ 551,309**	$ 552,548
Construction loan payable	[9]	**$ 81,351**	$ 47,564
		632,660	600,112
Current Liabilities			
Construction loan payable	[11]	**16,875**	16,875
Bank loan payable	[11]	**21,990**	18,030
Revolving line of credit payable	[11]	**978**	-
Current portion of mortgages payable		**21,032**	14,054
Accounts payable and accrued liabilities		**19,343**	21,924
Tenant deposits and deferred revenue		**5,760**	5,293
Unit subscriptions held in trust	[6]	**1,452**	1,001
Distributions payable	[13b]	**4,011**	3,907
Due to related parties	[12]	**8,596**	2,956
		100,037	84,040
TOTAL LIABILITIES		**$ 732,697**	$ 684,152
EQUITY			
Net assets attributable to unitholders		**610,634**	610,106
TOTAL EQUITY AND LIABILITIES		**$ 1,343,331**	$ 1,294,258

On behalf of the Trustees

_________________ Trustee _________________ Trustee

See accompanying notes to the financial statements

Equiton Residential Income Fund Trust
Consolidated Interim Statements of Income and Comprehensive Income

(in thousands of dollars)	Note	30-Jun-25	30-Jun-24
Property revenue		**$ 36,619**	$ 26,285
Property operating expenses			
Operating expenses		**(8,280)**	(5,914)
Utilities		**(3,674)**	(2,682)
Property taxes		**(4,071)**	(2,799)
Total operating expenses		**(16,025)**	**(11,395)**
Net operating income		**$ 20,594**	**$ 14,890**
Other income		**413**	795
Financing cost		**(12,495)**	(7,150)
Administration		**(610)**	(555)
Asset management fee	[14]	**(6,968)**	(5,121)
Fair value adjustment on investment properties	[4]	**700**	126
Net income		**$ 1,634**	**$ 2,985**

Equiton Residential Income Fund Trust

Consolidated Interim Statements of Changes in Net Assets Attributable to Unitholders

(in thousands of dollars)

	Total Unitholders' Equity
Net assets attributable to Unitholders - January 1, 2024	496,465
Issuance of units	92,333
Issuance of units under DRIP	12,880
Redemption of units	(38,936)
Issuance costs	(4,089)
Net income	2,985
Distributions to General Partners	(4,073)
Distributions	(19,374)
Net assets attributable to Unitholders as at June 30, 2024	**538,191**

	Total Unitholders' Equity
As at January 1, 2025	**610,106**
Issuance of units	78,789
Issuance of units under DRIP	15,821
Redemption of units	(62,408)
Issuance costs	(4,286)
Net income	1,634
Distributions to General Partners	(5,344)
Distributions	(23,678)
Net assets attributable to Unitholders as at June 30, 2025	**610,634**

See accompanying notes to the financial statements

Equiton Residential Income Fund Trust
Consolidated Interim Statements of Cash Flows

(in thousands of dollars)	**Note**	**30-Jun-25**	30-Jun-24
OPERATING ACTIVITIES			
Net income		**1,634**	2,985
Add (deduct) items not affecting cash			
Increase in fair value of investment properties		**(700)**	(126)
Finance cost		**12,495**	7,150
Change in non-cash operating items	[16]	**3,519**	6,950
Cash provided by operating activities		**16,948**	**16,959**
FINANCING ACTIVITIES			
Proceeds from issue of units		**78,789**	92,333
Redemption of units		**(62,408)**	(38,936)
Distribution to unitholders		**(13,097)**	(6,302)
Payment of issuance costs		**(4,286)**	(4,089)
Advance received/ (repayment of) line of credit		**4,938**	(13,435)
Payment of deferred financing fees		**(1,095)**	(1,371)
Repayment of mortgages payable		**(4,636)**	(3,605)
Proceeds from mortgage		**9,881**	48,977
Payment of financing cost		**(10,906)**	(6,013)
Proceed from construction Loan		**33,787**	20,355
Cash provided by financing activities		**30,967**	**87,914**
INVESTING ACTIVITIES			
Building improvements		**(8,191)**	(7,958)
Repayment/ (advance) of loan receivable		**695**	(340)
Deposits		**(3,900)**	(1,000)
Acquisition of investment properties		**-**	(75,621)
Investment in property under development		**(23,529)**	(18,245)
Cash used in investing activities		**(34,925)**	**(103,164)**
Net increase in cash		**12,990**	**1,710**
Cash, beginning of year		**19,560**	18,105
Cash, end of year		**32,550**	**19,815**

Cash presented as:

Cash	**$**	**31,098**	$ 11,174
Restricted cash		**1,452**	8,641
	$	**32,550**	$ 19,815

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 financial statements for the period ended June 30, 2025 were approved and authorized for issue by the Trust on August 25, 2025.

3. Summary of material accounting policies

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

Principles of consolidation

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

Joint arrangements

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

3. Summary of material accounting policies (continued)

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

Investment properties

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

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

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

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

Investment property under development

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

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

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

3. Summary of material accounting policies (continued)

Tenant deposits

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

Revenue recognition

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

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

Financial instruments and fair values

(i) Financial assets

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

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

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

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

3. Summary of material accounting policies (continued)

The Trust's financial assets include cash, restricted cash, due from related parties, tenants and other receivables and loan receivable. All financial assets are recognized initially at fair value and subsequently at amortized cost using the effective interest method with the exception of the loan receivable 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, due to related party, unit subscriptions held in trust, payables and accruals, bank loan payable, deferred revenue and distributions payable.

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

(iii) Transaction costs

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

3. Summary of material accounting policies (continued)

(iv) Fair value

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

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

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

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

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

Fair value of financial assets and liabilities

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

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

	June 30, 2025		
	Fair Value Hierarchy	**Carrying Value**	**Fair Value**
Assets:			
Investment properties	Level 3	1,162,180	1,162,180
Loan receivable	Level 2	2,101	2,101
Liabilities:			
Mortgage payable	Level 2	599,500	520,843

	December 31, 2024		
	Fair Value Hierarchy	**Carrying Value**	**Fair Value**
Assets:			
Investment properties	Level 3	1,153,289	1,153,289
Loan receivable	Level 2	2,796	2,796
Liabilities:			
Mortgage payable	Level 2	591,993	527,699

3. Summary of material accounting policies (continued)

Critical accounting estimates, assumptions, and judgments

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

Investment properties

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

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

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

Joint operations

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

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

Net assets attributable to unitholders

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

3. Summary of material accounting policies (continued)

Future accounting policy changes

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

IFRS 18 introduces the following:
- Defined subtotals and categories in the statement of profits or loss.
- Requirements to improve aggregation and disaggregation.
- Disclosures about management-defined performance measures in the notes to the financial statements.
- Targeted improvements to the statement of cash flow by amending IAS 7, “Statement of Cash Flows”.

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

4. Investment properties

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

Balance, January 1, 2024	**$ 849,831**
Purchase of investment property	280,162
Building improvements to investment properties	19,817
Increase in fair value of investment properties	3,479
Balance, December 31, 2024	**$ 1,153,289**
Purchase of investment property	-
Building improvements to investment properties	8,191
Increase in fair value of investment properties	700
Balance, June 30, 2025	**$ 1,162,180**

Investment properties are being fair valued by a third-party appraiser and internally valued on a rolling quarterly basis. During the six-month ended on June 30, 2025, at least 9 investment properties that the Trust owned as of June 30, 2025 have been valued by independent professionally qualified appraisers.

4. Investment properties (continued)

The estimated fair values per these appraisals are as follows:

Region	Portfolio Values by Region June 30, 2025	Portfolio Values by Region December 31, 2024
Alberta	**$ 153,382**	$ 152,230
Greater Toronto and Hamilton Area	**504,445**	501,360
South Eastern Ontario	**38,199**	37,550
South Western Ontario	**107,272**	106,320
Western Ontario	**358,882**	355,827
	$ 1,162,180	$ 1,153,289

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

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 $61,098 (December 31, 2024 – decrease by $61,205). If the capitalization rate were to decrease by 25 bps, the value of investment properties would increase by $69,054 (December 31, 2024 – increase by $68,565). The capitalization rates used are as follows:

Region	Weighted Avg Cap Rate June 30, 2025	Weighted Avg Cap Rate December 31, 2024
Alberta	5.00%	5.08%
Greater Toronto and Hamilton Area	4.16%	4.15%
South Eastern Ontario	5.03%	5.04%
South Western Ontario	4.80%	4.80%
Western Ontario	4.53%	4.54%

5. Investment property under development

Balance, December 31, 2023	**$**	**80,883**
Purchase of investment property under development		
Property under development expenditures		35,048
Balance, December 31, 2024		**115,931**
Property under development expenditures		23,529
Balance, June 30, 2025	**$**	**139,460**

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

6. Restricted cash

As of June 30, 2025, the restricted cash is $1.452M (2024 - $1.001M). Restricted cash of $1.452M 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 Partnership's indirect 75% proportionate share of the joint operation is as follows:

(in thousands of dollars)		**June 30 2025**		December 31, 2024
Assets				
Cash	**$**	**2,291**	$	975
Tenant and other receivables		**16**		266
Prepaid Expenses		**15**		7
Investment property under development		**139,460**		115,931
Total Assets	**$**	**141,782**	$	117,179
Liabilities				
Accounts payable and accrued liabilities	**$**	**11,589**	$	10,272
Revolving line of credit payable		**978**		-
Mortgages Payable		**16,875**		16,875
Construction loan payable		**81,351**		47,564
Total Liabilities		**110,793**		74,711
Co-owners' Equity		**30,989**		42,468
Total Liabilities and Co-owners' Equity	**$**	**141,782**	$	117,179

8. Loan receivable

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

The equity loan bears 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

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

9. Mortgages payable

	June 30, 2025	December 31, 2024
Mortgage payable	**$ 599,500**	$ 591,993
Deferred Finance Charges	**(27,159)**	(25,391)
	$ 572,341	$ 566,602
Less: current portion	**$ (21,032)**	$ (14,054)
Non-current mortgage payable	**$ 551,309**	$ 552,548

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

The balances repayable as noted above are exclusive of the fair value adjustments recorded upon initial recognition of the mortgages that have been assumed. As of June 30, 2025 these fair value adjustments totalled $9,752 (2024 - $10,343).

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	$	21,032
13 to 24 months from period end		17,672
25 to 36 months from period end		12,031
37 to 48 months from period end		14,775
49 to 60 months from period end		42,198
Thereafter		491,792
	$	**599,500**

(i) There are financial and non-financial covenants pertaining to the Bank of Montreal facilities and they were all met as at June 30, 2025.

(ii) The First National first mortgage on loan was assumed on the purchase of the 125 Wellington Street North, Hamilton, Ontario property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of $134 at the assumption date.

(iii) The Peakhill Capital first mortgage on loan was assumed on the purchase of the 208 Woolwich Street South, Breslau, Ontario property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of $660 at the assumption date.

(iv) The First National first mortgage on loan was assumed on the purchase of the 98 Farley, Guelph, Ontario property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of $275 at the assumption date.

(v) The Canada ICI first mortgage on loan was assumed on the purchase of the 200 Edgar Lane, Sherwood Park, Alberta property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of $3,516 at the assumption date.

(vi) The People's Trust first mortgage on loan was assumed on the purchase of 23 Lynnwood Drive, Brantford, Ontario property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of $554 at the assumption date.

(vii) The Canada ICI mortgage was assumed on the purchase of 17627 63 St. NW, Edmonton, Alberta property. The difference between the fair value and carrying value of the mortgage was determined to be at a premium of $6,494 at the assumption date.

10. Construction loan payable

Land Loan Facility

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

The Land Loan converts to a variable interest rate on November 1, 2024, at the prime rate plus 75 basis points (0.75%). The land loan matures on November 1, 2025. As of June 30, 2025, the outstanding balance is $22,500 (December 31, 2024, $22,500), of which the Partnership has recorded its 75%. The other co-owner and the Limited Partnership have provided a corporate guarantee and postponement of claim for the full loan amount of $22,500 plus interest and costs for the full duration of the existing land loan facility on phase two and phase three units and any renewals thereof.

Construction Loan Facility

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

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

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

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

10. Construction loan payable (continued)

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

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

Letter of credit

On January 17, 2020, Riverain also entered into a $500 Letters of Credit Facility ("LCF") agreement with Desjardins, which can only be used to finance the municipal bodies and public utilities for development purposes. Letter of credits will be for a term of one year and will be subject to an annual fee of 1% upon issuance. The LCF had been extended for an additional 12-month term to February 1, 2023. On January 19, 2023, the LCF agreement was increased to $2,000 in conjunction with the refinancing of the Land Loan. On October 16, 2023, the LCF was increased to $3,000 in conjunction with the Construction Loan Facility for a period of one year under the same terms and conditions. On June 13, 2025, the LCF is reduced at $2,632 in conjunction with CMHC insured CLF under the same terms and conditions. The LCF is renewable prior to maturity provided there is no material default beyond any applicable notice period. As at June 30, 2025 the outstanding balance is $nil (2024 - $nil).

11. Bank loan payable

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

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

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

Riverain entered a $1,500 revolving operating line of credit with Desjardins to fund obligations as they come due in between construction draws. Any balance outstanding on the facility is repaid with the next construction draw. As of June 30, 2025, the balance outstanding on the swingline facility is $1,304 of which the Trust has recorded its 75%.

For the six months ended June 30, 2025, additional financing costs totalling $4,303 (June 30, 2024, $204) were incurred and capitalized to property under development.

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 $4,242 (June 30, 2024 - $4,065), which are included in issuance costs in the statements of changes in net assets attributable to unitholders.

(b) Due to related parties

(b) Due to related parties

	June 30, 2025	December 31, 2024
Due to Equiton Residential Income GP Inc. *(general partner of Equiton Residential Income Limited Partnership)*	**$ 8,156**	$ 2,814
Due to Equiton Partners' Inc.	**262**	-
Due to Equiton Capital Inc.	**178**	142
	$ 8,596	$ 2,956

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

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

13. Net assets attributable to unitholders

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

(i) Class A Trust Units

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

(ii) Class B Trust Units

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

(iii) Class C Trust Units

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

(iv) Class F Trust Units

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

(v) Class I Trust Units

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

(a) Units outstanding

13. Net assets attributable to unitholders (continued)

Class A Trust Units	**Number of Units**
Balance, January 1, 2024	**17,862**
Issuance of units	4,401
Issuance of units through distribution reinvestment plan	832
Redemption of units	(1,319)
Switches	(75)
Balance, December 31, 2024	**21,701**
Issuance of units	1,821
Issuance of units through distribution reinvestment plan	477
Redemption of units	(1,057)
Switches	(66)
Balance, June 30, 2025	**22,876**

Class B Trust Units	
Balance, January 1, 2024	**765**
Issuance of units	167
Issuance of units through distribution reinvestment plan	44
Redemption of units	(34)
Switches	7
Balance, December 31, 2024	**949**
Issuance of units	-
Issuance of units through distribution reinvestment plan	22
Redemption of units	(1)
Switches	(23)
Balance, June 30, 2025	**947**

Class C Trust Units	**Number of Units**
Balance, January 1, 2024	**1,351**
Issuance of units	839
Issuance of units through distribution reinvestment plan	79
Redemption of units	(55)
Switches	2
Balance, December 31, 2024	**2,216**
Issuance of units	602
Issuance of units through distribution reinvestment plan	49
Redemption of units	(7)
Switches	67
Balance, June 30, 2025	**2,927**

Class F Trust Units	
Balance, January 1, 2024	**14,771**
Issuance of units	7,074
Issuance of units through distribution reinvestment plan	753
Redemption of units	(1,465)
Switches	(811)
Balance, December 31, 2024	**20,322**
Issuance of units	2,306
Issuance of units through distribution reinvestment plan	462
Redemption of units	(1,694)
Switches	(1,112)
Balance, June 30, 2025	**20,284**

Class I Trust Units	
Balance, January 1, 2024	**11,514**
Issuance of units	4,109
Issuance of units through distribution reinvestment plan	568
Redemption of units	(2,801)
Switches	877
Balance, December 31, 2024	**14,267**
Issuance of units	1,582
Issuance of units through distribution reinvestment plan	283
Redemption of units	(2,243)
Switches	1,133
Balance, June 30, 2025	**15,022**
Total A, B, C, F and I Units, June 30, 2025	**62,056**

13. Net assets attributable to unitholders (continued)

b) Distributions and distribution reinvestment

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

During the period, the Trust made distributions of $23,678 (June 30, 2024 - $19,374). Of this amount, $15,821 (June 30, 2024 - $12,880) were reinvested through the DRIP.

The General Partner shall be entitled to a 20% interest in cash distributions of the Partnership, and a 20% interest in any increase in the equity value of the investment properties, calculated and payable at the time such increase in equity value is realized or the issuance of additional limited partner units by the Partnership. The General Partner has indicated that it will either defer payment of such distributions until such time as sufficient cash is available or to elect to receive such distributions in the form of limited partnership units of the Partnership. During the period, the Trust made distributions of $5,344 (June 30, 2024 - $4,073) to Equiton Residential Income GP Inc.

14. Asset management agreement

The property management fees were performed by a related party, Equiton Partners Inc. As compensation for providing the Property Management Services, a fee is paid equal to 4.0% of the gross income from the properties for the initial term and for each renewal. In addition, Equiton Partners Inc. is paid a fee equal to 5.0% of the total cost to (i) construct tenant improvements and/or coordinate the construction, modification, improvement, re-construction, or effecting of material repairs to any tenant premises at any of the Properties, or (ii) construct, modify, improve, re-construct or effect a material repair to any portion of the Property or Properties. During the period, the property management fee included in the property operating expenses is $1,447 (June 30, 2024 – $1,040).

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

(i) Transaction fee

The transaction fee is charged at 1.00% of the purchase price with respect to each property acquired or sold by the Partnership. During the period the transaction fee recorded in investment properties on the statement of financial position is $nil (June 30, 2024 – $0).

(ii) Asset management fee

The asset management fee is charged at 1.00% annually with respect to the gross asset value of the assets in the Partnership. The asset management fee is calculated and charged monthly. During the year the asset management fee recorded in the statement of income (loss) and comprehensive income (loss) is $6,968 (June 30, 2024 – $5,122).

(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

14. Asset management agreement (continued)

transaction and at 1.50% of the loan amount with respect to each mezzanine or non-first ranking financing transaction. During the period financing fees recorded as deferred financing fees in the mortgages payable on the statement of financial position is $82 (June 30, 2024 - $553).

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:

	June 30, 2025	December 31, 2024
Mortgages payable	**$ 599,500**	$ 591,993
Construction loan payable	**98,226**	64,439
Bank loan payable	**22,968**	18,030
Cash	**(31,098)**	(18,559)
Net debt	**689,596**	655,903
Net assets attributable to unitholders	**610,634**	610,096
	$ 1,300,230	$ 1,265,999

16. Changes in non-cash operating items

	June 30, 2025	December 31, 2024
Payables and accruals	**$ (2,582)**	$ (1,088)
Tenant deposits	**467**	1,231
Tenant and other receivables	**386**	(423)
Prepaid expenses	**(843)**	(159)
Unit subscriptions held in trust	**451**	(1,211)
Due to/from related parties	**5,640**	7,294
	$ 3,519	$ 5,644

17. Commitment

The Trust has committed to costs for future building improvements in the amount of $nil (2024 - $nil). As of June 30, 2025, the Trust has entered into contract with consultants as part of its joint arrangement in Riverain with its co-owner totalling $4,000 of which $1,175 is the balance to complete.

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

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

(ii) Credit risk

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

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

18. Financial instruments and risk management (continued)

The carrying amount of receivables is reduced through the use of an allowance account and the amount of the loss is recognized in the statement of income and comprehensive income within other expenses. When a receivable balance is considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the statement of income (loss) and comprehensive income (loss). The total provision taken on the receivables as of June 30, 2025, and December 31, 2024, is $2,045 (2024 - $1,688).

The Trust's maximum credit risk exposure on June 30, 2025 and December 31, 2024, 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 June 30, 2025, the Trust was holding cash of $32,550 (June 30, 2024 - $19,815) of which $1,452 (June 30, 2024 - $8,641) was restricted for the future issuance of units. The mortgages payable, construction loan payable and loan payable have repayment terms outlined in Note 9, Note 10 and Note 11, respectively.

June 30, 2025	**On Demand**	**1 Year**	**2-5 Years**	**>5Years**
Mortgages payable	**$**	**$ 21,032**	**$ 86,676**	**$ 491,792**
Construction loan payable		**16,875**	**81,351**	
Bank loan payable				
Due to related parties	**8,596**			
Unit subscriptions held in trust	**1,452**			
Loan payable	**22,968**			
Distributions payable		**4,011**		
Payables & accrues		**19,343**		
	$ 33,016	**$ 61,261**	**$ 168,027**	**$ 491,792**

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

18. Financial instruments and risk management (continued)

(iv) Environnemental 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 changes in the current year presentation.

20. Subsequent events

The Trust acquired properties in Alberta in July 2025 and a property in British Columbia in August 2025.