



Q2 REPORT

2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the three and six months
ended June 30, 2026



CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST



Centurion Apartment Real Estate Investment Trust (the “REIT”) is a private real estate investment trust focused on apartment buildings, student housing, and mortgage investments in Canada.

It is organized as an unincorporated open-ended investment trust created by a Declaration of Trust made as of August 31, 2009, as amended and restated, and is governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein.

The policies of the Trust are outlined in the amended and restated Declaration of Trust (the “DoT”) dated November 7, 2025. The DoT can be found at: <https://www.centurion.ca/investment-solutions/centurion-apartment-reit>

The investment guidelines and operating policies are set out in the DoT.

STATION PLACE
Toronto, ON



CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST



OBJECTIVE

The REIT's primary objective is to provide investors with stable and sustainable cash distributions, payable monthly and tax-deferred where reasonably possible, while offering the opportunity for long-term growth and preservation of capital. Its aim is to achieve this through the ownership and active management of a diversified portfolio of income-producing multi-unit residential apartments, student housing properties, and mortgage and equity investments across Canada. The REIT's strategy is grounded in its core values - **R.I.S.E** - **Respect** for all stakeholders, **Integrity** in our business practices, **Simplicity** and efficiency in operations, and a drive for **Excellence** in portfolio performance and service delivery.

STRATEGY

To accomplish these objectives, the REIT has adopted the following strategies:



Reliable and Sustainable Distributions

- Focus on consistent cash flow generation to fund stable monthly distributions.
- Utilize tax-efficient structures to enhance after-tax returns for investors.
- Balance distribution levels with reinvestment needs to support long-term capital preservation.



Active Portfolio and Asset Management

- Maximize unit value through disciplined property management, capital improvements, and tenant retention initiatives.
- Continuously evaluate the portfolio to identify opportunities for repositioning, redevelopment, or disposition of non-core assets.
- Implement operational efficiencies to drive margin expansion and improve net operating income.



Portfolio Diversification and Growth

- Maintain and expand a diversified portfolio of multi-unit residential and student housing properties across strong, high-demand markets in Canada.
- Complement real estate holdings with selective mortgage and equity investments to provide flexibility, liquidity, and enhanced returns.
- Pursue acquisitions that align with demographic trends, strong occupancy demand, and sustainable income profiles.



Strategic Partnerships and Market Access

- Leverage the REIT's network of industry and capital market relationships to source attractive investment opportunities.
- Partner with reputable developers, operators, and lenders to expand the pipeline of projects and diversify exposure.
- Utilize these relationships to strengthen risk management practices and enhance market insights.

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST



Financial Discipline and Risk Management

- Maintain a prudent capital structure through disciplined leverage, proactive refinancing, and liquidity management.
- Align distributions with recurring cash flows while preserving flexibility for reinvestment and growth.
- Uphold transparency, integrity, and accountability in financial reporting, governance, and stakeholder engagement.



Commitment to Excellence

- Enhance the tenant experience through quality property management and continuous improvement in service delivery.
- Benchmark financial and operational performance against industry peers to ensure competitiveness.
- Embed ESG considerations and sustainability initiatives into asset management practices to strengthen long-term value creation. For more information on the REIT's ESG strategy, see the ESG Report on the website.

MAYFAIR ON JASPER
Edmonton, AB



Q2 2026 HIGHLIGHTS



\$208.3M

Property Operating
Revenues
(Six Months ended
June 30, 2026)



5.2%

Property Operating
Revenues Increase
Compared to
Prior Quarter



3.1%

Same Store Operating
Revenues Increase
Compared to
Prior Year



\$66.7M

NOI
(5.0% Increase
Compared to
Prior Year)



63.7%

NOI Margin
(0.1% Decrease
Compared to Prior Year)



215

New Units



\$32.4M

Gap to Market
(Annualized)



\$0.96

Distributions per
Class "A" Unit
(Annualized)



\$1.16

Distributions per
Class "F" Unit
(Annualized)



1

New Property
Launched



161

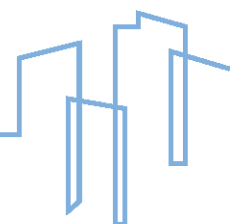
Total Properties



98%

Mortgage Debt
with Fixed Rates

FINANCIAL HIGHLIGHTS



(expressed in thousands of Canadian dollars, except per unit amounts)

FUND FACTS

	June 30, 2026	December 31, 2025	June 30, 2025
Closing Price of Trust Units	\$22.227	\$23.081	\$24.240
Total Number of Undiluted Rental Units	24,136	23,921	23,211
Total Number of Buildings	161	160	163
Investment Properties	\$6,954,269	\$6,956,993	\$6,967,729
Total Assets	\$7,082,609	\$7,174,877	\$7,271,287
Total Market Capitalization	\$4,029,075	\$4,120,646	\$4,353,311
Class A Yield - Cash Annualized	4.32%	4.16%	3.96%
Class F & I Yield - Cash Annualized	5.22%	5.03%	4.79%
12 Month Trailing - Net (Loss) Income and Comprehensive Income per Unit	(\$1.22)	\$0.28	\$1.21
12 Month Trailing - Funds From Operations per Unit	\$0.79	\$0.80	\$0.83
12 Month Trailing - Normalized Funds From Operations per Unit	\$1.21	\$1.24	\$1.24

Weighted Average Number of Units

Distributions per Class "A" Unit

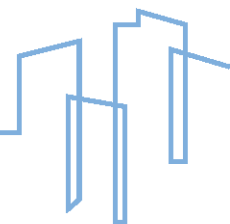
Distributions per Class "F" Unit

Three Months Ended June 30		Six Months Ended June 30	
2026	2025	2026	2025
180,812,528	179,471,736	180,006,523	178,624,173
\$0.24	\$0.24	\$0.48	\$0.48
\$0.29	\$0.29	\$0.58	\$0.58

ACTIVITY

Number of Properties Acquired and Created	1	1	1	5
Number of Rental Units Acquired and Created	77	76	192	554
Number of Rental Units Acquired and Created (undiluted)	153	151	215	1,063
New Investments in the Lending Portfolio	\$4,731	\$6,536	\$6,237	\$13,366
Repayments of Investments in the Lending Portfolio	\$4,872	\$8,869	\$4,872	\$27,369

FINANCIAL HIGHLIGHTS



PROPERTY OPERATIONS

	Three Months Ended June 30		Six Months Ended June 30	
	2026	2025	2026	2025
Overall Portfolio Occupancy	92.34%	93.17%	92.40%	93.11%
Stabilized Property Occupancy	95.24%	95.86%	95.50%	96.18%
Property Operating Revenues	\$104,643	\$99,517	\$208,344	\$198,924
Net Operating Income (NOI)	\$66,689	\$63,523	\$130,196	\$126,375
NOI Margin	63.73%	63.83%	62.49%	63.53%
Net (Loss) Income and Comprehensive Income	(\$107,722)	\$122,751	(\$94,231)	\$174,771
Net (Loss) Income and Comprehensive Income per Unit	(\$0.60)	\$0.68	(\$0.52)	\$0.98
Funds From Operations per Unit	\$0.20	\$0.18	\$0.37	\$0.38
Normalized Funds From Operations per Unit	\$0.30	\$0.30	\$0.56	\$0.59

Rent-to-Market Gap (annualized) ⁽¹⁾

Rent-to-Market Gap %

June 30, 2026	December 31, 2025	June 30, 2025
\$32,438	\$31,069	\$35,459
6.12%	6.16%	7.13%

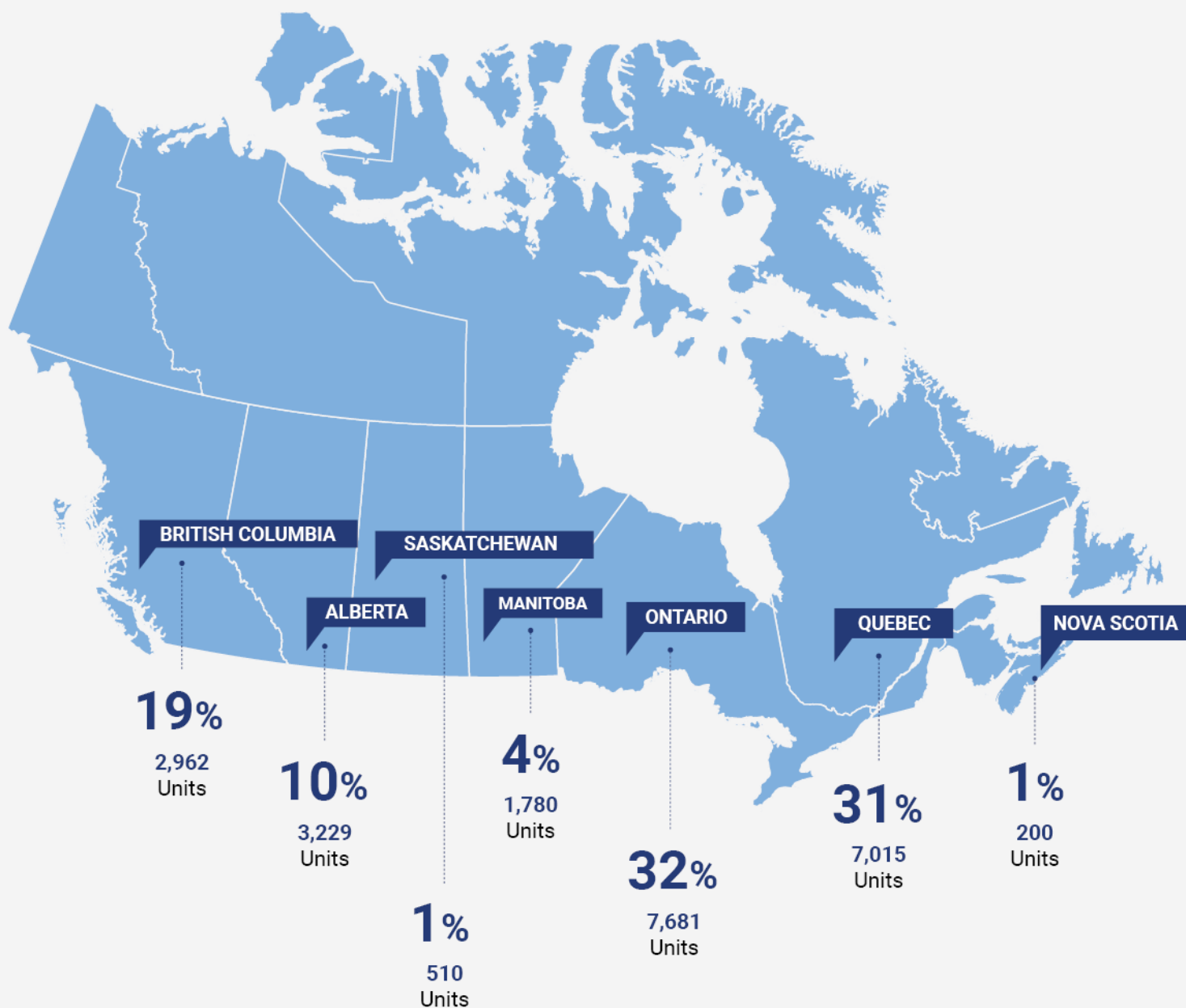
LIQUIDITY AND LEVERAGE

Debt at Fair Value to Gross Book Value	49.25%	47.67%	43.87%
Weighted Average Mortgage Liability Interest Rate	3.29%	3.29%	3.31%
Weighted Average Mortgage Liability Term	4.70 years	5.04 years	5.64 years
Weighted Average Mortgage Investment Interest Rate	12.62%	12.49%	12.69%
Weighted Average Mortgage Investment Term	0.53 years	0.54 years	0.74 years
Gross Interest Expense Coverage Ratio (times) ⁽²⁾	2.36	2.47	2.47

(1) Refer to the Operating Results section on page 19 for an additional discussion on the Rent-to-Market Gap figure.

(2) Calculated by taking NOI plus Interest Income divided by Finance Costs.

PORTFOLIO DETAILS



Note: The percentages are based on the fair value of assets. The remaining 2% is related to assets in the U.S. Please refer to Appendix A for more information about the properties.

PORTFOLIO DETAILS



45 cities | **161** properties | **21,378** units*



Apartments

ALBERTA

	Properties	Rental Units
Calgary	4	1,144
Edmonton	9	1,539

BRITISH COLUMBIA

	Properties	Rental Units
Kelowna	6	918
Langford	11	636
Surrey	3	660
Victoria	3	266

MANITOBA

	Properties	Rental Units
Winnipeg	7	1,780

NOVA SCOTIA

	Properties	Rental Units
Dartmouth	2	200

ONTARIO

	Properties	Rental Units
Acton	1	33
Barrie	2	43
Brighton	2	59
Cambridge	5	679
Gravenhurst	1	39
Guelph	1	66
Huntsville	1	25
Kitchener	6	668
Mississauga	3	269
Oshawa	4	231
Ottawa	3	1,015
Toronto	13	1,498
Whitby	1	36

QUEBEC

	Properties	Rental Units
Blainville	1	133
Brossard	5	541
Châteauguay	3	379
Delson	3	332
Gatineau	4	879
Laval	1	240
Longueuil	8	732
Montreal	5	667
Quebec City	1	684
Saint-Constant	2	328
Sainte-Julie	1	286
Sainte-Thérèse	4	514
Saint-Lambert	1	210
Terrebonne	4	361

SASKATCHEWAN

	Properties	Rental Units
Regina	3	510

U.S.A

	Properties	Rental Units
Baytown	1	228
Minneapolis	1	307
Waller	1	224

*Owned Properties only

Total Rental Units 19,359

PORTFOLIO DETAILS



Student Housing

ALBERTA

	Properties	Rental Units
Calgary	1	546

BRITISH COLUMBIA

	Properties	Rental Units
Burnaby	1	482

ONTARIO

	Properties	Rental Units
London	4	960
Toronto	1	332
Waterloo	7	1,728

QUEBEC

	Properties	Rental Units
Montreal	1	440
Quebec City	1	289

Total Student Housing Units 4,777



Medical Offices

ALBERTA

	Properties	Leasable Sq. ft.
Medicine Hat	1	30,850

ONTARIO

	Properties	Leasable Sq. ft.
Ottawa	4	170,861
Stratford	1	34,467
Toronto	1	127,721
Vaughan	1	57,728

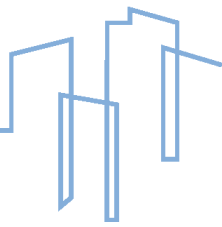
METRO
Surrey, BC



Q2 2026 MILESTONES



LETTER FROM THE PRESIDENT



Dear Investors,

The Canadian multifamily real estate market continues to transition into the next phase of its investment cycle, creating both challenges and opportunities for long-term investors. Elevated new supply, affordability pressures and economic uncertainty have moderated near-term rent growth and continue to influence property valuations. Despite these challenges, the long-term fundamentals supporting professionally managed rental housing remain compelling. Canada's structural housing shortage and continued demand for quality rental accommodation reinforce our confidence in the sector and its long-term growth potential.

We believe long-term investment success will increasingly be driven by operational excellence, disciplined capital allocation and active asset management. At Centurion, our strategy remains unchanged: owning high-quality real estate, growing recurring cash flows and creating value through disciplined execution.

The Trust delivered resilient operating performance during the first half of 2026 while continuing to invest in future growth.

Highlights for the first six months of 2026:

- **\$7.1 billion in total assets across a diversified portfolio of Canadian rental communities.**
- **Quarterly revenue increased 5.2% and NOI increased 5.0%, reflecting resilient operating performance.**
- **95.50% stabilized occupancy across the portfolio.**
- **Apartment rents increased 2.31% and Student Housing rents increased 6.95%.**
- **\$32.4 million of annualized rent-to-market opportunity, providing embedded future revenue growth.**
- **215 rental units delivered, including 62 commercial-to-residential conversions and 153 newly developed units.**

Maintaining a strong balance sheet remains a key priority. Our diversified portfolio, long-standing lending relationships and disciplined approach to capital management provide the financial flexibility to invest through market cycles while protecting long-term value for our investors. We also continued the orderly execution of our Managed Redemption Program, balancing redemption requests with prudent liquidity management and the interests of all unitholders.

Looking ahead, we remain confident in the long-term outlook for Canadian multifamily real estate. While elevated supply may continue to moderate rent growth in certain markets over the near term, construction activity has slowed and Canada's structural housing imbalance remain unchanged. We believe the next phase of the real estate cycle will increasingly reward experienced managers with high-quality portfolios, operational scale and disciplined capital allocation. Centurion is well positioned to capitalize on these opportunities.

For more than two decades, Centurion has remained focused on creating long-term value through disciplined investing, operational excellence and prudent financial management. These principles continue to guide every decision we make and remain the foundation of our commitment to protecting and growing our investors' capital.

Greg Romundt

Founder, Executive Chair of Centurion Asset Management Inc. and Trustee

Q2 2026: MANAGEMENT'S DISCUSSION AND ANALYSIS

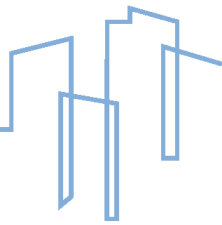


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FORWARD-LOOKING STATEMENTS

The Management's Discussion and Analysis ("MD&A") of Centurion Apartment Real Estate Investment Trust ("Centurion", "Centurion REIT", "Centurion Apartment REIT", the "Trust" or the "REIT") contains "forward-looking statements" within the meaning of applicable securities legislation. This document should be read in conjunction with the material contained in the Trust's unaudited condensed consolidated interim financial statements for the three and six months ended June 30, 2026, along with Centurion REIT's other documents available on the Trust's website. Forward-looking statements appear in this MD&A under the heading "Outlook" and generally include, but are not limited to, statements with respect to management's beliefs, plans, estimates and intentions, and similar statements concerning anticipated future events, results, circumstances, performance or expectations, including but not limited to financial performance, equity or debt offerings, new markets for growth, financial position, comparable multi-residential REITs and proposed acquisitions. Generally, these forward-looking statements can be identified by the use of forward-looking terminology such as "plans", "expects" or "does not expect", "is expected", "budget", "scheduled", "estimates", "forecasts", "intends", "anticipates" or "does not anticipate", "believes", or variations of such words and phrases or statements that certain actions, events or results "may", "could", "would", "might" or "will be", "taken", "occur" or "be achieved".

Forward-looking statements are subject to known and unknown risks, uncertainties and other factors that may cause the actual results, level of activity, performance or achievements of Centurion REIT to be materially different from those expressed or implied by such forward-looking statements, including but not limited to: the risks related to the market for Centurion REIT's Trust Units, the general risks associated with real property ownership and acquisition, that future accretive acquisition opportunities will be identified and/or completed by Centurion REIT, risk management, liquidity, debt financing, credit risk, competition, general uninsured losses, interest rate fluctuations, environmental matters, restrictions on redemptions of outstanding Centurion REIT's Trust Units, lack of availability of growth opportunities, diversification, potential unitholders' liability, potential conflicts of interest, the availability of sufficient cash flow, fluctuations in cash distributions, the unit price of Centurion REIT's Trust Units, the failure to obtain additional financing, dilution, reliance on key personnel, changes in legislation, failure to obtain or maintain mutual fund trust status and delays in obtaining governmental approvals or financing as well as those additional factors discussed in Appendix D "Risks and Uncertainties" and in other sections of the MD&A.

In addition, certain material assumptions are applied by the Trust in making forward-looking statements including, without limitation, factors and assumptions regarding;

- Overall national economic activity
- Regional economic factors, such as employment rates
- Inflationary/deflationary factors
- Long, medium, and short-term interest rates
- Legislated requirements
- Availability of financing
- Vacancy rates

Although the forward-looking information contained herein is based upon what Management believes are reasonable assumptions, there can be no assurance that actual results will be consistent with these forward-looking statements. Centurion REIT has attempted to identify important factors that could cause actual results to differ materially from those contained in forward-looking statements, however, there may be other factors that cause results not to be as anticipated, estimated or intended. There can be no assurance that such statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. Accordingly, readers should not place undue reliance on forward-looking statements. Centurion REIT does not intend to update any forward-looking statements that are incorporated by reference herein, except in accordance with applicable securities laws.

Certain statements included herein may be considered "financial outlook" for purposes of applicable securities laws, and such financial outlook may not be appropriate for purposes other than this MD&A.



NON-IFRS MEASURES

Centurion Apartment REIT prepares its unaudited condensed consolidated interim financial statements in accordance with IFRS. In this MD&A, as a complement to the financial results provided in accordance with IFRS, Centurion Apartment REIT also discloses and discusses certain financial measures not recognized by IFRS including Net Operating Income ("NOI"), Normalized Net Operating Income ("NNOI") and Funds From Operations ("FFO").

These metrics (or, in each case, substantially similar terms) are measures used by Canadian real estate investment trusts as indicators of financial performance, however they do not have standardized meanings prescribed and these measures may differ from similar computations as reported by other real estate investment trusts and, accordingly, may not be comparable to similarly-termed measures reported by other such issuers.

Net Operating Income ("NOI") is a key measure of operating performance used in the real estate industry and includes all rental revenues generated at the property level, less related direct costs such as utilities, realty taxes, insurance and on-site maintenance wages and salaries. As one of the factors that may be considered relevant by readers, Management believes that NOI is a useful supplemental measure that may assist prospective investors in assessing the Trust.

NNOI is a key measure of potential operating performance used in the real estate industry and differs from NOI mainly in that certain long-term stabilizing assumptions are made in the calculation of NNOI. Such assumptions may reflect a stabilized (normalized) view of key inputs in the calculation of NNOI such as forward-looking rents, vacancy ratios, property taxes, wages, repairs and maintenance, and other costs. NNOI is often used by property appraisers in valuing a property. NNOIs have been used, among other things for evaluating potential property acquisitions, to determine fair values of the investment properties held by the Trust, and to estimate the capacity to make distributions and the level of distributions. Management believes that given the rapid rate of growth of the portfolio, that new acquisitions often require stabilization and repositioning periods and that many in the real estate industry use NNOI when purchasing or selling a property, NNOI is a useful tool in evaluating the portfolio.

FFO is a financial measure used by some REITs to define their operating performance to provide an idea of the REIT's cash performance, which is a better indicator of a REIT's performance than earnings which includes large non-cash items. As a rapidly growing REIT with a number of properties that are currently unstabilized or in a period of repositioning, Management does not look at FFO to be a very useful indicator of stabilized cash flows or earnings but calculates and presents FFO as an input into the calculation of the measures such as NFFO.

NFFO is a financial measure that adjusts Funds From Operations for non-recurring items. Some of these items Management considers to be capital in nature but for accounting purposes are expensed under IFRS (e.g. portfolio stabilization costs). Adjustments may include things such as portfolio stabilization costs (e.g. extra vacancy costs, rental promotions costs and non-normalized collections and evictions costs) that are not expected to be ongoing once stabilization is achieved, adjustments for the difference between underwritten Internal Rates of Return on participating mortgage type investments and minimum coupon rates on those investments to show the impact of timing differences on earnings related to these investments, leakage costs on excess capital (for undeployed capital) that has dragged on current period earnings, nonrecurring and new recurring measures such as internalization of the asset and property management teams and their influence on earnings capacity. Management looks at NFFO as a better measure of the REIT's current cash-generating capacity than FFO as it takes a stabilized view of the portfolio and adjusts for items that are not expected to influence earnings capacity over the medium to long term. It excludes identified opportunities and costs that Management has identified and believes may be realized over time.

Readers are cautioned that these metrics and calculations are not alternatives to measures under IFRS and should not, on their own, be construed as indicators of the Trust's performance, cash flows, measures of liquidity or as measures of actual returns on units of the Trust. These non-IFRS measures, as presented, should only be used in conjunction with the unaudited condensed consolidated interim financial statements of the Trust. In addition, these measures may be calculated differently by other similar organizations and may not be comparable.

The Trust currently has six classes of units, the Class "A" Units, Class "F" Units, Class "I" Units, and Exchangeable "B", "C" and "D" LP Units. Under IFRS, the REIT has no instrument qualifying for equity classification on its unaudited condensed consolidated interim financial statements and as such, all units are classified as financial liabilities. The classification of all units as financial liabilities with the presentation as net assets attributable to Unitholders does not alter the underlying economic interest of the Unitholders in the net assets and net operating results attributable to Unitholders.



NON-IFRS MEASURES RECONCILIATION

To supplement the Trust's IFRS financial statements, Management presents certain investments based on their underlying economic characteristics rather than their IFRS accounting classification. This presentation groups investments with similar operating and risk characteristics, providing a more meaningful basis for evaluating portfolio performance, operating margins, capital allocation and investment risk.

The following tables reconcile the Trust's IFRS presentation to Management's reporting presentation for Property Operating Revenue, Net Operating Income, Investment Properties, Mortgages Payable and the Mortgage Investment Portfolio.

Reconciliation of IFRS to Management Reporting - Portfolio Performance			
Expressed in Thousands of Canadian Dollars			
For the period ended		June 30, 2026	June 30, 2025
Property Operating Revenue, per IFRS	\$	191,349	\$ 183,000
Property Operating Revenue associated with Equity Accounted Investments		16,995	15,924
Property Operating Revenue, per Management	\$	208,344	\$ 198,924
Net Operating Income, per IFRS		119,980	117,714
Net Operating Income associated with Equity Accounted Investments		10,216	8,661
Net Operating Income, per Management	\$	130,196	\$ 126,375

Reconciliation of IFRS to Management Reporting - Investment Properties			
Expressed in Thousands of Canadian Dollars			
		June 30, 2026	December 31, 2025
Total Investment Properties, per IFRS	\$	6,472,938	\$ 6,477,643
Add: Equity Accounted Investments		430,739	428,758
Add: Other Investments reclassified as Investment Properties		50,592	50,592
Investment Properties, per Management	\$	6,954,269	\$ 6,956,993

Reconciliation of IFRS to Management Reporting - Mortgage Payable			
Expressed in Thousands of Canadian Dollars			
		June 30, 2026	December 31, 2025
Total Mortgage Payable and Credit Lines, per IFRS	\$	3,595,463	\$ 3,539,597
Add: Equity Accounted Investments reclassified as Investment Properties		229,405	229,951
Add: Other Investments reclassified as Investment Properties		37,408	—
Mortgage Payables and Credit Lines, per Management	\$	3,862,276	\$ 3,769,548

Reconciliation of IFRS to Management Reporting - Mortgage Investment Portfolio			
Expressed in Thousands of Canadian Dollars			
		June 30, 2026	December 31, 2025
Total Mortgage Investments, per IFRS	\$	52,328	\$ 83,118
Add: Allowance for ECL		26,770	8,896
Total Gross Mortgage Investments, per Management	\$	79,098	\$ 92,014
Total Participating Loan Interests, per IFRS		17,253	23,263
Total Participating Loan Interests, per Management	\$	17,253	\$ 23,263
Total Equity Accounted Investments, per IFRS		382,504	370,379
Less: Equity Accounted Investments classified as Investment Properties		(241,049)	(237,118)
Total Equity Accounted Investments, per Management	\$	141,455	\$ 133,261



CENTURION OUTLOOK

As rental growth moderates toward more normalized levels, long-term success across the multifamily sector will increasingly depend on operational efficiency, scale, disciplined capital allocation, and resident experience. Centurion remains well positioned through its integrated operating platform, diversified portfolio, and long-term investment strategy.

The Trust's strategy continues to focus on four key priorities:

1. **Operational Excellence:** Maintain a resident-focused operating model supported by proactive property management, pricing optimization, leasing initiatives, and disciplined cost management. Continue investing in workforce development, technology, and operating infrastructure to support long-term efficiency and retention.
2. **Financial Resilience:** Maintain a disciplined capital structure, conservative leverage profile, and prudent liquidity management approach. Preserve operational flexibility while positioning the Trust to capitalize on strategic opportunities as market conditions evolve.
3. **Sustainability Leadership:** Advance investments in energy-efficient systems, environmental initiatives, and responsible development practices. Continue expanding sustainability-focused programs intended to improve long-term operating efficiency and asset quality.
4. **Strategic Portfolio Expansion:** Pursue selective acquisitions, development, and intensification opportunities within high-growth and supply-constrained rental markets. Continue investing in high-quality housing and operational initiatives aligned with evolving resident demand.

Looking Ahead

Despite ongoing macroeconomic and capital market headwinds, Canada's multifamily sector continues to demonstrate resilient long-term fundamentals supported by population growth, supply constraints, and sustained rental demand. As recently completed developments continue progressing through lease-up and stabilization, the Trust remains well positioned to strengthen cash flow generation, enhance operating performance, and deliver long-term value for Unitholders.



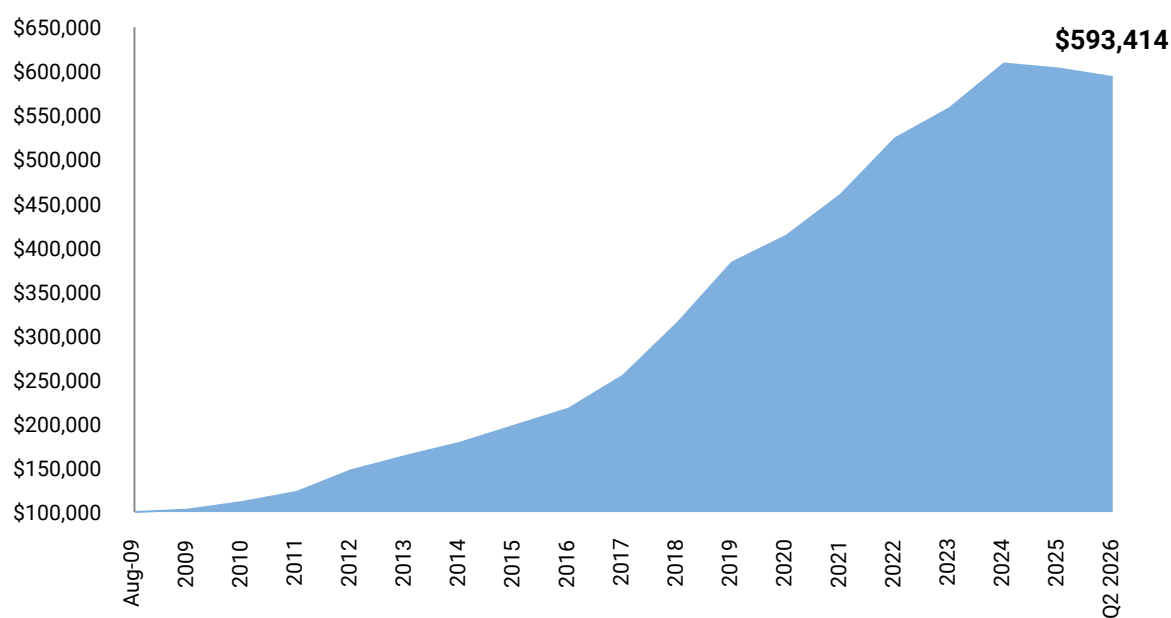
TOTAL RETURNS

REIT Returns for Class A Units

Calendar Returns	2009 ⁽¹⁾	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	YTD 2026
Centurion CAPLP/REIT TR	2.75%	8.48%	10.21%	20.01%	10.95%	9.21%	10.82%	9.80%	17.24%	23.44%	21.79%	7.93%	11.27%	13.89%	6.52%	9.07%	(0.91)%	(1.62)%

Compound Returns	1-Year	2-Year	3-Year	4-Year	5-Year	6-Year	7-Year	8-Year	9-Year	10-Year	Since Inception
Centurion CAPLP/REIT TR	(4.39)%	0.92%	2.59%	4.42%	7.01%	7.00%	8.64%	10.41%	11.30%	11.05%	11.16%

Centurion Apartment REIT Growth of \$100,000 Invested ⁽²⁾



(1) For partial year from August 31, 2009 to December 31, 2009

(2) Class "A" Units

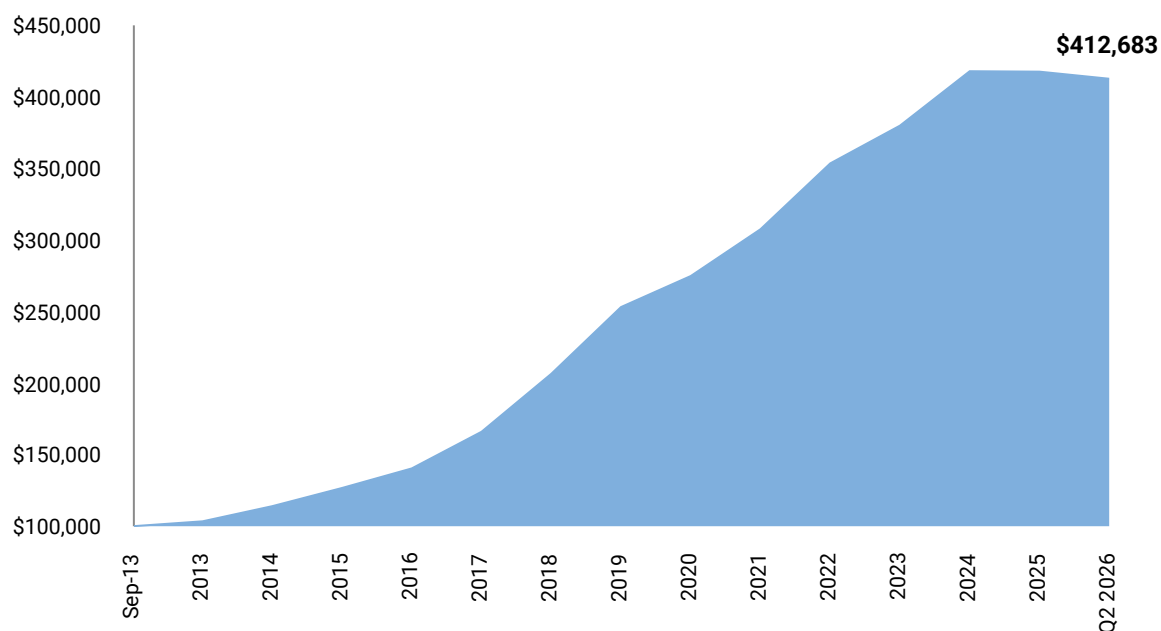


REIT Returns for Class F and I Units

Calendar Returns	2013 ⁽¹⁾	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	YTD 2026
Centurion Apartment REIT Class F TR	2.73%	10.26%	11.17%	10.79%	18.24%	24.39%	22.59%	8.57%	11.90%	14.96%	7.46%	10.01%	(0.07)%	(1.19)%

Compound Returns	1-Year	2-Year	3-Year	4-Year	5-Year	6-Year	7-Year	8-Year	9-Year	10-Year	Since Inception
Centurion Apartment REIT Class F TR	(3.55)%	1.79%	3.48%	5.33%	7.92%	7.87%	9.49%	11.26%	12.24%	12.00%	11.70%

Centurion Apartment REIT Growth of \$100,000 Invested ⁽²⁾



(1) For partial year from September 30, 2013 to December 31, 2013

(2) Class "F" and "I" Units



QUARTERLY PERFORMANCE

(expressed in thousands of Canadian dollars, except per unit amounts)

	2026		2025				2024	
	Q2	Q1	Q4	Q3	Q2	Q1	Q4	Q3
Fund Facts								
Closing Price of Trust Units	\$22.227	\$23.081	\$23.081	\$24.240	\$24.240	\$24.240	\$24.261	\$24.112
Total Number of Undiluted Rental Units	24,136	23,983	23,921	23,410	23,211	23,060	22,148	22,031
Total Number of Buildings	161	160	160	163	163	162	158	158
Investment Properties	\$6,954,269	\$7,004,314	\$6,956,993	\$6,967,351	\$6,967,729	\$6,811,045	\$6,753,255	\$6,687,929
Total Assets	\$7,082,609	\$7,158,974	\$7,174,877	\$7,217,417	\$7,271,287	\$7,108,830	\$7,048,908	\$7,064,357
Total Market Capitalization	\$4,029,075	\$4,150,019	\$4,120,646	\$4,467,733	\$4,353,311	\$4,400,956	\$4,292,648	\$4,154,366
Class A Yield - Cash Annualized	4.32%	4.16%	4.16%	3.96%	3.96%	3.96%	3.96%	3.98%
Class F & I Yield - Cash Annualized	5.22%	5.03%	5.03%	4.79%	4.79%	4.79%	4.78%	4.81%
12 Month Trailing - Net Income and Comprehensive Income per Unit	(\$1.22)	\$0.06	\$0.28	(\$0.09)	\$1.21	\$0.82	\$1.26	\$1.90
12 Month Trailing - Funds From Operations per Unit	\$0.79	\$0.77	\$0.80	\$0.73	\$0.83	\$0.81	\$0.81	\$0.82
12 Month Trailing - Normalized Funds From Operations per Unit	\$1.21	\$1.21	\$1.24	\$1.23	\$1.24	\$1.21	\$1.24	\$1.26
Weighted Average Number of Units	180,812,528	179,191,562	178,840,694	180,567,390	179,471,736	177,776,610	175,152,159	171,147,260
Distributions per Class "A" Unit	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24
Distributions per Class "F" Unit	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29
Activity								
Number of Properties Acquired and Created	1	—	1	—	1	4	1	—
Number of Rental Units Acquired and Created	77	115	530	126	76	478	117	—
Number of Rental Units Acquired and Created (undiluted)	153	62	1001	199	151	912	117	—
New Investments in the Lending Portfolio	\$4,731	\$1,506	\$1,414	\$7,931	\$6,536	\$6,830	\$19,973	\$15,153
Repayments of Investments in the Lending Portfolio	\$4,872	\$—	\$15,023	\$3,026	\$8,869	\$18,371	\$8,869	\$9,010
Property Operations								
Overall Portfolio Occupancy	92.34%	92.46%	92.88%	92.58%	93.17%	93.05%	94.76%	95.00%
Stabilized Property Occupancy	95.24%	95.76%	95.20%	95.28%	95.86%	96.51%	95.10%	96.25%
Property Operating Revenues	\$104,643	\$103,700	\$103,586	\$101,181	\$99,517	\$99,406	\$98,158	\$96,517
Net Operating Income (NOI)	\$66,689	\$64,179	\$63,814	\$63,107	\$63,523	\$62,852	\$62,679	\$62,608
NOI Margin	63.73%	61.89%	61.60%	62.37%	63.83%	63.23%	64.11%	64.87%
Net Income and Comprehensive Income	(\$107,722)	\$13,491	(\$22,412)	(\$102,306)	\$122,751	\$52,020	(\$88,505)	\$128,465
Net Income and Comprehensive Income per Unit	(\$0.60)	\$0.08	(\$0.13)	(\$0.57)	\$0.68	\$0.29	(\$0.51)	\$0.75
Funds From Operations per Unit	\$0.20	\$0.17	\$0.25	\$0.17	\$0.18	\$0.22	\$0.23	\$0.20
Normalized Funds From Operations per Unit	\$0.30	\$0.26	\$0.30	\$0.29	\$0.30	\$0.30	\$0.30	\$0.30
Rent-to-Market Gap (annualized)	\$32,438	\$31,117	\$31,069	\$30,396	\$35,459	\$35,955	\$37,978	\$40,318
Rent-to-Market Gap %	6.12%	5.95%	6.16%	6.04%	7.13%	7.56%	8.14%	8.73%
Liquidity and Leverage								
Debt at Fair Value to Gross Book Value	49.25%	46.54%	47.67%	45.99%	43.87%	43.90%	47.67%	44.04%
Weighted Average Mortgage Liability Interest Rate	3.29%	3.29%	3.29%	3.32%	3.31%	3.24%	3.24%	3.35%
Weighted Average Mortgage Liability Term	4.70 years	5.03 years	5.04 years	5.28 years	5.64 years	5.75 years	5.91 years	5.86 years
Weighted Average Mortgage Investment Interest Rate	12.62%	12.61%	12.49%	12.25%	12.69%	12.59%	12.69%	12.34%
Weighted Average Mortgage Investment Term	0.53 years	0.29 years	0.54 years	0.63 years	0.74 years	0.58 years	0.73 years	0.40 years
Gross Interest Expense Coverage Ratio (times)	2.36	2.33	2.47	2.55	2.47	2.45	2.42	2.43



Q2 2026 OPERATING PERFORMANCE

As at June 30, 2026, total assets were \$7.1 billion, compared with \$7.2 billion at December 31, 2025. The modest decrease primarily reflects normal property valuation movements and capital activity during the period. The portfolio consists of 161 buildings and 24,136 rental units. Although no acquisitions were completed during the first half of 2026, the acquisition pipeline remains active, with Management continuing to selectively pursue opportunities within attractive Canadian rental markets.

The Trust continued to execute its long-term growth strategy through development and intensification initiatives. During the second quarter, 153 residential rental units were completed in Québec. Combined with the 62 commercial-to-residential conversion units completed during the first quarter, the Trust delivered 215 new rental units during the first half of 2026. In addition, five projects remain under development and are expected to further enhance portfolio quality, increase rental housing supply and support long-term growth as they progress through construction, lease-up and stabilization.



Viva-Cite (Rivea R01)

Location: Terrebonne, QC

Address: 95 Rue du Doré-Jaune

Type of Building: Apartment (elevator)

Number of Suites: 153

(7 bachelor, 101 one-bdrm, 39 two-bdrm and 6 three-bdrm)

Property operating revenue increased 5.2% year-over-year to \$104.6 million (June 30, 2025: \$99.5 million), reflecting continued rental rate growth, stable occupancy across the stabilized portfolio, contributions from recently completed developments and ongoing lease-up activity. Within the stabilized Canadian apartment portfolio, renewal rents increased 3.47%, while turnover rents increased 1.85%. The stabilized student housing portfolio continued to perform exceptionally well, with turnover rents increasing 14.11%, and renewal rents increasing 2.07%. These results reflect resilient demand across the Trust's portfolio and its ability to capture higher market rents as suites become available.

By Stabilization - Canadian Apartments			
Status	Market Rent Increase (Decrease)	Renewals	New Tenants (Including Unit Transfers)
Stabilized	1.95 %	3.47 %	1.85 %
Unstabilized	(0.05)%	1.11 %	(5.23)%

By Stabilization - Student			
Status	Market Rent Increase (Decrease)	Renewals	New Tenants (Including Unit Transfers)
Stabilized	1.11 %	2.07 %	14.11 %
Unstabilized	— %	— %	— %

Overall portfolio occupancy was 92.3% as at June 30, 2026, compared to 93.2% at June 30, 2025. The modest decline primarily reflects the temporary impact of recently completed developments entering lease-up. Stabilized occupancy remained strong at 95.5%, demonstrating continued demand across the Trust's core markets. The proportion of the portfolio classified as stabilized also increased to 88.3%, compared with 87.2% in the prior year, as recently completed properties continued to mature. Management expects overall occupancy to improve as the remaining unstabilized units progress toward stabilization.

For the three and six months ended June 30, 2026, NOI increased 5.0% and 3.0% to \$66.7 million and \$130.2 million, respectively, supported by rental rate growth and contributions from recently stabilized developments. Trailing twelve-months NOI margin as at June 30, 2026 was 63.23%, compared with 64.60% in the prior year. The modest decline primarily reflects temporary operating costs associated with newly completed developments, lease-up activities and introductory leasing incentives. Management expects these pressures to moderate as occupancy increases and recently completed developments reach stabilization.



The table below summarizes the Trust's trailing twelve-month same-store operating metrics:

Period	Q2 2026	Q2 2025	Change
Total Operating Revenue	\$389,461,000	\$377,773,000	3.09%
Total NOI	\$246,268,000	\$244,039,000	0.91%
NOI Ratio	63.23%	64.60%	(1.37)%
Average Rent/unit as per End of Period Rent Roll	\$1,648	\$1,597	3.26%

Same-store NOI margin was 63.2% during the second quarter of 2026. The modest decline reflects the temporary operating costs associated with newly completed developments and lease-up activities. Stabilized Same Store Canadian apartment and student rents increased 2.31% and 6.95%, respectively. Continued rental growth across both portfolios reflects resilient resident demand and effective revenue management initiatives that continue to enhance the long-term earning potential of the Trust's assets.

Capital expenditures totaled \$13.6 million and \$22.6 million for the three and six months ended June 30, 2026. Investments primarily related to suite modernizations, building upgrades and lifecycle replacement programs designed to preserve asset quality, enhance the resident experience and support long-term operating performance.

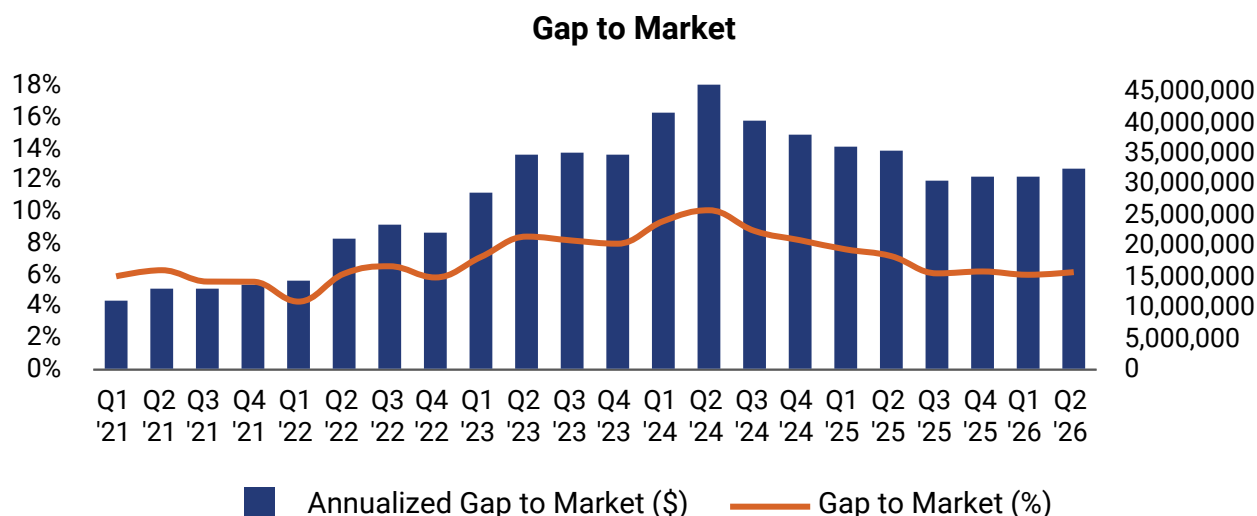
Development costs totaled \$11.8 million and \$34.8 million, for the three and six months ended June 30, 2026, respectively, reflecting the timing of construction activity across the Trust's active development pipeline.

The Trust's Rent-to-Market Gap represents embedded future revenue growth expected to be realized over time through lease renewals, suite turnover and the stabilization of recently completed developments. As at June 30, 2026, the Trust's Rent-to-Market Gap increased to \$32.4 million (6.12%), compared to \$31.1 million in the previous quarter. The increase reflects continued market rent growth across the portfolio, partially offset by the realization of embedded rental upside through normal leasing activity. Management believes this embedded revenue opportunity provides a visible runway for future revenue and NOI growth as suites naturally turn over and recently completed developments continue to stabilize.

The following table summarizes the quarterly movement in the Trust's Rent-to-Market Gap:

CAD + USD REIT (Currency: CAD) ⁽¹⁾	
Q1 2026 Rent-to-Market Gap	31,135,363
Market Rent Growth in Q2 2026	3,112,619
Realizations in Rent Growth	(1,623,027)
Rent-to-Market Gap - New Acquisitions	(186,924)
Q2 2026 Rent-to-Market Gap	32,438,031

(1) All numbers are annualized





SAME STORE ANALYSIS

Asset Type	Total - Same Store ⁽¹⁾ (expressed in thousands of Canadian dollars)		
	Q2 2026	Q2 2025	Change
Income			
Total Operating Revenue	\$389,461	\$377,773	3.09%
Total NOI	\$246,268	\$244,039	0.91%
NOI Ratio	63.23%	64.60%	(1.37)%
Average Rent/unit as per End of Period Rent Roll	\$1,648	\$1,597	3.26%
Expense Ratio (%)			
Taxes	11.29%	10.90%	0.39%
R&M	5.89%	5.98%	(0.09)%
Wages	4.42%	4.14%	0.28%
Insurance	2.62%	2.88%	(0.26)%
Utilities	5.76%	5.93%	(0.17)%
G&A	5.52%	4.06%	1.46%
Expense Dollars (\$)			
Taxes	(43,951)	(41,195)	2,756
R&M	(22,947)	(22,607)	340
Wages	(17,205)	(15,629)	1,576
Insurance	(10,195)	(10,874)	(679)
Utilities	(22,448)	(22,402)	46
G&A	(21,492)	(15,331)	6,161

Asset Type	Apartment (expressed in thousands of Canadian dollars)			Student (expressed in thousands of Canadian dollars)		
	Q2 2026	Q2 2025	Change	Q2 2026	Q2 2025	Change
Income						
Total Operating Revenue	\$339,477	\$330,909	2.59%	\$49,984	\$46,864	6.66%
Total NOI	\$211,208	\$209,849	0.65%	\$35,060	\$34,190	2.54%
NOI Ratio	62.22%	63.42%	(1.20)%	70.14%	72.96%	(2.81)%
Average Rent/unit as per End of Period Rent Roll	\$1,799	\$1,758	2.31%	\$1,015	\$949	6.95%
Expense Ratio (%)						
Taxes	11.51%	11.09%	0.42 %	9.74%	9.57%	0.17%
R&M	5.80%	5.88%	(0.08)%	6.52%	6.72%	(0.20)%
Wages	4.98%	4.74%	0.24 %	0.58%	(0.15)%	0.73%
Insurance	2.78%	3.06%	(0.28)%	1.49%	1.59%	(0.10)%
Utilities	6.06%	6.17%	(0.11)%	3.76%	4.22%	(0.46)%
G&A	5.39%	4.11%	1.28 %	6.40%	3.68%	2.72%
Expense Dollars (\$)						
Taxes	(39,084)	(36,712)	2,372	(4,867)	(4,483)	384
R&M	(19,688)	(19,458)	230	(3,259)	(3,149)	110
Wages	(16,913)	(15,698)	1,215	(292)	69	361
Insurance	(9,452)	(10,129)	(677)	(743)	(745)	(2)
Utilities	(20,569)	(20,422)	147	(1,879)	(1,980)	(101)
G&A	(18,295)	(13,605)	4,690	(3,197)	(1,726)	1,471

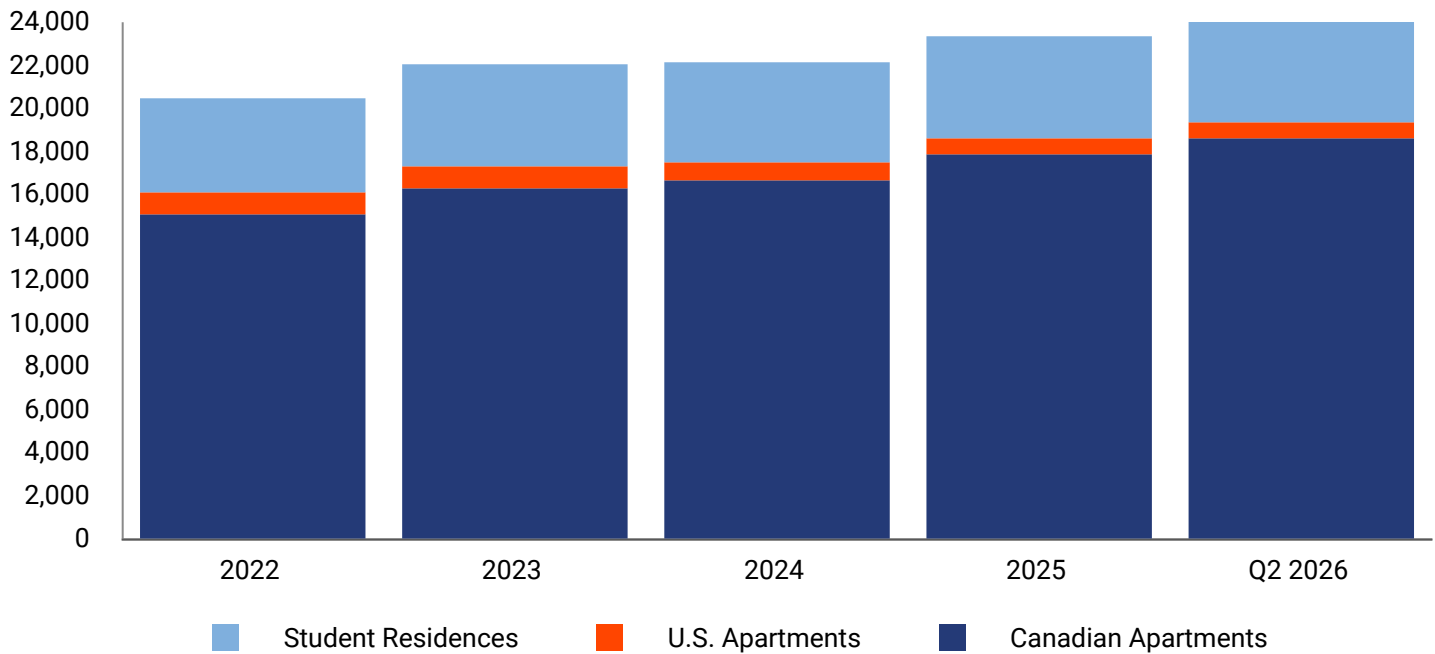
(1) Same store analysis includes the results for all properties that were owned throughout the period from June 30, 2025 to June 30, 2026.



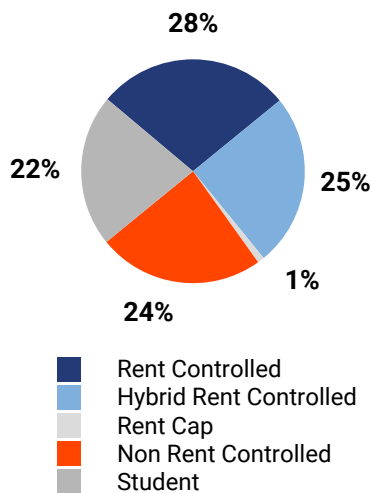
PROPERTY DETAILS

As at June 30, 2026, the Trust owned 161 properties. The charts below provide additional details of the property portfolio:

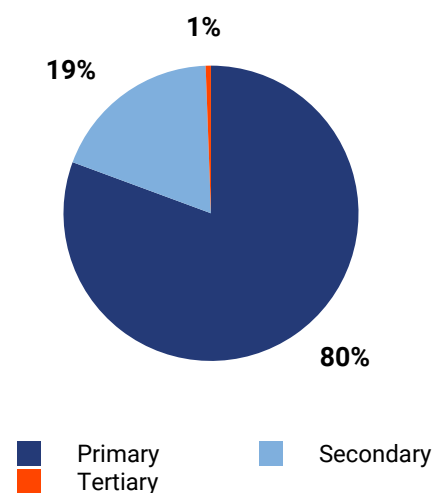
Number of Rental Units (undiluted)



Property Summary by Rent Control Status
(by rent unit count - diluted)



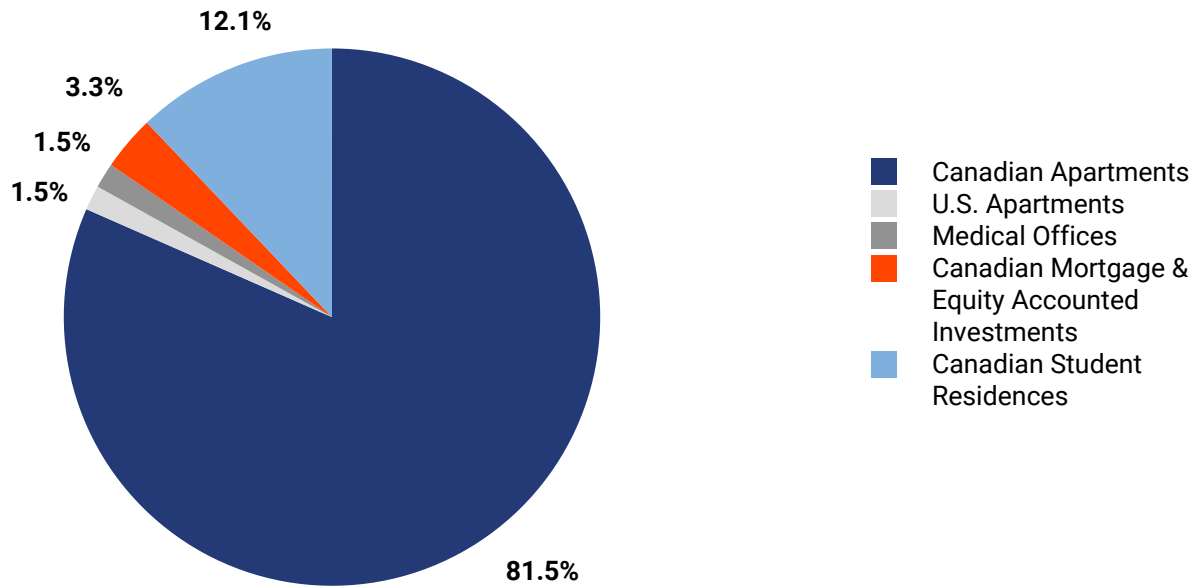
Property Summary by Market Size Type
(by rent unit count - diluted)



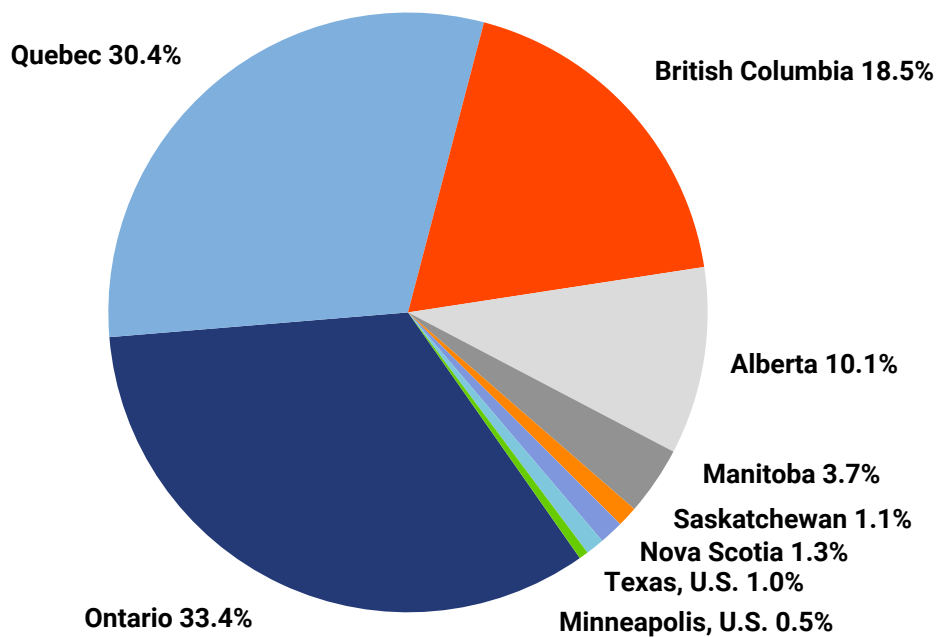


PORTFOLIO DETAILS

Portfolio Summary (% of assets)



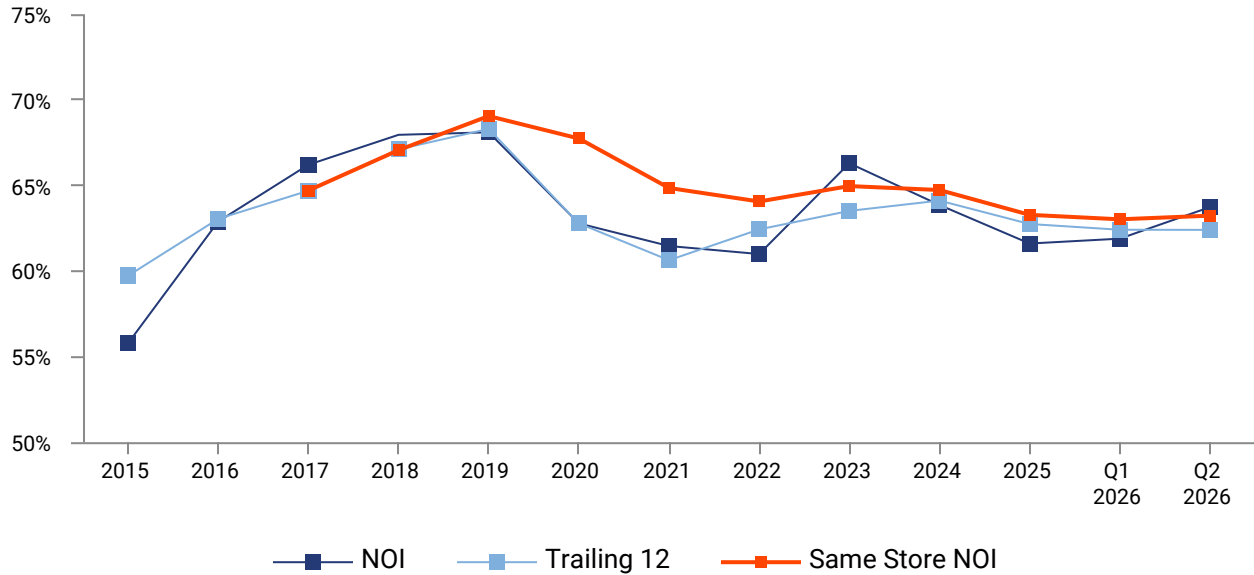
Geographic Exposure by \$ Value of Assets



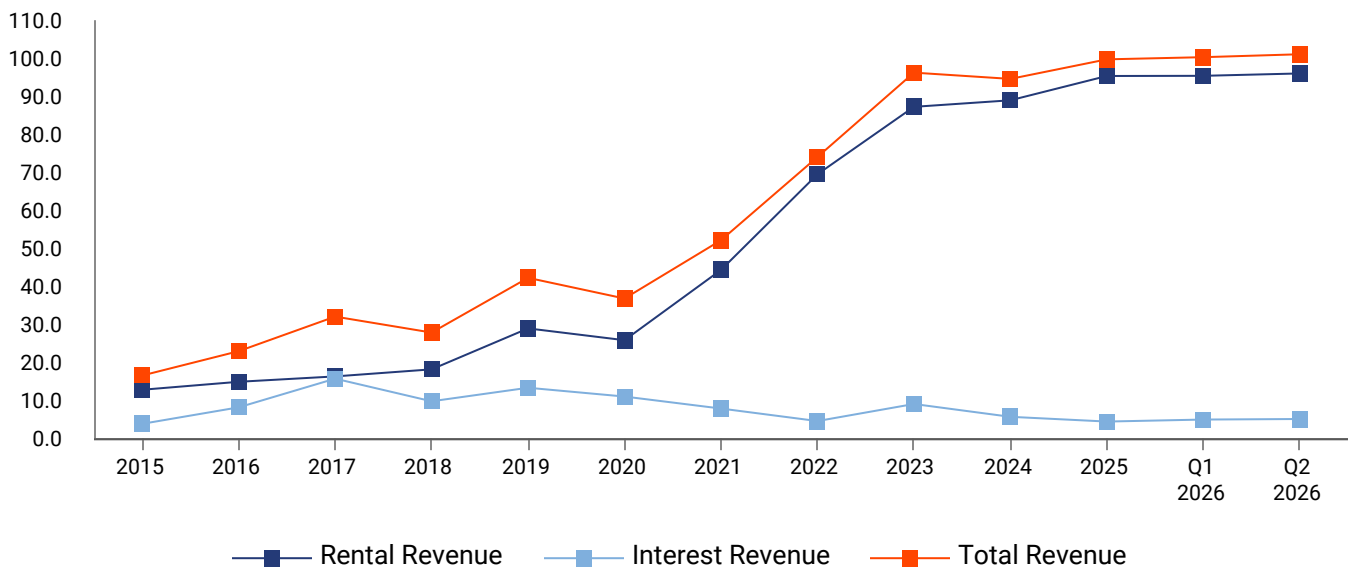


NOI AND REVENUE GROWTH

Annual NOI Growth Trend



Annual Revenue Growth (in millions)

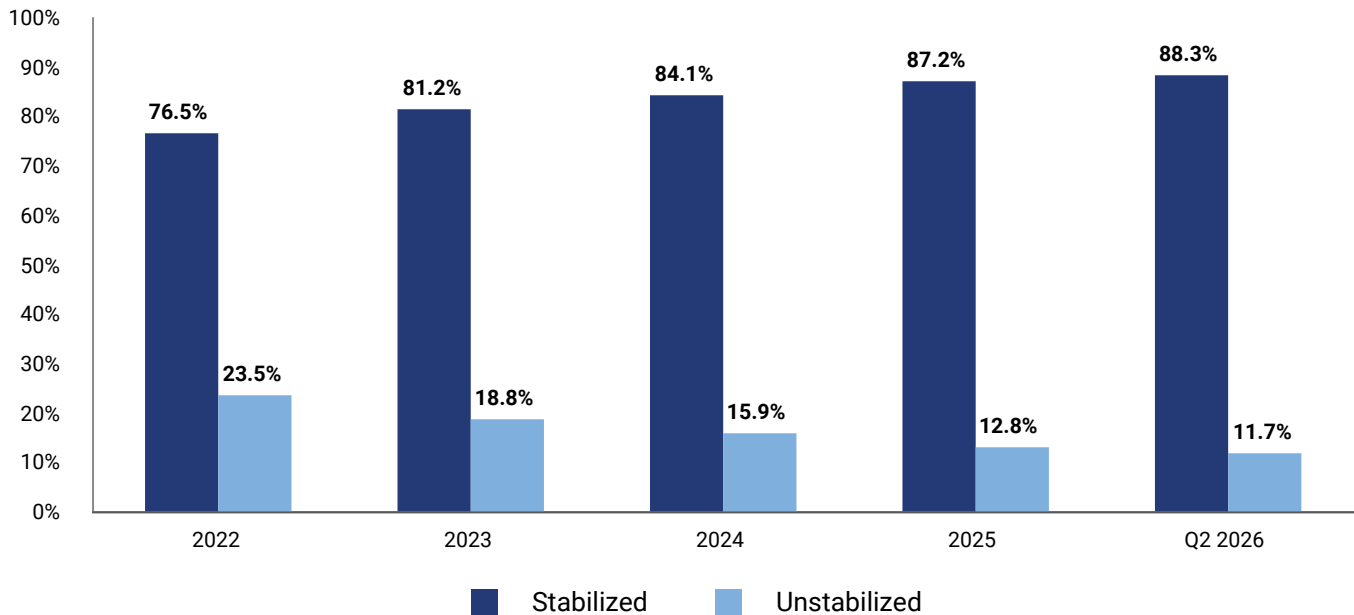




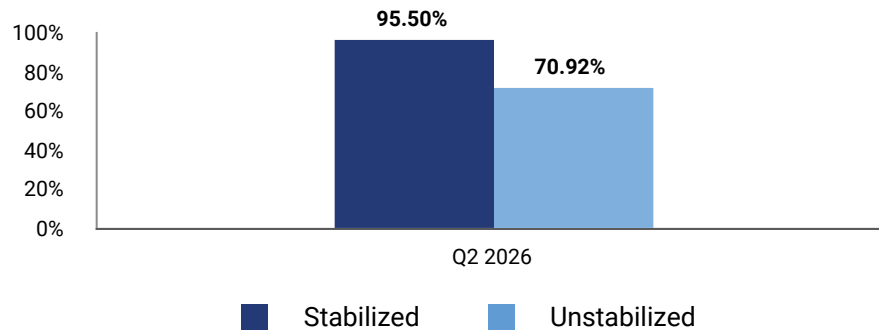
PROPERTY STABILIZATION

There has been significant improvement in stabilizing the Trust's properties over the years.

Portfolio Stabilization by Percentage (weighted) as at June 30



Summary of Property Occupancy by Stabilization Status (1)



(1) This chart is based on the occupancy levels by Stabilization status and differs from the above graphs which is based on the weighted rental units of the portfolio.



LENDING PORTFOLIO

The Trust's lending portfolio complements its core real estate platform by generating attractive risk-adjusted returns while supporting the development of purpose-built rental and student housing projects that may represent future acquisition opportunities. Management continues to emphasize capital preservation, disciplined underwriting and selective capital deployment, resulting in a resilient portfolio despite a more competitive lending environment and evolving capital markets.

Investment Strategy

Within the parameters established by the Trust's Investment Guidelines, mortgage investments are originated on an opportunistic basis, primarily to finance the construction and development of purpose-built rental and student housing projects. Many of these investments include purchase options or other strategic rights, allowing the Trust to earn interest income during development while creating a pipeline of high-quality assets for potential future ownership. This approach supports recurring income, disciplined capital allocation and the long-term growth of the Trust's real estate portfolio.

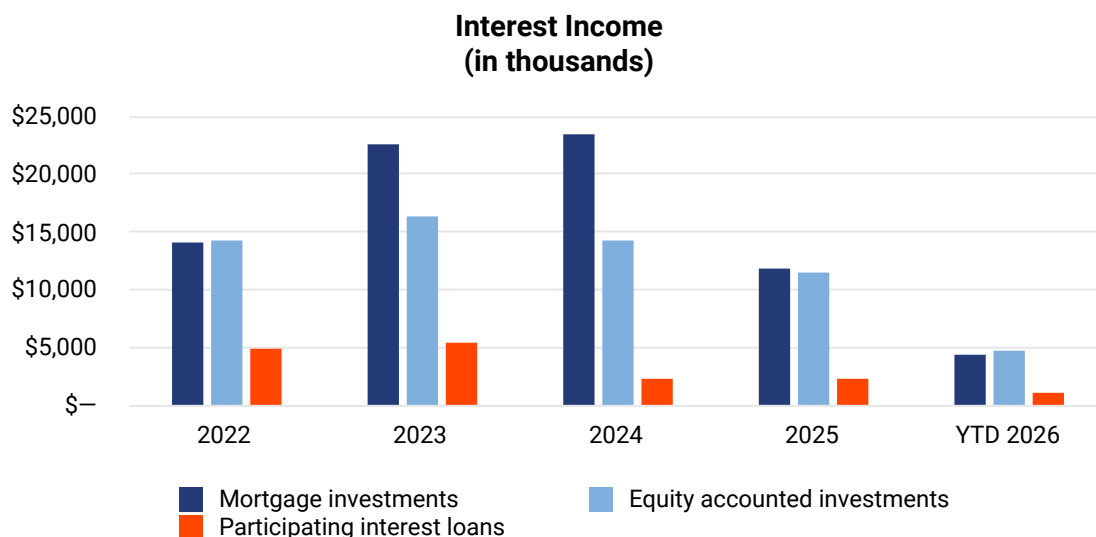
Portfolio Performance

As at June 30, 2026, the lending portfolio consisted of 19 funded investments with a carrying value of \$237.8 million, including \$79.1 million of mortgage investments, \$17.3 million of participating loan interests and \$141.5 million of equity accounted investments. During the period, participating loan interests declined following the transfer of certain investments to Investment Properties as projects progressed to stages where long-term ownership better aligned with the Trust's investment strategy.

During the first six months of 2026, the Trust advanced \$6.2 million of new funding and received \$4.9 million of repayments, further strengthening liquidity while maintaining a high-quality investment portfolio. Interest income from the lending portfolio decreased 32% to \$10.0 million, reflecting the smaller portfolio size and Management's disciplined approach to selectively deploying capital into higher-quality lending opportunities and income-producing real estate investments.

The mortgage investment portfolio continues to demonstrate a conservative risk profile. Mortgage investments carried a weighted average interest rate of 12.62% with an average remaining term to maturity of 0.53 years. Approximately 74% of investments are secured by first mortgages, 8% by second mortgages, 10% by third mortgages and 8% represent interests in other collateral arrangements, providing a diversified security position across the portfolio.

The portfolio includes an Expected Credit Loss ("ECL") allowance of \$26.8 million in accordance with IFRS. This allowance represents Management's estimate of potential future credit losses based on forward-looking assumptions and does not represent realized credit losses incurred by the Trust.



Five-Year Performance

Over the past five years, Management has intentionally repositioned the lending portfolio to emphasize higher-quality investments with stronger risk-adjusted returns while reallocating capital toward the Trust's core real estate business.

Portfolio Composition – The lending portfolio decreased from \$296.1 million in 2022 to \$237.8 million as at June 30, 2026, reflecting disciplined capital allocation and a selective approach to originating new investments.

Interest Income – Interest income moderated in line with the smaller portfolio size and Management's focus on disciplined loan origination. Despite lower portfolio balances, newly originated investments continue to demonstrate strong credit quality and attractive returns.

Credit Quality – Portfolio credit quality has remained strong, supported by disciplined underwriting, conservative loan structures and proactive portfolio management. Expected credit loss provisions have averaged approximately \$1.5 million over the past five years, with no material realized credit losses.

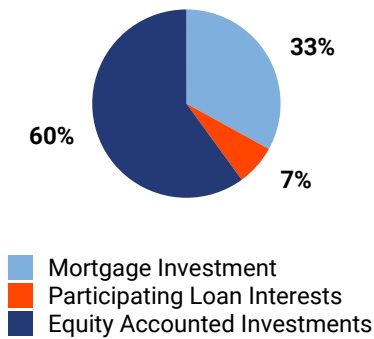
Outlook

Management expects lending activity to remain selective as capital continues to be allocated toward opportunities offering the strongest risk-adjusted returns while supporting the Trust's long-term real estate strategy. The lending platform remains an important component of Centurion's vertically integrated business model by generating attractive recurring income, supporting the development of future rental housing and providing proprietary access to potential acquisition opportunities. This disciplined approach positions the portfolio to remain resilient while enhancing long-term value creation for unitholders.

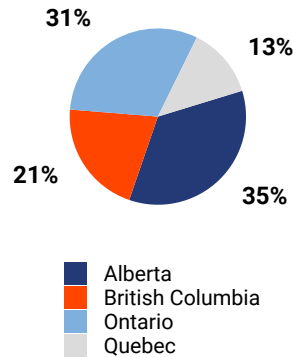


Lending Portfolio Details

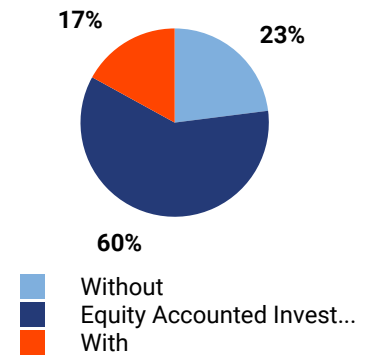
BY PARTICIPATION



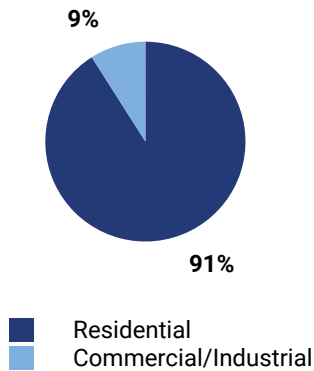
BY PROVINCE/ STATE



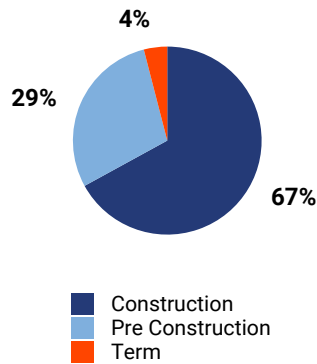
BY PURCHASE OPTIONS



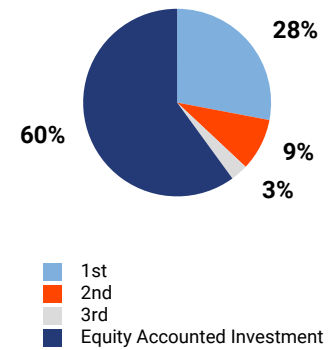
BY LOAN TYPE



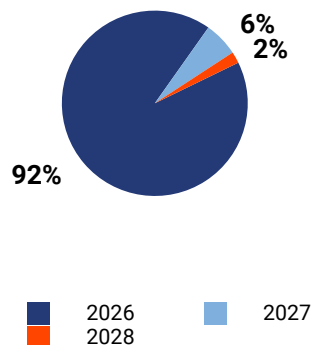
BY DEVELOPMENT STAGE



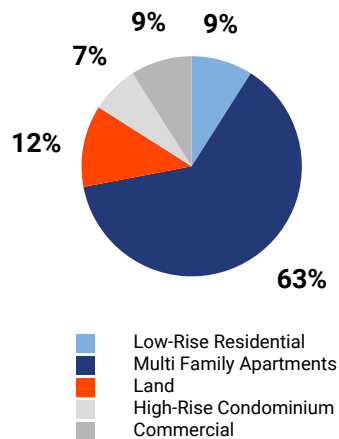
BY RANK



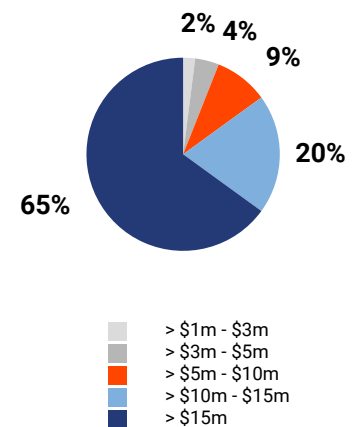
BY MATURITY



BY UNDERLYING SECURITY



BY INVESTMENT SIZE



Please refer to Appendix B for Summary Information on the Mortgage Investment Portfolio.



CAPITAL STRUCTURE

The Trust is limited in its Declaration of Trust to a leverage ratio of up to 55% of total assets or 75% of the value of any individual investment property, or 85% of the value of a development property. This is comparable to most of its multi-residential peers and would generally be considered very conservative in the multi-residential space. Leverage is at approximately 49.25% of total assets as at June 30, 2026.

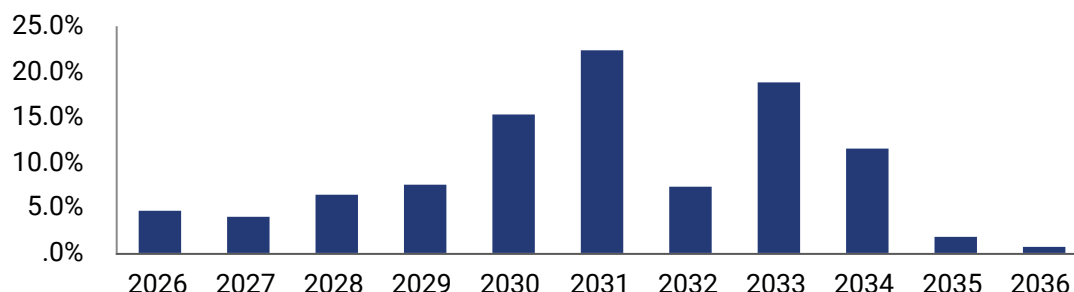
REIT Capital Structure (expressed in thousands of Canadian dollars)				
		June 30, 2026		December 31, 2025
Mortgages payable and Credit Facilities at Fair Value	\$	3,487,955	\$	3,419,401
Net assets Attributable to Unitholders		3,426,614		3,567,962
Total	\$	6,914,569	\$	6,987,363

Ratio of Debt to GBV (expressed in thousands of Canadian dollars)				
Total Unrestricted Assets	\$	7,082,609	\$	7,172,468
Ratio of Debt at Fair Value to GBV ⁽¹⁾		49.25 %		47.67 %

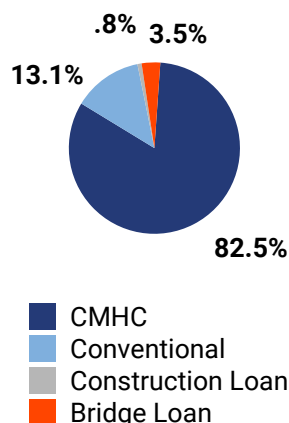
(1) Gross Book Value excludes equity accounted investments reclassified as investment property; ratio is based on consolidated statement of financial position.

Our debt strategy is to stagger mortgage maturities across multiple lenders and dates. The mortgage liabilities associated with the property portfolio had a weighted-average interest rate of 3.29% (3.29% as at December 31, 2025). The weighted-average term-to-maturity is 4.70 years as at June 30, 2026 (5.04 years as at December 31, 2025). The Trust's debt schedule as disclosed in Note 9 of the unaudited condensed consolidated interim financial statements (see Appendix "E") is summarized below.

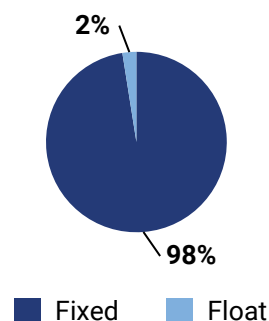
Mortgage Balances by Maturity Year



Mortgage Balances by Loan Type



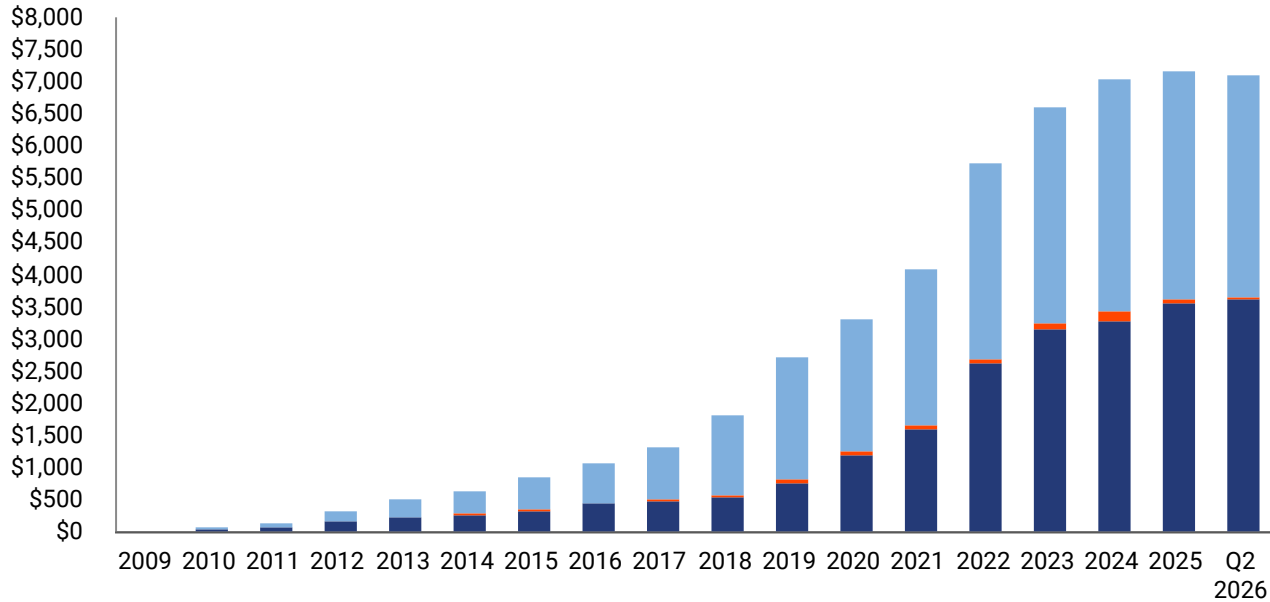
Mortgage Balances by Rate Type





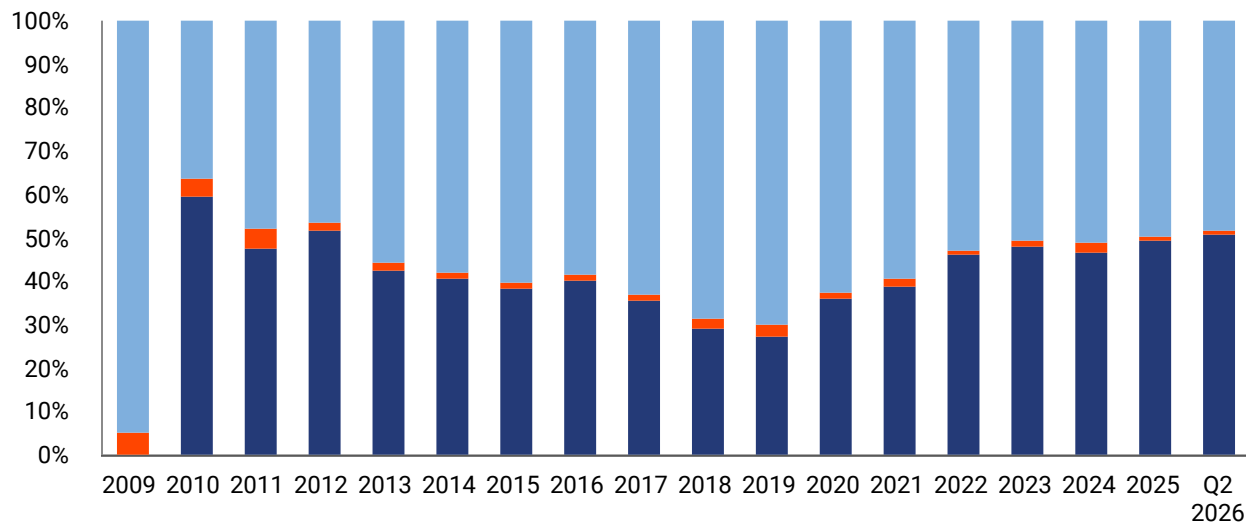
As of June 30, 2026, 98% of the Trust's mortgages have fixed interest rates, while the remaining 2% have variable interest rates.

Assets Debt/Equity Mix



■ Mortgages ■ Other Liabilities ■ Equity

Debt/Equity Mix



■ Mortgages ■ Other Liabilities ■ Equity



FUNDS FROM OPERATIONS AND NORMALIZED FUNDS FROM OPERATIONS

Centurion Apartment REIT continued to generate resilient recurring cash flow during the three and six months ended June 30, 2026, supported by stable property operations, rental rate growth and the continued execution of its long-term growth strategy. Operating performance during the period reflected the temporary impact of recently completed developments progressing through lease-up and stabilization, together with investments in operating infrastructure designed to support the Trust's future growth.

The following table summarizes the Trust's FFO and NFFO performance for the three months, six months, and trailing twelve months ended June 30, 2026:

	Three Months Ending		Six Months Ending		Trailing Twelve Months	
<i>(expressed in thousands of Canadian dollars except per unit amounts)</i>	2026	2025	2026	2025	2026	2025
Net (Loss) Income and Comprehensive Income	(\$107,722)	\$122,751	(\$94,231)	\$174,771	(\$218,949)	\$214,731
Less: FV adjustments	111,032	(108,995)	110,391	(144,291)	259,406	(152,720)
Less: Allowance for (Recovery of) expected credit losses	17,879	(20)	17,874	(157)	19,967	3,848
Plus: Asset management fee	10,089	11,812	20,068	23,529	41,833	46,016
Plus: Realized gains on sale of Investment Properties	—	—	—	—	16,694	9,657
Plus: Amortizations and depreciation	1,952	1,644	3,773	3,184	7,579	6,153
Plus: Trailer fees & capital raising costs	2,780	4,757	7,805	9,982	16,153	17,830
Less: Deferred income tax recovery (expense)	169	301	603	425	176	(78)
FFO (Funds From Operations)	\$36,179	\$32,250	\$66,283	\$67,443	\$142,859	\$145,437
Plus: Unlevered cash	695	65	1,531	992	4,550	3,408
Plus: Rent-to-Market gap	8,440	8,740	16,219	17,729	29,559	32,733
Plus: One-time non-recurring expenses	577	715	1,449	1,120	4,509	2,348
Plus: Vacancy and Stabilization	8,017	12,339	15,305	18,251	52,864	43,890
Less: Non-recurring realized gains on sale of Investment Properties	—	—	—	—	(16,694)	(9,657)
NFFO (Normalized Funds From Operations)	\$53,908	\$54,109	\$100,787	\$105,535	\$217,647	\$218,159
Average Number of Outstanding Units	180,812,528	179,471,736	180,006,523	178,624,173	179,812,502	177,261,552
Per Unit Statistics (Per Adjusted Number of Outstanding Units)						
Net (Loss) Income and Comprehensive Income	\$ (0.60)	\$ 0.68	\$ (0.52)	\$ 0.98	\$ (1.22)	\$ 1.21
FFO	\$ 0.20	\$ 0.18	\$ 0.37	\$ 0.38	\$ 0.79	\$ 0.83
NFFO	\$ 0.30	\$ 0.30	\$ 0.56	\$ 0.59	\$ 1.21	\$ 1.24



Trailing Twelve-Months Performance Highlights:

- FFO totaled \$142.9 million, a decrease of 1.8% from the prior year, primarily reflecting temporary lease-up activity associated with recently completed developments and continued investment in the Trust's operating platform.
- NFFO reached \$217.6 million, a decrease of 0.2% demonstrating the resilience of the Trust's recurring cash flow despite temporary development-related operating costs.
- FFO per unit was \$0.79, while NFFO per unit was \$1.21, reflecting continued stability in recurring earnings on a per-unit basis.
- The Trust continues to benefit from an estimated \$32.4 million Rent-to-Market Gap, providing meaningful embedded revenue and NOI growth potential as leases renew, suites turn over and recently completed developments stabilize.

Operating Performance

FFO performance remained resilient during the period despite temporary costs associated with growth initiatives. FFO per unit increased by \$0.02 during the second quarter compared with the same prior-year period but remained \$0.01 lower on a year-to-date basis. The improvement during the quarter reflects moderating lease-up costs, reduced introductory leasing incentives and increasing contributions from recently completed developments as occupancy continues to improve. Management expects these positive trends to become increasingly evident in year-to-date FFO performance as the year progresses.

NFFO per unit remained stable at \$0.30 for the three months ended June 30, 2026 and decreased \$0.03 to \$0.56 for the six-month period compared with the prior year. The year-to-date decrease primarily reflects higher operating costs and temporary stabilization adjustments associated with newly completed developments. As these properties continue to mature and achieve stabilized occupancy, Management expects their contribution to recurring cash flow to strengthen.

Recently completed developments continue to progress through lease-up and are contributing increasing levels of rental revenue and NOI. During the initial stabilization period, these properties typically experience higher operating costs, lower occupancy and introductory leasing incentives before achieving normalized operating performance. As occupancy increases and leasing incentives subside, Management expects these assets to become increasingly meaningful contributors to FFO, NFFO and long-term earnings growth.

In parallel, the Trust continues to invest in technology, operating infrastructure and internal capabilities to enhance pricing, leasing, reporting and property-level execution. While these investments temporarily increase operating expenses, they are expected to improve scalability, operating efficiency and long-term earnings capacity as implementation costs normalize and recently completed developments stabilize.

APPENDIX A

Summary Information About The Properties

Property Address	Type of Building ¹	Ownership (%)	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Total Suites Count (Undiluted) ^{2,4}	Total Suites Count (Diluted) ^{2,5}	Total Rental Units (Undiluted) ^{3,4}	Total Rental Units (Diluted) ^{3,5}
262-320 Kingswood Dr	Apt	100%		92	268				360	360	360	360
286 Kingswood Dr	Apt	100%		30	50				80	80	80	80
15, 19, 25 Hugo Cres	Apt	100%		7	46				53	53	53	53
196 Churchill Rd S	Apt	100%	3	12	18				33	33	33	33
21/31 Jean Ave	Apt	100%		20	12				32	32	32	32
1631 Victoria Park Avenue	Apt	100%	4	19	12				35	35	35	35
4 & 8 Rannock St, and 880 Pharmacy Ave.	Apt	100%		34	51				85	85	85	85
60 Prince Edward St	Apt	100%		3	27				30	30	30	30
707 & 711 Dundas St W	Apt	100%			24	12			36	36	36	36
165 Old Muskoka Rd	Apt	100%	1	4	33	1			39	39	39	39
2 & 4 Yonge St	Apt	100%		6	13	6			25	25	25	25
167 Morgan Ave	Apt	100%	2	10	20	15			47	47	47	47
362 Shanty Bay Rd	Apt	100%		4	11				15	15	15	15
275 North Service Road	Apt	100%		36	40	7			83	83	83	83
356 & 360 Hoffman	Apt	100%		36	60				96	96	96	96
173 King Street North	SH	100%		1	1		54		56	56	219	219
133-143 Woodside Avenue	Apt	100%		125	206	2			333	333	333	333
83,87,89,91,93,95,97,99 St. George Street & 149,151,163,165 Ann Street	SH	100%					24		24	24	96	96
25 & 45 Brierdale Road	Apt	100%		14	76				90	90	90	90
1,2,3,5, and 7 Biggin Court	Apt	100%	11	179	108	10			308	308	308	308
505-521 St. Catherine Street West & 1430 City Councillors Street	SH	100%				10	40	50	100	100	440	440
6 Grand Stand Place	Apt	100%		21	33	6			60	60	60	60
219 St. Andrews Street	Apt	100%	2	14	12				28	28	28	28
252 & 256 St. Andrews Street	Apt	100%		3	129				132	132	132	132
1175 Dundas Street West	Apt	100%	1	53	50				104	104	104	104
277 Anderson Ave	Apt	100%			47				47	47	47	47
122 Elizabeth St	Apt	100%	1		26	2			29	29	29	29
36 & 70 Orchard View	Apt	100%		6	18				24	24	24	24
255 Dunlop St West	Apt	100%			2	26			28	28	28	28
26 Thorncliffe Park Drive	Apt	100%		35	25	2			62	62	62	62
27 Thorncliffe Park Drive	Apt	100%	2	45	39				86	86	86	86
50 Thorncliffe Park Drive	Apt	100%	1	10	34	12			57	57	57	57
1594 Victoria Park Avenue	Apt	100%	1	13	14				28	28	28	28

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5 Dufresne Court	Apt	100%		108	82	28			218	218	218	218
1 Beaufort Street	SH	75%						27	27	20	135	101
75 Ann Street	SH	75%			2	45	90		137	103	499	374
167 King Street North	SH	100%						41	41	41	205	205
345 King Street North	SH	100%				28	28	38	94	94	386	386
4 Antrim Crescent	Apt	100%		44	26				70	70	70	70
168 King St North	SH	100%		1				35	36	36	176	176
58 Holtwood Court	Apt	100%		9	99	6			114	114	114	114
3707-3711 Whitelaw Lane NW	Apt	100%		3	123				126	126	126	126
205 Oxford St	SH	100%		54	88				142	142	230	230
11 Wendy Court	Apt	100%		5	91				96	96	96	96
285 North Service Road	Apt	100%		35	47				82	82	82	82
1731-1735-1739 Victoria Park Avenue	Apt	100%	15	78	36				129	129	129	129
5 Schroder Cres	Apt	100%		7	50	9			66	66	66	66
1 Columbia St W	SH	100%	2	3	1	2	1	74	83	83	387	387
5501, 5549, 5601, 5649 Prefontaine Ave	Apt	60%		64	144				208	125	208	125
31200 FM 2920 Road	Apt	81%		140	60	24			224	181	224	181
772 Hockley Avenue	Apt	100%			20				20	20	20	20
777 Hockley Avenue	Apt	100%		10	20				30	30	30	30
778 Hockley Avenue	Apt	100%		13	10	10			33	33	33	33
784 Hockley Avenue	Apt	100%		9	20				29	29	29	29
790 Hockley Avenue	Apt	100%		8	16				24	24	24	24
1488 Cook Street	Apt	50%	19	47	58	10			134	67	134	67
701-721 Sterling Lyon Parkway	Apt	50%	6	160	236	14			416	208	416	208
9930 Bellamy Hill Road NW	Apt	100%	27	36	18	1			82	82	82	82
345, 355, 365 & 375 Bridge Lake Drive	Apt	45%		64	112				176	79	176	79
433 Boleskine Road	Apt	100%	57	9	29				95	95	95	95
2770 Claude Road	Apt	100%		40	29	21			90	90	90	90
13555 96th Avenue	Apt	100%		125	21				146	146	146	146
344, 350, 360, 366 & 370 Bridge Lake Drive	Apt	45%		74	134				208	94	208	94
765 Hockley Avenue	Apt	100%		42	21				63	63	63	63
10803 Jasper Avenue NW	Apt	100%		118	120				238	238	238	238
10130 117 Street NW	Apt	100%	26	156	52				234	234	234	234
8610 & 8620 Jasper Avenue	Apt	100%	41	127	80	44			292	292	292	292

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Summary Information About The Properties

Property Address	Type of Building ¹	Ownership (%)	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Total Suites Count (Undiluted) ^{2,4}	Total Suites Count (Diluted) ^{2,5}	Total Rental Units (Undiluted) ^{3,4}	Total Rental Units (Diluted) ^{3,5}
10903 103 Avenue NW	Apt	100%		90	60				150	150	150	150
10904 102 Avenue NW	Apt	100%		92	64				156	156	156	156
5000 Green Jewel Blvd (Apex)	Apt	50%		88	88				176	88	176	88
2416 16 Avenue NW	SH	95%	6	212	152	8			378	359	546	519
2849 Bryn Maur Road	Apt	100%		65	23	5			93	93	93	93
333-337 Drysdale Boulevard	Apt	100%	15	38	122				175	175	175	175
10054 79 Ave NW	Apt	100%	42	39	31				112	112	112	112
2800 West Baker Road	Apt	85%		134	90	4			228	194	228	194
2551 Chemin des Quatre-Bourgeois, 931 and 941 Samuel-King Street	Apt	100%	301	228	131	24			684	684	684	684
1437-1441 René-Lévesque Boulevard West	Apt	100%	5	100	28	5			138	138	138	138
18 James Street North	SH	100%						30	30	30	150	150
5885 Cavendish Boulevard	Apt	100%	8	36	50				94	94	94	94
1060 Goldstream Avenue	Apt	100%	6	42	59	12			119	119	119	119
1140 Mary Street North	Apt	100%	2	22	67	26			117	117	117	117
333 Simcoe Street North	Apt	100%		7	31	5			43	43	43	43
550 Lang's Road	Apt	100%	18	106	48				172	172	172	172
3280 Cavendish Boulevard	Apt	100%	4	62	48				114	114	114	114
2854 Peatt Road	Apt	100%		32	30	1			63	63	63	63
821 Hockley Avenue	Apt	100%		15	57				72	72	72	72
918 McPherson Square NE	Apt	100%	7	34	70	11			122	122	122	122
5249 Dundas Street West	Apt	50%	37	148	148				333	167	333	167
8888 University Drive	SH	100%	482						482	482	482	482
230 Good Street	Apt	100%	5	35	86	17			143	143	143	143
5207 4 Ave SW	Apt	50%		39	96	14			149	75	149	75
105, 115, 125 and 145 Sage Creek Boulevard & 40, 50, 70 Des Hivernants Boulevard North	Apt	50%		189	174	35			398	199	398	199
21 Columbia St W	SH	100%						41	41	41	205	205
12685 110 Ave and 11018 126A Street	Apt	100%	24	150	59				233	233	233	233
11088 126A Street and 12667 110th Avenue	Apt	100%	38	168	75				281	281	281	281
133 Erskine Avenue	Apt	75%		2	25				27	20	27	20
520-524 Ellesmere Road	Medical Office	85%							0	0	0	0
95 South 10th Street	Apt	48%	178	73	56				307	147	307	147
4974 de la Savane Place	Apt	100%	23	102	51				176	176	176	176

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Summary Information About The Properties

Property Address	Type of Building ¹	Ownership (%)	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Total Suites Count (Undiluted) ^{2,4}	Total Suites Count (Diluted) ^{2,5}	Total Rental Units (Undiluted) ^{3,4}	Total Rental Units (Diluted) ^{3,5}
21 Simon-Lussier	Apt	100%	8	87	30	8			133	133	133	133
290 Place Claude-Dagenais & 305 Boulevard du Curé-Labelle	Apt	100%	25	137	83	17			262	262	262	262
281 Place Claude-Dagenais	Apt	100%		55	23	6			84	84	84	84
291 Place Claude-Dagenais	Apt	100%		56	24	4			84	84	84	84
1250 Boulevard Lucille-Teasdale	Apt	100%		55	23				78	78	78	78
1280 Boulevard Lucille-Teasdale	Apt	100%		51	27				78	78	78	78
1270 Boulevard Lucille-Teasdale	Apt	100%		32	20				52	52	52	52
173 Boulevard Armand-Frappier	Apt	100%	21	172	93				286	286	286	286
2500 Rue Maurice-Savoie	Apt	100%	12	64	37	7			120	120	120	120
2570 Rue Maurice-Savoie	Apt	100%	12	64	37	7			120	120	120	120
235 Rue Cuvillier Ouest	Apt	100%		48	38				86	86	86	86
245 Rue Cuvillier Ouest	Apt	100%		86	58	2			146	146	146	146
4175 Rue Legault	Apt	100%	4	26	14				44	44	44	44
4155 Rue Legault	Apt	100%	4	26	14				44	44	44	44
6000 Rue de La Tourbière	Apt	100%		69	21	4			94	94	94	94
60 Rue Cartier	Apt	100%		152	58				210	210	210	210
7215-7235 Rue de Lunan	Apt	100%		44	52				96	96	96	96
7165-7195 Rue de Lunan	Apt	100%		80	66				146	146	146	146
9145 Rue Lennon	Apt	100%		38	45				83	83	83	83
9155 Rue Lennon	Apt	100%		49	48				97	97	97	97
9165 Rue Lennon	Apt	100%		74	45				119	119	119	119
170 Rue de l'Harmonie	Apt	100%	34	96	56	5			191	191	191	191
160 Rue de l'Harmonie & 45 Boulevard Georges-Gagné Sud	Apt	100%	1	57	33				91	91	91	91
165 Rue de l'Harmonie	Apt	100%		11	20	19			50	50	50	50
11 Rue de Ronsard	Apt	100%	8	118	28				154	154	154	154
21 Rue de Ronsard	Apt	100%	6	119	49				174	174	174	174
430 Boulevard Saint-Francis	Apt	100%		17	23	17		2	59	59	59	59
390 Boulevard Saint-Francis	Apt	100%	20	81	53				154	154	154	154
400 Boulevard Saint-Francis	Apt	100%	8	129	29				166	166	166	166
400, 410, 420, 430, 440, 450, 460 & 500 Rue de l'Atmosphere	Apt	100%	14	219	112				345	345	345	345
2400 Sainte-Foy Road	SH	100%	15	50	91	14			170	170	289	289
686-690 Notre-Dame Street West	Apt	100%		91	52	2			145	145	145	145

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Summary Information About The Properties

Property Address	Type of Building ¹	Ownership (%)	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Total Suites Count (Undiluted) ^{2,4}	Total Suites Count (Diluted) ^{2,5}	Total Rental Units (Undiluted) ^{3,4}	Total Rental Units (Diluted) ^{3,5}
127 & 145 Presland Road and 1425 Vanier Parkway	Apt	100%		110	166				276	276	276	276
220 & 230 Aurora Cres	Apt	100%		45	53	6			104	104	104	104
8333 Weston Road	Medical Office	75%							0	0	0	0
99 Kakulu Road	Medical Office	75%							0	0	0	0
595 Montreal Road	Medical Office	75%							0	0	0	0
1 Centrepointe Drive	Medical Office	75%							0	0	0	0
770 Broadview Avenue	Medical Office	75%							0	0	0	0
342 Erie Street	Medical Office	75%							0	0	0	0
770 6 Street SW	Medical Office	75%							0	0	0	0
150, 160, 170, 176, 180, 186, 190, 196 and 200 Appleford Gate	Apt	45%		99	104	67			270	122	270	122
288 Church Street	SH	100%		10	19		71		100	100	332	332
350-380 Boul de L'Amerique-Francaise	Apt	100%	7	210	60				277	277	277	277
40 & 60 Rue Marguerite-Maillé	Apt	100%	4	122	32				158	158	158	158
615 Boul. Du Plateau	Apt	100%	2	65	32				99	99	99	99
1355 Le Corbusier Boulevard	Apt	100%	10	160	62	8			240	240	240	240
301 Place Claude-Dagenais	Apt	100%		55	24	5			84	84	84	84
1450 Cara Glen Court	Apt	100%	7	23	26	4			60	60	60	60
1440 Cara Glen Court	Apt	100%	7	23	27	4			61	61	61	61
1420 & 1430 Cara Glen Court	Apt	100%	14	44	51	8			117	117	117	117
1820 26 Avenue SW	Apt	100%	17	74	34				125	125	125	125
3971-3991 Spring Street	Apt	50%	58	20	48				126	63	126	63
47 Holtwood Court	Apt	100%		15	50	21			86	86	86	86
4065, 4067 and 4069 Portage	Apt	50%		78	68	23			169	85	169	85
1088 Johnson Street	Apt	75%		13	24				37	28	37	28
2001, 2011, 2021, 2031 and 2041 Benvoulin Ct	Apt	81%	43	160	155	43			401	324	401	324
1400 Na'a Drive	Apt	50%		115	185	40			340	170	340	170
400 Albert Street & 391 Slater Street	Apt	50%	26	314	207	20			567	284	567	284
2540 Rue Maurice-Savoie	Apt	50%	5	46	25	2			78	39	78	39
8620 Canada Olympic Common SW	Apt	50%		234	282	41			557	284	557	284
95 Rue du Doré-Jaune	Apt	50%	7	101	39	6			153	77	153	77
Total			1,822	9,358	8,544	930	310	336	21,300	18,678	24,136	21,388

APPENDIX A

Summary Information About The Properties

Notes:

1 "Apt" is short for Apartment and "SH" is short for Student Housing.

2 "Suites" means a rental suite, irrespective of the number of bedrooms or rental units in that suite. E.g., a 3-bedroom apartment that rents as a whole would be considered a single suite.

3 "Rental Units" adjusts for the number of student tenants renting individual units inside a suite. For example, a 5-bedroom student unit, would show as 1 suite, but 5 rental units as there may be 5 separate leases, each pertaining to a bed. This distinction only applies to properties classified as Student Residences. Thus, an apartment that had a 2-bedroom suite that had roommates sharing the apartment and was not classified as a "student residence" would be 1 Suite and 1 Rental Unit only. We make no distinction in "Rental Units" between individual leases on bedrooms and multi-tenant leases with all residents in the suite on a single lease (the two forms of lease in the student rental business).

4 "Undiluted" means that the number doesn't factor in any portion of the building that may be owned by partners. E.g., a 100-suite building owned 50/50 with a partner would show above as 100 suites on an undiluted basis and 50 suites on a diluted basis.

5 "Diluted" means that portions of the property owned by partners has been subtracted from the total. E.g., a 100-suite building owned with a partner would show above as 50 diluted suites.

Property Summary by City									
City	Number of Complexes	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RUs	Diluted Rental Units	Diluted Rental Units % of Total RUs
Acton	1	33	—%	33	—%	33	—%	33	—%
Barrie	2	43	—%	43	—%	43	—%	43	—%
Blainville	1	133	1%	133	1%	133	1%	133	1%
Brighton	2	59	—%	59	—%	59	—%	59	—%
Brossard	5	541	3%	541	3%	541	2%	541	3%
Burnaby	1	482	2%	482	3%	482	2%	482	2%
Calgary	5	1,522	7%	1,055	6%	1,690	7%	1,214	6%
Cambridge	5	679	3%	679	4%	679	3%	679	3%
Châteauguay	3	379	2%	379	2%	379	2%	379	2%
Dartmouth	2	200	1%	200	1%	200	1%	200	1%
Delson	3	332	2%	332	2%	332	1%	332	2%
Edmonton	9	1,539	7%	1,465	8%	1,539	6%	1,464	7%
Gatineau	4	879	4%	879	5%	879	4%	879	4%
Gravenhurst	1	39	—%	39	—%	39	—%	39	—%
Guelph	1	66	—%	66	—%	66	—%	66	—%
Huntsville	1	25	—%	25	—%	25	—%	25	—%
Kelowna	6	918	4%	841	5%	918	4%	840	4%
Kitchener	6	668	3%	668	4%	668	3%	668	3%
Langford	11	636	3%	636	3%	636	3%	636	3%
Laval	1	240	1%	240	1%	240	1%	240	1%
London	4	330	2%	289	2%	960	4%	801	4%
Longueuil	8	732	3%	693	4%	732	3%	693	3%
Medicine Hat	1	—	—%	—	—%	—	—%	—	—%
Mississauga	3	269	1%	269	1%	269	1%	269	1%
Montreal	6	767	4%	767	4%	1,107	5%	1,107	5%
Oshawa	4	231	1%	231	1%	231	1%	231	1%
Ottawa	7	1,015	5%	732	4%	1,015	4%	731	3%
Quebec City	2	854	4%	854	5%	973	4%	973	5%
Regina	3	510	2%	276	1%	510	2%	276	1%
Saint-Constant	2	328	2%	328	2%	328	1%	328	2%

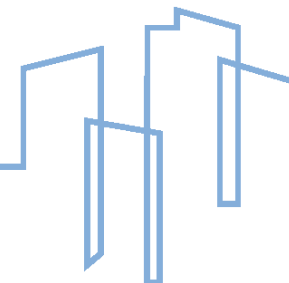
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Sainte-Julie	1	286	1%	286	2%	286	1%	286	1%
Sainte-Thérèse	4	514	2%	514	3%	514	2%	514	2%
Saint-Lambert	1	210	1%	210	1%	210	1%	210	1%
Stratford	1	—	—%	—	—%	—	—%	—	—%
Surrey	3	660	3%	660	4%	660	3%	660	3%
Terrebonne	4	361	2%	285	2%	361	1%	285	1%
Toronto	15	1,598	8%	1,425	8%	1,830	8%	1,657	8%
Vaughan	1	—	—%	—	—%	—	—%	—	—%
Waterloo	7	381	2%	381	2%	1,728	7%	1,732	8%
Victoria	3	266	1%	190	1%	266	1%	190	1%
Whitby	1	36	—%	36	—%	36	—%	36	—%
Winnipeg	7	1,780	8%	929	5%	1,780	7%	929	4%
Minneapolis (USA)	1	307	1%	147	1%	307	1%	147	1%
Waller (USA)	1	224	1%	181	1%	224	1%	181	1%
Baytown (USA)	1	228	1%	190	1%	228	1%	190	1%
45 Cities	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%

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Summary Information About The Properties



Property Summary by Province/State									
Province/State	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RUs	Diluted Rental Units	Diluted Rental Units % of Total RUs
Ontario	62	5,472	26%	4,974	27%	7,681	32%	7,066	33%
Nova Scotia	2	200	1%	200	1%	200	1%	200	1%
Alberta	15	3,061	14%	2,519	13%	3,229	13%	2,679	13%
British Columbia	24	2,962	14%	2,808	15%	2,962	12%	2,808	13%
Manitoba	7	1,780	8%	929	5%	1,780	7%	929	4%
Saskatchewan	3	510	2%	276	1%	510	2%	276	1%
Quebec	45	6,556	31%	6,444	35%	7,015	29%	6,902	32%
USA Minnesota	1	307	1%	147	1%	307	1%	147	1%
USA Texas	2	452	2%	371	2%	452	2%	371	2%
Total	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%

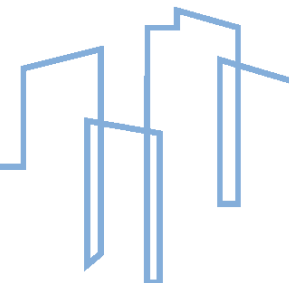
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Summary Information About The Properties

Property Summary by Region/State									
Region/State	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RUs
Central ON	4	107	1%	107	1%	107	0%	107	1%
Central Okanagan	6	918	4%	841	5%	918	4%	841	4%
Calgary Metropolitan Region	5	1,522	7%	1,055	6%	1,690	7%	1,214	6%
Eastern ON	9	1,074	5%	791	4%	1,074	4%	791	4%
Greater Toronto Area	25	2,167	10%	1,994	10%	2,399	10%	2,226	10%
Montreal Metropolitan Area	38	4,583	22%	4,468	23%	4,923	20%	4,808	22%
Quebec City	3	1,094	5%	1,094	6%	1,213	5%	1,213	6%
Kitchener-Waterloo-Cambridge	19	1,794	8%	1,794	10%	3,141	13%	3,141	15%
London Area	4	330	2%	289	2%	960	4%	802	4%
Halifax Regional Municipality	2	200	1%	200	1%	200	1%	200	1%
Greater Edmonton Area	9	1,539	7%	1,465	8%	1,539	6%	1,465	7%
Greater Regina Area	3	510	2%	276	1%	510	2%	276	1%
Greater Vancouver Area	4	1,142	5%	1,142	6%	1,142	5%	1,142	5%
Greater Victoria Area	14	902	4%	826	4%	902	4%	826	4%
Southern ON	1	—	—	—	—%	—	—%	—	—%
Southern AB	1	—	—	—	—%	—	—%	—	—%
Western Quebec	4	879	4%	879	5%	879	4%	879	4%
Winnipeg Capital Region	7	1,780	8%	929	5%	1,780	7%	929	4%
USA Minnesota	1	307	1%	147	1%	307	1%	147	1%
USA Texas	2	452	2%	371	2%	452	2%	371	2%
Total	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%

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Summary Information About The Properties



Summary by Market Type									
Market	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RUs
Primary	130	19,010	89%	16,419	88%	19,869	82%	17,269	80%
Secondary	27	2,167	10%	2,126	11%	4,144	17%	3,986	19%
Tertiary	4	123	1%	123	1%	123	1%	123	1%
Total	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%

Summary Asset by Type									
Property Type	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RUs
Canadian Apartments	134	18,600	87%	16,266	87%	18,600	77%	16,266	76%
U.S. Apartments	3	759	4%	521	3%	759	3%	521	2%
Student Housing	16	1,941	9%	1,881	10%	4,777	20%	4,591	21%
Medical Office	8	—	—%	—	—%	—	—%	—	—%
Total	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%

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Summary Information About The Properties

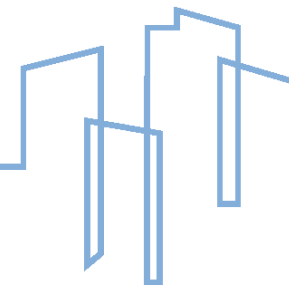
City	Type of Building	Student Housing by City					Average Rents (undiluted basis)	
		# of Complexes	# of Suites (Undiluted)	# of Suites (Diluted)	# of Beds (Undiluted)	# of Beds (Diluted)	Total Rental Units	Revenue/Unit/Month
Burnaby	SH	1	482	482	482	482	Apartment	\$1,833.88
Calgary	SH	1	378	359	546	519		
London	SH	4	330	289	960	802		
Montreal	SH	1	100	100	440	440		
Quebec City	SH	1	170	170	289	289		
Toronto	SH	1	100	100	332	332	Student Residences	\$925.75
Waterloo	SH	7	381	381	1728	1728		
Total		16	1,941	1,881	4,777	4,591	Total	23,569

Rent Controlled vs Non Rent Controlled ¹ Properties									
	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
Rent Controlled	64	6,241	29%	6,081	33%	6,241	26%	6,081	28%
Hybrid Rent Controlled	37	5,437	26%	5,437	29%	5,437	23%	5,437	25%
Rent Cap	2	200	1%	200	1%	200	1%	200	1%
Non Rent Controlled	42	7,481	35%	5,069	27%	7,481	31%	5,069	24%
Student	16	1,941	9%	1,881	10%	4,777	20%	4,591	22%
Total	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%

¹ For the purpose of this table, "Rent Controlled", means that the rent is controlled by regulation, but excludes purpose-built student properties which, although they may have formal rent controls in some cases, because of the nature of assured student turnover upon graduation, the property may be considered "Non-Rent Controlled".

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Summary Information About The Properties



Property Summary By Affordability Type									
Property Type	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
Apartment									
Mid-Tier	50	4,883	23%	4,802	26%	4,883	20%	4,802	22%
Luxury	87	14,476	68%	11,985	64%	14,476	60%	11,985	56%
Apartment Subtotal	137	19,359	91%	16,787	90%	19,359	80%	16,787	78%
Student Housing									
Mid-Tier	2	236	1%	236	1%	616	3%	616	3%
Luxury	14	1,705	8%	1,645	9%	4,161	17%	3,975	19%
Student Housing Subtotal	16	1,941	9%	1,881	10%	4,777	20%	4,591	22%
Medical Office									
Other	8	—	—%	—	—%	—	—%	—	—%
Medical Office Subtotal	8	—	—%	—	—%	—	—%	—	—%
Summary By Affordability									
Mid-Tier	52	5,119	24%	5,038	27%	5,499	23%	5,418	25%
Luxury	101	16,181	76%	13,630	73%	18,637	77%	15,960	75%
Other	8	—	—%	—	—%	—	—%	—	—%
Total	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%

Property Portfolio by Year of Construction									
	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
After 2019	45	8,751	41%	6,902	37%	9,038	37%	7,180	34%
2010-2019	58	7,622	36%	6,887	37%	8,746	36%	8,011	37%
2000-2009	6	588	3%	547	3%	1,422	6%	1,264	6%
1990-1999	2	56	—%	56	—%	219	1%	219	1%
1980-1989	15	1,191	6%	1,191	6%	1,279	5%	1,279	6%
1970-1979	13	1,232	6%	1,232	7%	1,572	7%	1,572	7%
1960-1969	15	1,215	6%	1,208	6%	1,215	5%	1,208	6%
1950-1959	6	645	3%	645	3%	645	3%	645	3%
Pre 1950	1	—	—%	—	—%	—	—%	—	—%
Total	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%

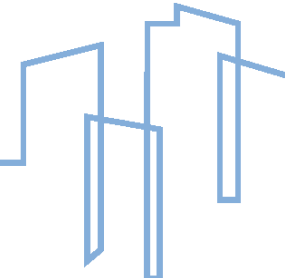
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Summary Information About The Properties

Property Summary By Building Style									
Property Type	Number of Complexes	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
Apartment									
Townhouses	3	79	—%	79	—%	79	—%	79	—%
Garden Style	25	2,597	12%	2,519	13%	2,597	11%	2,519	12%
Low-Rise	2	396	2%	185	1%	396	2%	185	1%
Mid-Rise	72	9,509	45%	7,913	42%	9,509	39%	7,912	37%
High-Rise	35	6,778	32%	6,091	33%	6,778	28%	6,091	28%
Apartment Subtotal	137	19,359	91%	16,787	90%	19,359	80%	16,786	78%
Student Housing									
Townhouses	2	51	—%	44	—%	231	1%	197	1%
Mid-Rise	2	211	1%	211	1%	494	2%	494	2%
High-Rise	12	1,679	8%	1,625	9%	4,052	17%	3,900	18%
Student Housing Subtotal	16	1,941	9%	1,881	10%	4,777	20%	4,591	22%
Medical Office									
Low-Rise	7	—	—%	—	—%	—	—%	—	—%
Mid-Rise	1	—	—%	—	—%	—	—%	—	—%
Medical Office Subtotal	8	—	—%	—	—%	—	—%	—	—%
Summary by Building Style									
Townhouses	5	130	1%	123	1%	310	1%	276	1%
Garden Style	25	2,597	12%	2,519	13%	2,597	11%	2,519	12%
Low-Rise	9	396	2%	185	1%	396	2%	185	1%
Mid-Rise	75	9,720	46%	8,124	44%	10,003	41%	8,406	39%
High-Rise	47	8,457	40%	7,717	41%	10,830	45%	9,991	47%
Total	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%

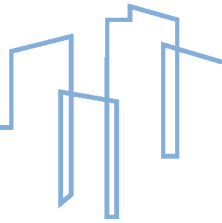
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Summary Information About The Properties



Property Summary By Construction Material									
	Number of Complexes	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
Wood	51	6,113	29%	5,134	28%	6,293	26%	5,287	25%
Masonry and Wood	3	565	3%	269	1%	565	2%	269	1%
Steel and Wood	2	814	4%	407	2%	814	3%	407	2%
Steel	2	—	—%	—	—%	—	—%	—	—%
Concrete	101	13,294	62%	12,344	66%	15,950	66%	14,901	70%
Concrete and Wood	2	514	2%	514	3%	514	2%	514	2%
Total	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%

Property Summary By Unit Access									
	Number of Complexes	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
Walk Up	26	2,301	11%	2,217	12%	2,481	10%	2,370	11%
Elevated	135	18,999	89%	16,451	88%	21,655	90%	19,008	89%
Total	161	21,300	100%	18,668	100%	24,136	100%	21,378	100%



Centurion Apartment REIT, within the parameters set in the Investment Guidelines makes investments in mortgages on an opportunistic basis. The primary focus of the mortgage investment program is to (where possible) create potential future acquisition opportunities for the REIT. As the Asset Manager currently believes that there are opportunities in new construction rental apartments and student properties, the Asset Manager has been sourcing mortgage investment opportunities for the REIT where the REIT may be granted purchase options upon the completion and/or stabilization of the properties. The Asset Manager believes that providing funding to apartment developers and securing related purchase options (where possible) positions Centurion Apartment REIT to earn income during construction and to build a future acquisition pipeline. In addition to apartment and student housing development mortgages, the REIT has also made other mortgage investments consistent with the Investment Guidelines to further diversify the portfolio.

The market conditions for mortgage investments are reasonably favorable. Conventional lenders remain somewhat cautious but active and there are constraints on the availability of development funding for both multi-unit residential and student housing, which are the REIT's key markets. Developers are attracted to the REIT to assist with construction financing particularly outside of the Greater Toronto Area, given the REITs unique market position to finance the construction, providing rental market experience and being a potential end purchaser of the completed product.

The traditional sources of real estate mortgage financing include Schedule I and II Banks, trust companies, insurance companies and pension funds (collectively, "Institutional Lenders"). The larger Institutional Lenders in Canada are generally focused on mortgage loans that comply with the often-restrictive lending criteria established by the Canadian banks. These criteria became much more restrictive after the 2008 credit crisis, resulting in a pullback by traditional lending sources from the mortgage market in general and in particular the commercial mortgage market. Due to the focus of large financial institutions on limited types of mortgage loans and increasingly conservative loan exposure levels, quality lending opportunities exist in some segments of the mortgage market at premium interest rates secured by high quality mortgage loans. Below are the areas of focus for Centurion Apartment REIT in the mortgage market.

Construction loans for purpose-built rental apartments and student housing buildings:

Mortgage financing to support the construction of purpose-built rental apartments and student housing buildings is provided on a strictly limited basis by only a few large financial institutions, primarily a few of the Schedule I and Schedule II Banks and some trust companies. Despite vacancy rates upon completion and stabilization for these types of projects remaining extremely low, these lending institutions are very conservative and limited in the amount of financing they will provide. This allows Centurion Apartment REIT to potentially find abundant lending opportunities on high quality projects, typically structured as either first or second mortgages, in particular for those projects which Centurion Apartment REIT may have an interest in acquiring upon completion. The loan exposure levels provided by the Company are typically well within the price point at which Centurion Apartment REIT would be interested in acquiring the completed projects.

Multi-Family Residential, Investment Properties and Commercial Mortgage lending in the income-producing investment property market is dominated by a few large Institutional Lenders. These institutions tend to be more conservative and focus only on the highest quality of income-producing properties owned by large real estate investors. As a result, Centurion Apartment REIT can find attractive lending opportunities providing first and second mortgage financing on other income-producing properties and owners, including attractive lending opportunities on purpose-built multi-family rental and student housing.

Developer and Builder Pre-Construction Loans:

Builders and developers require loans to acquire land to build low-rise and high-rise developments. The Institutional Lenders lend on a very limited basis on land, presenting potentially attractive lending opportunities to Centurion Apartment REIT.

Mezzanine and Subordinated Debt Financing:

Mezzanine or subordinated debt financing for residential and commercial development projects is highly fragmented. Institutional Lenders typically do not provide this type of specialized financing for developers, and the capital providers are typically small private entities with limited access to capital. Given the lack of participation from the larger financial institutions, there is less competition in this market segment, which provides Centurion Apartment REIT with opportunities to underwrite well-structured, secure mortgage loans with attractive pricing.

APPENDIX B

Management Summary Information of the Lending Portfolio



The following charts provide additional information relating to the mortgage investments and equity accounted investments in the REIT.

REIT Consolidated									
Investments Segregation (excl. Foreclosed Properties)	Funded					Committed			
	\$	#	% (\$)	Wt.-Avg. Rate		\$	#	% (\$)	
By Participation									
Mortgage Investments	\$	79,098	8	33.00%	12.62%	\$	81,391	8	38.00%
Participating Loan Interests	\$	17,253	2	7.00%	7.96%	\$	16,475	2	8.00%
Equity Accounted Investments	\$	141,455	9	60.00%	—%	\$	115,601	9	54.00%
Total	\$	237,806	19	100.00%	11.82%	\$	213,467	19	100.00%
By Rank									
1st	\$	65,897	6	28.00%	12.91%	\$	66,117	6	31.00%
2nd	\$	21,228	2	9.00%	10.32%	\$	21,023	2	10.00%
3rd	\$	7,726	1	3.00%	8.75%	\$	7,726	1	4.00%
Equity Accounted Investments	\$	142,956	10	60.00%	—%	\$	118,601	10	55.00%
Total	\$	237,807	19	100.00%	11.82%	\$	213,467	19	100.00%
By Loan Type									
Commercial/Industrial	\$	21,372	1	9.00%	0.00%	\$	25,000	1	12.00%
Residential	\$	216,435	18	91.00%	11.82%	\$	188,467	18	88.00%
Total	\$	237,807	19	100.00%	11.82%	\$	213,467	19	100%
By Province/State									
Canada									
AB	\$	83,178	4	35.00%	—%	\$	52,577	4	25.00%
BC	\$	49,440	3	21.00%	10.44%	\$	48,753	3	23.00%
ON	\$	73,111	6	31.00%	17.08%	\$	79,031	6	36.00%
QC	\$	32,078	6	13.00%	8.48%	\$	33,106	6	16.00%
Total	\$	237,807	19	100.00%	11.82%	\$	213,467	19	100.00%
By City									
Greater Toronto Area									
Markham	\$	21,372	1	8.99%	—%	\$	25,000	1	11.71%
Toronto	\$	20,258	3	8.52%	—%	\$	21,757	3	10.19%
Subtotal (A)	\$	41,630	4	17.51%	—%	\$	46,757	4	21.90%

APPENDIX B

Management Summary Information of the Lending Portfolio



Investments Segregation (excl. Foreclosed Properties)	REIT Consolidated							
	Funded					Committed		
	\$	#	% (\$)	Wt.-Avg. Rate		\$	#	% (\$)
Greater Vancouver Area								
New Westminster	\$	10,695	1	4.50%	10.95%	\$	10,695	1 5.01%
Surrey	\$	28,354	1	11.92%	10.25%	\$	28,354	1 13.28%
Subtotal (B)	\$	39,049	2	16.42%	10.44%	\$	39,049	2 18.29%
Greater Montreal Area								
Lachenaie	\$	4,695	1	1.97%	—%	\$	4,733	1 2.22%
Longueuil	\$	1,773	1	0.75%	10.00%	\$	1,773	1 0.83%
Sainte-Julie	\$	19,734	2	8.30%	8.75%	\$	20,501	2 9.60%
Terrebonne	\$	5,878	2	2.47%	7.07%	\$	6,099	2 2.86%
Subtotal (C)	\$	32,080	6	13.49%	8.48%	\$	33,106	6 15.51%
Vancouver Island								
Victoria	\$	1,767	—	0.74%	—%	\$	—	— —%
Subtotal (D)	\$	1,767	—	0.74%	—%	\$	—	— —%
Guelph-Waterloo Area								
Kitchener	\$	7,455	1	3.13%	13.00%	\$	8,248	1 3.86%
Subtotal (E)	\$	7,455	1	3.13%	13.00%	\$	8,248	1 3.86%
British Columbia Southern Interior Area								
Kelowna	\$	8,624	1	3.63%	—%	\$	9,705	1 4.55%
Subtotal (F)	\$	8,624	1	3.63%	—%	\$	9,705	1 4.55%
Other Canadian Cities								
Calgary	\$	83,177	4	34.98%	—%	\$	52,577	4 24.63%
Gatineau	\$	19,196	1	8.07%	20.00%	\$	19,196	1 8.99%
Kanata	\$	4,829	—	2.03%	—%	\$	4,829	— 2.26%
Subtotal (G)	\$	107,202	5	45.08%	20.00%	\$	76,602	5 35.88%
Grand Total (SUM A to G)	\$	237,807	19	100.00%	11.82%	\$	213,467	19 100.00%

APPENDIX B

Management Summary Information of the Lending Portfolio



REIT Consolidated									
Investments Segregation (excl. Foreclosed Properties)	Funded					Committed			
	\$	#	% (\$)	Wt.-Avg. Rate		\$	#	% (\$)	
By Purchase Options									
With	\$	39,846	6	17.00%	9.16%	\$	39,068	6	18.00%
Without	\$	55,005	3	23.00%	14.03%	\$	55,798	3	26.00%
Equity Accounted Investments	\$	142,956	10	60.00%	—%	\$	118,601	10	56.00%
Total	\$	237,807	19	100.00%	11.82%	\$	213,467	19	100.00%
By Development Stage									
Construction	\$	159,303	13	67.00%	9.42%	\$	133,463	13	63.00%
Pre-Construction	\$	67,809	5	29.00%	13.75%	\$	69,309	5	32.00%
Term	\$	10,695	1	4.00%	10.95%	\$	10,695	1	5.00%
Total	\$	237,807	19	100.00%	11.82%	\$	213,467	19	100.00%
By Underlying Security									
Multi Family Apartments	\$	150,002	11	63.00%	17.08%	\$	121,045	11	57.00%
Land	\$	28,354	1	12.00%	10.25%	\$	28,354	1	13.00%
Low-Rise Residential	\$	21,506	3	9.00%	8.85%	\$	22,274	3	10.00%
High-Rise Condominium	\$	16,573	3	7.00%	9.57%	\$	16,794	3	8.00%
Commercial	\$	21,372	1	9.00%	—%	\$	25,000	1	12.00%
Total	\$	237,807	19	100.00%	11.82%	\$	213,467	19	100.00%
By Counterparty									
Trigone Joint Venture	\$	30,306	5	12.74%	8.38%	\$	31,332	5	14.68%
Regehr, Brian	\$	39,049	2	16.42%	10.44%	\$	39,048	2	18.29%
Greenberg, Alan	\$	21,372	1	8.99%	—%	\$	25,000	1	11.71%
Deveraux Developments	\$	83,177	4	34.98%	—%	\$	52,577	4	24.63%
Todd, Richard & Appelt, Greg	\$	8,624	1	3.63%	—%	\$	9,705	1	4.55%
Independent	\$	55,279	6	23.25%	16.66%	\$	55,805	6	26.14%
Total	\$	237,807	19	100.00%	11.82%	\$	213,467	19	100.00%
By Investment Size									
> \$1m - \$3m	\$	4,947	2	2.00%	10.00%	\$	4,705	2	2.00%
> \$3m - \$5m	\$	9,524	1	4.00%	—%	\$	9,561	1	4.00%
> \$5m - \$10m	\$	21,958	4	9.00%	10.39%	\$	24,051	4	11.00%
> \$10m - \$15m	\$	47,457	3	20.00%	10.95%	\$	34,814	3	16.00%
> \$15m	\$	153,921	9	65.00%	12.28%	\$	140,336	9	67.00%
Total	\$	237,807	19	100.00%	11.82%	\$	213,467	19	100.00%

APPENDIX B

Management Summary Information of the Lending Portfolio



REIT Consolidated									
Investments Segregation (excl. Foreclosed Properties)	Funded					Committed			
	\$	#	% (\$)	Wt.-Avg. Rate		\$	#	% (\$)	
<u>By Maturity (excl. Equity & FV Adj.)</u>									
2026	\$	87,975	7	92.00%	12.34%	\$	88,768	7	91.00%
2027	\$	5,878	2	6.00%	7.07%	\$	6,099	2	6.00%
2028	\$	1,500	1	2.00%	—%	\$	3,000	1	3.00%
Total	\$	95,353	10	100.00%	11.82%	\$	97,867	10	100.00%
<u>By Interest/Pref Rate (excl. Equity & FV Adj.)</u>									
8% or less	\$	4,979	2	5.00%	5.05%	\$	6,700	2	7.00%
> 8.5% - 9.0%	\$	20,501	2	22.00%	8.75%	\$	20,501	2	21.00%
> 9.5% - 10.0%	\$	4,172	2	4.00%	10.00%	\$	4,172	2	4.00%
> 10.0% - 10.5%	\$	28,354	1	30.00%	10.25%	\$	28,354	1	29.00%
> 10.5% - 11.0%	\$	10,695	1	11.00%	10.95%	\$	10,695	1	11.00%
> 12.5% - 13.0%	\$	7,455	1	8.00%	13.00%	\$	8,248	1	8.00%
> 15.0%	\$	19,197	1	20.00%	20.00%	\$	19,196	1	20.00%
Total	\$	95,353	10	100.00%	11.82%	\$	97,866	10	100.00%
<u>By Committed LTV - Mortgage Investments</u>									
50% or less	\$	53,255	6	67.00%	9.91%	\$	55,548	6	68.00%
> 90%	\$	25,844	2	33.00%	18.20%	\$	25,843	2	32.00%
Total	\$	79,099	8	100.00%	12.62%	\$	81,391	8	100.00%
<u>By Payment Method - Mortgage Investments</u>									
Interest Accrue	\$	20,970	2	26.00%	19.15%	\$	20,970	2	26.00%
Interest Reserve Payment	\$	7,726	1	9.00%	8.75%	\$	7,726	1	9.00%
Pre Authorized Payment	\$	50,403	5	65.00%	10.49%	\$	52,695	5	65.00%
Total	\$	79,099	8	100.00%	12.62%	\$	81,391	8	100.00%
<u>Estimated Built Out Value of Purchase Options</u>									
	Undiluted					Diluted			
Mortgage Investments	\$	—	1	—%		\$	—	1	—%
Participating Loan Interests	\$	221,993	2	40.00%		\$	162,843	2	52.00%
Equity Accounted Investments	\$	338,355	9	60.00%		\$	148,651	9	48.00%
Total	\$	560,348	12	100.00%		\$	311,494	12	100.00%

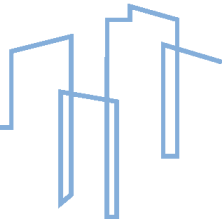
APPENDIX C

Properties Under Development



The following discloses the properties that are currently under development and shows, the location, the number of units/commercial unit square footage, Centurion's ownership interest, the Centurion vehicle supporting the development and the year in which the property is expected to be completed.

Property Name	Property Location	Number of Units	Commercial Sq ft.	Ownership Interest	Expected Date of Completion
Ste Julie	Sainte-Julie, Québec	214	—	50%	2026
Icon Trinity (Deveraux) - Phase II	Calgary, Alberta	277	—	50%	2027
Rangeview Apartments (Deveraux)	Calgary, Alberta	439	10,567	40%	2027
9525 King George Blvd (Innovation Village)	Surrey, BC	463	—	69%	2030
9525 King George Blvd - Medical Office & Retail	Surrey, BC	—	74,978	69%	2030
TOTAL		1,393	85,545		



There are certain risk factors inherent in an investment in the REIT Units and in the activities of Centurion Apartment REIT, including the following, which Subscribers should carefully consider before subscribing for the REIT Units.

Real Property Ownership

All real property investments are subject to elements of risk. Such investments are affected by general economic conditions, local real estate markets, demand for multi-unit residential premises, competition from other available residential premises and various other factors. Certain significant expenditures, including property taxes, capital repair and replacement costs, maintenance costs, mortgage payments, insurance costs and related charges must be made throughout the period of ownership of real property regardless of whether the property is producing any income. If Centurion Apartment REIT is unable to meet mortgage payments on any property, losses could be sustained as a result of the mortgagee's exercise of its rights of foreclosure or sale.

Real property investments tend to be relatively illiquid, with the degree of liquidity generally fluctuating in relation to demand for and the perceived desirability of such investments. Such illiquidity may tend to limit Centurion Apartment REIT's ability to vary its portfolio promptly in response to changing economic or investment conditions. If Centurion Apartment REIT was required to liquidate its real property investments, the proceeds to Centurion Apartment REIT might be significantly less than the aggregate value of its properties on a going-concern basis.

Centurion Apartment REIT will be subject to the risks associated with debt financing, including the risk that existing mortgage indebtedness secured by the Properties will not be able to be refinanced or that the terms of such refinancing will not be as favourable as the terms of existing indebtedness.

Development Risks

Centurion Apartment REIT may, directly or indirectly, invest in real estate development projects. Any existing or future development investments of the REIT will entail certain risks, including the expenditure of funds on and devotion of management's time to evaluating projects that may not come to fruition; the risk that development costs of a project may exceed original estimates, possibly making the project uneconomical; the risk of construction overrun or other unforeseeable delays, during which the interest rate and leasing risk may fluctuate; the risk that occupancy rates and rents at a completed project will be less than anticipated or that there will be vacant space at the project; the risk that expenses at a completed development will be higher than anticipated; and the risk that permits and other governmental approvals will not be obtained. In addition, the REIT's future real estate development investments may require a significant investment of capital. The REIT may be required to obtain funds for its capital expenditures and operating activities, if any, through cash flow from operations, property sales or financings. If the REIT is unable to obtain such funds, it may have to defer or otherwise limit certain development activities.

Future Property Acquisitions

While Centurion Apartment REIT may enter into non-binding letters of intent with respect to properties under review, there can be no assurance that such properties will be acquired. Accordingly, there can be no assurance that Centurion Apartment REIT will be able to acquire Properties at the rates of return that the Asset Manager is targeting. No forecast has been made for the acquisition of properties under review.

Revenue Producing Properties

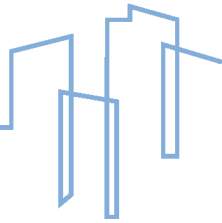
The Properties generate income through rental payments made by the tenants thereof. Upon the expiry of any lease, there can be no assurance that such lease will be renewed or the tenant replaced. The terms of any subsequent lease may be less favorable to Centurion Apartment REIT than the existing lease. Unlike commercial leases which generally are "net" leases and allow a landlord to recover expenditures, residential leases are generally "gross" leases, and the landlord is not able to pass on costs to its tenants.

No Guarantees or Insurance on Mortgage Investments

A Mortgage borrower's obligations to the Centurion Apartment REIT or any other person are not guaranteed by the Government of Canada, the government of any province or any agency thereof nor are they insured under the National Housing Act (Canada). In the event that additional security is given by the borrower or a third party or that a private guarantor guarantees the Mortgage borrower's obligations, there is no assurance that such additional security or guarantee will be available or sufficient to make Centurion Apartment REIT whole if and when resort is to be had thereto.

Risks Related to Mortgage Extensions and Mortgage Defaults

The Asset Manager may from time to time deem it appropriate to extend or renew the term of a Mortgage past its maturity, or to accrue the interest on a Mortgage, in order to provide the borrower with increased repayment flexibility. The Asset Manager generally will do so if it believes that there is a very low risk to Centurion Apartment REIT of not being repaid the full principal and interest owing on the Mortgage. In these circumstances, however, Centurion Apartment REIT is subject to the risk that the principal and/or accrued interest of such Mortgage may not be repaid in a timely manner or at all, which could impact the cash flows of Centurion Apartment REIT during and after the period in which it is granting this accommodation. Further, in the event that the valuation of the asset has fluctuated substantially due to market conditions, there is a risk that Centurion Apartment REIT may not recover all or substantially all of the principal and interest owed to it in respect of such Mortgage.



When a Mortgage is extended past its maturity, the loan can either be held over on a month-to-month basis or renewed for an additional term at the time of its maturity. Notwithstanding any such extension or renewal, if the borrower subsequently defaults under any terms of the loan, the Mortgage Servicer has the ability to exercise its Mortgage enforcement remedies in respect of the extended or renewed Mortgage. Exercising Mortgage enforcement remedies is a process that requires a significant amount of time to complete, which could adversely impact the cash flows of Centurion Apartment REIT during the period of enforcement. In addition, as a result of potential declines in Real Property values, the priority ranking of the Mortgage and other factors, there is no assurance that Centurion Apartment REIT will be able to recover all or substantially all of the outstanding principal and interest owed to it in respect of such Mortgages by the Mortgage Service Provider's exercise of Mortgage enforcement remedies for the benefit of Centurion Apartment REIT. Should Centurion Apartment REIT be unable to recover all or substantially all of the principal and interest owed to it in respect of such Mortgage loans, the assets of Centurion Apartment REIT would be reduced, and the returns, financial condition and results of operations of Centurion Apartment REIT could be adversely impacted.

Foreclosure or Power of Sale and Related Costs on Mortgage Investments

One or more borrowers could fail to make payments according to the terms of their loan, and Centurion Apartment REIT could therefore be forced to exercise its rights as mortgagee. The recovery of a portion of Centurion Apartment REIT's assets may not be possible for an extended period of time during this process and there are circumstances where there may be complications in the enforcement of Centurion Apartments REIT's rights as mortgagee. Legal fees and expenses and other costs incurred by Centurion Apartment REIT in enforcing its rights as mortgagee against a defaulting borrower are usually recoverable from the borrower directly or through the sale of the mortgaged property by power of sale or otherwise, although there is no assurance that they will actually be recovered. In the event that these expenses are not recoverable they will be borne by Centurion Apartment REIT.

Furthermore, certain significant expenditures, including property taxes, capital repair and replacement costs, maintenance costs, Mortgage payments to prior charge holders, insurance costs and related charges must be made through the period of ownership of real property regardless of whether Mortgage payments are being made. Centurion Apartment REIT may therefore be required to incur such expenditures to protect its investment, even if the borrower is not honouring its contractual obligations.

Litigation Risks

Centurion Apartment REIT may, from time to time, become involved in legal proceedings in the course of its business. The costs of litigation and settlement can be substantial and there is no assurance that such costs will be recovered in whole or at all. During litigation involving a borrower in respect of a Mortgage, Centurion Apartment REIT may not be receiving payments of interest on a Mortgage that is the subject of litigation, thereby impacting cash flows. The unfavorable resolution of any legal proceedings could have an adverse effect on the Centurion Apartment REIT and its financial position and results of operations that could be material.

Competition for Real Property Investments

Centurion Apartment REIT competes for suitable real property investments with individuals, corporations and institutions (both Canadian and foreign) and other real estate investment trusts which are presently seeking, or which may seek in the future, real property investments similar to those desired by Centurion Apartment REIT. A number of these investors may have greater financial resources than those of Centurion Apartment REIT or operate without the investment or operating guidelines of Centurion Apartment REIT or according to more flexible conditions. An increase in the availability of investment funds, and an increase in interest in real property investments, may tend to increase competition for real property investments, thereby increasing purchase prices and/or reducing the yield on them.

Competition for Tenants

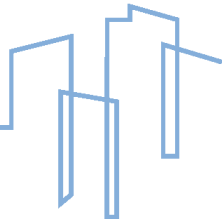
The real estate business is competitive. Numerous other developers, managers and owners of properties compete with Centurion Apartment REIT in seeking tenants. The existence of competing developers, managers and owners for Centurion Apartment REIT's tenants could have an adverse effect on Centurion Apartment REIT's ability to lease suites in its properties and on the rents charged.

Interest Rates

It is anticipated that the market price for the REIT Units at any given time may be affected by the level of interest rates prevailing at that time. A rise in interest rates may have a negative effect on the market price of the REIT Units. A decrease in interest rates may encourage tenants to purchase condominiums or other types of housing, which could result in a reduction in demand for rental properties. Changes in interest rates may also have effects on vacancy rates, rent levels, refurbishing costs and other factors affecting Centurion Apartment REIT's business and profitability.

Debt Financing

Centurion Apartment REIT is subject to the risks associated with debt financing, including the risk that Centurion Apartment REIT may be unable to make interest or principal payments or meet loan covenants, the risk that defaults under a loan could result in cross defaults or other lender rights or remedies under other loans, and the risk that existing indebtedness may not be able to be



refinanced or that the terms of such refinancing may not be as favourable as the terms of existing indebtedness. A portion of Centurion's Acquisition and Operating Facilities are at floating interest rates, and accordingly, changes in short-term borrowing will affect Centurion Apartment REIT's costs of borrowing.

General Economic and Political Conditions

Centurion Apartment REIT is affected by general economic conditions, local real estate markets, competition from other available rental premises, including new developments, and various other factors. The competition for tenants also comes from opportunities for individual home ownership, including condominiums, which can be particularly attractive when home mortgage loans are available at relatively low interest rates. The existence of competing developers, managers and owners for Centurion Apartment REIT's tenants could have an adverse effect on Centurion Apartment REIT's ability to lease suites in its properties and on the rents charged, increased leasing and marketing costs and increased refurbishing costs necessary to lease and re-lease suites, all of which could adversely affect Centurion Apartment REIT's revenues and, consequently, its ability to meet its obligations. In addition, any increase in the supply of available space in the markets in which Centurion Apartment REIT operates or may operate could have an adverse effect on Centurion Apartment REIT.

The success of the Trust's activities may also be affected by other general economic and market conditions, such as interest rates, availability of credit, inflation rates, economic uncertainty, changes in laws, and national and international political circumstances including wars, public health crises, such as epidemics and pandemics, natural disasters, terrorist acts or security operations. The macroeconomic environment is complex stemming from the evolving COVID-19 pandemic, characterized with high headline inflation, supply chain pressures, social unrest, and uncertainty over the pace and timing of future central bank rate hikes.

General Uninsured Losses

Centurion Apartment REIT carries comprehensive general liability, fire, flood, extended coverage, rental loss and pollution insurance with policy specifications, limits and deductibles customarily carried for similar properties. There are, however, certain types of risks (generally of a catastrophic nature such as from wars) which are either uninsurable or not insurable on an economically viable basis. Centurion Apartment REIT has insurance for earthquake risks, subject to certain policy limits, deductibles, and self-insurance arrangements, and will continue to carry such insurance if economical to do so. Should an uninsured or underinsured loss occur, Centurion Apartment REIT could lose its investment in, and anticipated profits and cash flows from, one or more of its Properties, but Centurion Apartment REIT would continue to be obligated to repay any recourse mortgage indebtedness on such Properties.

Availability of Cash for Distributions

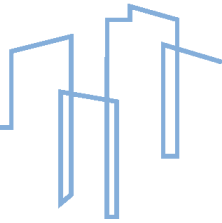
Distributable income is calculated before deducting items such as principal repayments and capital expenditures and, accordingly, may exceed actual cash available to Centurion Apartment REIT from time to time. Centurion Apartment REIT may be required to use part of its debt capacity or raise additional equity in order to accommodate such items, and there can be no assurance that funds from such sources will be available on favourable terms or at all. In such circumstances, distributions may be reduced or suspended, which may therefore also have an adverse impact on the market price of the REIT Units. Accordingly, cash distributions are not guaranteed and cannot be assured. Further, Distributable Income can exceed net income and have the result of an erosion of Adjusted Unitholder's Equity. See "Distribution Policy".

Distributable Income is calculated in accordance with Centurion Apartment REIT's Declaration of Trust. Distributable Income is not a measure recognized under Canadian generally accepted accounting principles and does not have a standardized meaning prescribed by IFRS. Distributable income is presented herein because management of Centurion Apartment REIT believes this non-IFRS measure is a relevant measure of the ability of Centurion Apartment REIT to earn and distribute cash returns to REIT Unitholders. Distributable Income as computed by Centurion Apartment REIT may differ from similar computations as reported by other similar organizations and, accordingly, may not be comparable to distributable income as reported by such organizations. Distributable income is calculated by reference to the net income of Centurion Apartment REIT on a consolidated basis, as determined in accordance with IFRS, subject to certain adjustments as set out in the constating documents of Centurion Apartment REIT.

Government Regulation

Centurion Apartment REIT currently has interests in properties located in the provinces of Ontario and Quebec. The nature of apartment construction and operation is such that refurbishment and structural repairs are required periodically, in addition to regular ongoing maintenance. In addition, legislation relating to, among other things, environmental and fire safety standards is continually evolving, and changes thereto may give rise to ongoing financial and other obligations of Centurion Apartment REIT, the costs of which may not be fully recoverable from tenants.

Multi-unit residential rental properties are subject to rent control legislation in most provinces in Canada. Each province in which the Trust operates maintains distinct regulations with respect to tenants' and landlords' rights and obligations. The legislation in various degrees provides restrictions on the ability of a landlord to increase rents above an annually prescribed guideline or require the landlord to give tenants sufficient notice prior to an increase in rent or restricts the frequency of rent increases permitted during the year. The annual rent increase guidelines as per applicable legislation attempts to link the annual rent increases to some measure of changes in the cost-of-living index over the previous year. The legislation also, in most cases, provides for a



mechanism to ensure rents can be increased above the guideline increases for extraordinary costs. As a result of rent controls, the Trust may incur property capital investments in the future that will not be fully recoverable from rents charged to the tenants. Applicable legislation may be further amended in a manner that may adversely affect the ability of the Trust to maintain the historical level of cash flow from its properties. In addition, applicable legislation provides for compliance with several regulatory matters involving tenant evictions, work orders, health and safety issues, fire and maintenance standards, etc.

Environmental Matters

Environmental and ecological legislation and policies have become increasingly important, and generally restrictive. Under various laws, Centurion Apartment REIT could become liable for the costs of removal or remediation of certain hazardous or toxic substances released on or in its properties or disposed of at other locations. The failure to remove or remediate such substances, if any, may adversely affect an owner's ability to sell such real estate or to borrow using such real estate as collateral, and could potentially also result in claims against the owner by private plaintiffs. Where a property is purchased and new financing is obtained, Phase I Environmental Assessments are performed by an independent and experienced environmental consultant. In the case of mortgage assumption, the vendor will be asked to provide a satisfactory Phase I and/or Phase II Environmental Assessment that the Asset Manager will rely upon and/or determine whether an update is necessary.

Unitholder Liability

The Declaration of Trust provides that no Unitholder will be subject to any liability whatsoever to any person in connection with the holding of a Unit. In addition, legislation has been enacted in the Province of Ontario and certain other provinces and territories that is intended to provide Unitholders in those provinces and territories with limited liability. However because of uncertainties in the law relating to investment trusts, there is a risk, which is considered by counsel to be remote in the circumstance, that a REIT Unitholder could be held personally liable for obligations of Centurion Apartment REIT (to the extent that claims are not satisfied by Centurion Apartment REIT) in respect of contracts which Centurion Apartment REIT enters into and for certain liabilities arising other than out of contracts including claims in tort, claims for taxes and possibly certain other statutory liabilities. The Trustees intend to cause Centurion Apartment REIT's operations to be conducted in such a way as to minimize any such risk including by obtaining appropriate insurance and, where feasible, attempting to have every material written contract or commitment of Centurion Apartment REIT contain an express disavowal of liability against Unitholders.

Dependence on Key Personnel

In assessing the risk of an investment in the Units offered hereby, potential investors should be aware that they will be relying on the good faith, experience and judgment of the directors and officers of the Asset Manager to manage the business and affairs of the Trust. The management of the Trust depends on the services of certain key personnel. The termination of employment by the Asset Manager or the Property Manager of any of these key personnel could have a materially adverse effect on the Trust.

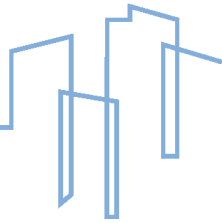
There is no guarantee that the directors and officers of the Asset Manager or the Board of Trustees will remain unchanged. It is contemplated that the directors, officers and employees of the Asset Manager will devote to the Trust's affairs only such time as may be reasonably necessary to conduct its business.

Cyber-Security

The Trust maintains confidential information regarding its tenants, borrowers, business plans, strategy and potential origination opportunities in its computer systems. The Trust also maintains an Internet website. Despite the implementation of network security measures, this infrastructure may be subject to physical break-ins, computer viruses, malware, programming errors, cyber-attacks by third parties (such as ransomware) and other similar disruptions. A security breach of computer systems could disrupt operations, damage reputation, result in legal or regulatory liability, and/or have a material adverse effect on the Trust. If the Trust's network security is penetrated or its sensitive data is misappropriated, the Trust could be subject to liability or its business could be interrupted, and any of these developments could have a material adverse effect on the Trust's business, results of operations and financial condition. Since the start of the COVID-19 pandemic, the Trust's operations have been largely conducted remotely, which may impact the physical security of the Trust's devices, and create an increased risk of unauthorized access to, or disclosure of, confidential and personal information. Cyber-security risk has increased since the onset of the COVID-19 pandemic through various forms of attacks, such as phishing emails. The Trust expects to continue with a hybrid work environment following the pandemic.

Failure or Unavailability of Computer and Data Processing Systems and Software

The REIT is dependent upon the successful and uninterrupted functioning of its computer and data processing systems and software. The failure or unavailability of these systems could interrupt operations or materially impact the REIT's ability to collect revenues and make payments. If sustained or repeated, a system failure or loss of data could negatively and materially adversely affect the ability of the REIT to discharge its duties and the impact on Centurion Apartment REIT may be material.



Potential Conflicts of Interest

Centurion Apartment REIT may be subject to various conflicts of interest because of the fact that the Trustees and senior officers of Centurion Apartment REIT, the Asset Manager, the Mortgage Manager and the Mortgage Servicer are engaged in a wide range of real estate and other business activities. Centurion Apartment REIT may become involved in transactions which conflict with the interests of the foregoing. The Trustees may from time-to-time deal with persons, firms, institutions, or corporations with which Centurion Apartment REIT may be dealing, or which may be seeking investments similar to those desired by Centurion Apartment REIT. The interests of these persons could conflict with those of Centurion Apartment REIT. In addition, from time to time, these persons may be competing with Centurion Apartment REIT for available investment opportunities.

The Asset Manager, the Mortgage Manager, and the Mortgage Servicer (collectively, the “**Service Providers**”) are not owned by Centurion Apartment REIT. Employees of Asset Manager serve as senior management of Centurion Apartment REIT. This could create conflicts of interest between the Asset Manager, the Mortgage Manager and the Mortgage Servicer and Centurion Apartment REIT.

Additionally, the Warehouse Agreement between the Trust, and Centurion Financial Trust and the arrangements thereunder may give rise to certain conflicts of interest, including with respect to (i) any Property Purchase Options or Property Offer Options (and the valuation and transfer thereof), (ii) the valuation and transfer of Warehoused Mortgages and/or Warehoused Other Investments between the Trust and Centurion Apartment REIT and (iii) the allocation of risk as between the Trust and Centurion Apartment REIT. The Asset Manager will follow procedures established by the Board of Trustees that are designed to ensure an appropriate allocation of risk under the Warehouse Agreement and related arrangements.

Centurion Apartment REIT is a connected issuer, and may be considered to be a related issuer, of Centurion Asset Management Inc. (the “Asset Manager”), its asset manager and an exempt market dealer, investment fund manager, and restricted portfolio manager in certain jurisdictions, in connection with the distribution of the REIT’s securities hereunder, which may result in potential conflicts of interest. Centurion Apartment REIT is a connected issuer of the Asset Manager due to the factors described in this Offering Memorandum under “Relationship between Centurion Apartment REIT, The Asset Manager and Affiliates of The Asset Manager” as a result of the fact that the President of Centurion Apartment REIT and the Asset Manager are the same and Mr. Gregory Romundt indirectly owns all of the shares of the Asset Manager, the Mortgage Manager and the Mortgage Servicer. Centurion Apartment REIT may be considered to be a related issuer of the Asset Manager by virtue of the Asset Manager’s right to appoint a prescribed number of nominees to the board of trustees of Centurion Apartment REIT.

The Centurion Apartment REIT Declaration of Trust contains “conflict of interest” provisions requiring Trustees to disclose material interests in Material Contracts and transactions and to refrain from voting thereon.

Allocation of Investment Opportunities

There may be instances in which Centurion Apartment REIT and CFIT have an interest in the same investment opportunity. For example, Centurion Apartment REIT may invest in long term real-estate properties and CFIT may from time to time invest in Mortgage Assets. In the event that Centurion Apartment REIT and CFIT are interested in pursuing the same investment opportunity, the Asset Manager will seek to allocate investment opportunities on a basis which it determines to be fair and reasonable. However, there is no requirement that the Asset Manager allocate investment opportunities on a pro-rata basis among Centurion Apartment REIT and CFIT. Additionally, there may be situations where an investment opportunity is allocated to CFIT despite Centurion Apartment REIT having an interest in such an investment opportunity.

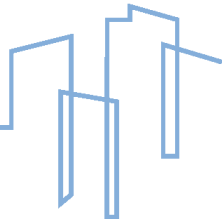
Tax-Related Risks

There can be no assurance that income tax laws and the treatment of mutual fund trusts will not be changed in a manner which adversely affects Centurion Apartment REIT or the Unitholders.

If Centurion Apartment REIT fails or ceases to qualify as a mutual fund trust for the purposes of the Tax Act, the tax consequences described under “Canadian Federal Income Tax Considerations” and “Eligibility for Investment” would in some respects be materially and adversely different. In addition, REIT Unitholders may become subject to provincial taxes, such as Ontario Land Transfer Tax, in respect of their REIT Units.

If investments in Centurion Apartment REIT become publicly listed or traded, there can be no assurances that Centurion Apartment REIT will not be subject to the SIFT Rules, as described under “Canadian Federal Income Tax Considerations – SIFT Rules”, at that time. Centurion Apartment REIT or its subsidiaries may be reassessed for taxes from time to time. Such reassessments together with associated interest and penalties could adversely affect Centurion Apartment REIT.

The Tax Act contains loss restriction rules that could result in unintended tax consequences for unitholders, including an unscheduled allocation of income or capital gains that must be included in a unitholder’s income for Canadian income tax purposes. If Centurion Apartment REIT experiences a “loss restriction event”, it will: (i) be deemed to have a year-end for Canadian tax purposes whether or not Centurion Apartment REIT has losses (which would trigger an allocation of Centurion Apartment REIT’s net income and net realized capital gains to unitholders to ensure that Centurion Apartment REIT itself is not subject to tax on such amounts); and (ii) Centurion Apartment REIT will become subject to the Canadian loss restriction rules that generally apply to corporations, including a deemed realization of any unrealized capital losses and disallowance of its ability to carry forward capital losses. Generally, Centurion Apartment REIT will be subject to a loss restriction event if a person becomes a “majority-



interest beneficiary", or a group of persons becomes a "majority-interest group of beneficiaries", of Centurion Apartment REIT, as those terms are defined in the affiliated persons rules contained in the Tax Act, with certain modifications. Generally, a majority-interest beneficiary of Centurion Apartment REIT is a beneficiary in the income or capital, as the case may be, of Centurion Apartment REIT who, together with the beneficial interests of persons and partnerships with whom the beneficiary is affiliated, has a fair market value that is greater than 50% of the fair market value of all the interests in the income or capital, as the case may be, of Centurion Apartment REIT. A loss restriction event could occur because a particular unitholder or an affiliate acquires REIT Units of Centurion Apartment REIT or because another person redeems REIT Units of Centurion Apartment REIT. Pursuant to paragraph 251.2(3)(f) of the Tax Act, Centurion Apartment REIT will not be subject to the loss restriction event rules where a person becomes a "majority-interest beneficiary" or group of persons becomes a "majority-interest group of beneficiaries" from the acquisition or disposition of units of Centurion Apartment REIT at any time if (i) Centurion Apartment REIT is an "investment fund" immediately before that time, and (ii) the acquisition or disposition, as the case may be, is not part of a series of transactions or events that includes Centurion Apartment REIT ceasing to be an "investment fund". An "investment fund" generally includes a trust that is (i) a "mutual fund trust" throughout the period that begins the later of March 21, 2013 and the end of the calendar in which the trust is created, and (ii) at all times throughout the period that begins at the later of March 21, 2013 and the time of its creation, the trust (A) is resident in Canada, (B), all the beneficiaries under the trust hold fixed interests described by reference to units of the trust, (C) follows a reasonable policy of investment diversification, (D) limits its undertaking to the investing of its funds in property, (E) does not alone, or as a member of a group of persons, control a corporation, and (F) does not hold certain property (as detailed in the Tax Act).

Under U.S. withholding tax and reporting requirements, commonly referred to as the Foreign Account Tax Compliance Act ("FATCA"), Centurion Apartment REIT is required to collect information from all of its Unitholders and directly or indirectly provide that information to the U.S. Internal Revenue Service (the "IRS") in order to avoid a 30% U.S. withholding tax on the receipt of certain payments of: (1) U.S. source income (such as interest, dividends and other passive income) and (2) gross proceeds from the sale or disposition of property that can produce U.S. source interest or dividends made to Centurion Apartment REIT. To achieve the U.S. objectives of FATCA in a manner that is consistent with Canada's privacy and other laws, Canada enacted Part XVIII ("Part XVIII") of the Tax Act and signed an Intergovernmental Agreement with the U.S. for the Enhanced Exchange of Tax Information under the Canada-U.S. Tax Convention (the "Canada-U.S. IGA") and accordingly, Centurion Apartment REIT is generally required to conduct due diligence regarding its Unitholders and (where applicable) their beneficial owners, and to annually report to the CRA certain information regarding their U.S. Unitholders, including information regarding their name, address, and Taxpayer Identification Number. The CRA has agreed to provide this information to the IRS. In addition, Canada has signed the Organisation for Economic Co-operation and Development ("OECD") Multilateral Competent Authority Agreement and Common Reporting Standard ("CRS"). The CRS is a global model for the automatic exchange of information on certain financial accounts that is similar in many ways to FATCA. More than 95 countries, including Canada, have agreed to implement the CRS (referred to as "CRS participating countries"). Canada has enacted legislation under Part XIX ("Part XIX") of the Tax Act, which requires the annual reporting of information to the CRA since May 2018. In addition, the CRA will then proceed to exchange information with those CRS participating countries with which Canada has a tax exchange agreement. Generally, the CRS will require Centurion Apartment REIT to identify the tax residency status of, and other information relating to, their REIT Unitholders who are resident for tax purposes in any country other than Canada or the U.S.

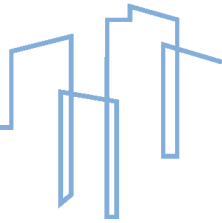
If a REIT Unitholder does not provide the information required to comply with these obligations under Part XVIII and/or Part XIX, as the case may be, the REIT Unitholder's Units may be redeemed at the sole discretion of Centurion Apartment REIT without prior notice to such REIT Unitholder. Notwithstanding the foregoing, Centurion Apartment REIT's due diligence and reporting obligations under FATCA and CRS will not apply with respect to the following type of accounts, namely: registered retirement savings plans, registered retirement income funds, pooled registered pension plans, registered pension plans, tax-free savings accounts, and deferred profit-sharing plans. If Centurion Apartment REIT fails to meet its obligations under Part XVIII and/or Part XIX, as the case may be, it may be subject to the offences and punishment of the Tax Act. The administrative costs arising from compliance with FATCA and CRS may cause an increase in the operating expenses of Centurion Apartment REIT or other underlying fund(s) in which Centurion Apartment REIT has invested, directly or indirectly, thereby reducing returns to REIT Unitholders. Investors should consult their own tax advisors regarding the possible implications of FATCA, Part XVIII, the Canada-U.S. IGA and CRS and Part XIX on their investment and the entities through which they hold their investment.

Critical Estimates, Assumptions and Judgements

The preparation of financial statements as per IFRS requires management to make judgements, assumptions and estimates that affect the reported amounts in the consolidated financial statements. Actual results could differ from these estimates. Financial statement carrying values, in addition to other factors (See "VALUATION POLICY"), serve as the basis for the calculation of the Fair Market Value of REIT Units. If such carrying values should prove to be incorrect, the Fair Market Value of the REIT Units could be different. To the extent that the carrying values or critical estimates, assumptions and judgements are inaccurate, and given that property portfolio values, which comprise the vast majority of the REITs assets, are calculated quarterly on a lagging basis, the Posted Price per REIT Unit in any given month may be understated or overstated as the case may be. In light of the foregoing, there is a risk that a Unitholder who redeems all or part of its Units will be paid an amount less than it would otherwise be paid if the critical estimates, assumptions and judgements were different and that the calculation of property values wasn't calculated on a quarterly basis and thus potentially lagging the market. Similarly, there is a risk that such Unitholder might, in effect, be overpaid if the actual Fair Market Value is lower than the calculated Fair Market Value. In addition, there is a risk that an investment in the REIT by a new Unitholder (or an additional investment by an existing Unitholder) could dilute the value of such investments for the

APPENDIX D

Risks and Uncertainties



other Unitholders if the Posted Price of the REIT Units is higher than the actual Fair Market Value of the REIT Units. Further, there is a risk that a new Unitholder (or an existing Unitholder that makes an additional investment) could pay more than it might otherwise if the actual Fair Market Value of the REIT Units is lower than the Posted Price. Centurion Apartment REIT does not intend to adjust the Fair Market Value of the REIT retroactively.

As set forth in the definitions of “Fair Market Value”, the value of the REIT Units is determined by the Trustees, at their sole discretion, using reasonable methods of determining fair market value. Fair Market Value may or may not be equal to the net asset value of the Units. The description of the methodology of investment property valuations and the calculation of Fair Market Value and Post Prices of REIT Units reflects the methodology used by the Trustees as at the date hereof in calculating Fair Market Value. The Trustees may, in their discretion, adopt alternative methodologies to calculate investment property values and Fair Market Value from time to time, without notice to, or approval by, REIT Unitholders.

Lack of Independent Experts Representing Unitholders

Each of Centurion Apartment REIT and the Asset Manager has consulted with legal counsel regarding the formation and terms of the REIT and the offering of Units. Unitholders have not, however, been independently represented. Therefore, to the extent that the REIT, Unitholders, or this offering could benefit by further independent review, such benefit will not be available. Each prospective investor should consult his or her own legal, tax and financial advisors regarding the desirability of purchasing Units and the suitability of investing in the REIT.

Joint Arrangements

Centurion Apartment REIT may invest in, or be a participant in, joint arrangements and partnerships with third parties in respect of the mortgage investments and/or other real estate investments. A joint arrangement or partnership involves certain additional risks which could result in additional financial demands, increased liability and a reduction in the Asset Manager’s control over the mortgage investments and/or the other real estate investments and its ability to sell the REIT’s interests in a mortgage investment and/or other real estate investments within a reasonable time frame.

Dilution

The number of REIT Units Centurion Apartment REIT is authorized to issue is unlimited. The Centurion Apartment REIT Trustees have the discretion to issue additional REIT Units in other circumstances, pursuant to Centurion Apartment REIT’s various incentive plans. Any issuance of additional REIT Units may have a dilutive effect on the holders of REIT Units.

Restrictions on Potential Growth and Reliance on Credit Facilities

The payout by Centurion Apartment REIT of a substantial part of its operating cash flow could adversely affect Centurion Apartment REIT’s ability to grow unless it can obtain additional financing. Such financing may not be available, or renewable, on attractive terms or at all. In addition, if current credit facilities were to be cancelled or could not be renewed at maturity on similar terms, Centurion Apartment REIT could be materially and adversely affected.

Potential Inability to Fund Investments

Centurion Apartment REIT may commit to making future investments in anticipation of repayment of principal outstanding and/or the payment of interest under existing Mortgage investments and/or in reliance on its credit facilities. In the event that such repayments of principal or payments of interest are not made, or where credit facilities aren’t available, Centurion Apartment REIT may be unable to advance some or all of the funds required to be advanced pursuant to the terms of its commitments and may be required to obtain interim financing and to fund such commitments or face liability in connection with its failure to make such advances.

Liquidity of REIT Units and Redemption Risk

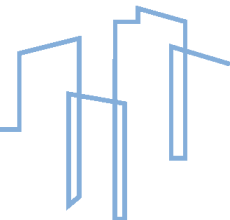
The REIT Units are not listed on an exchange. There is currently no secondary market through which the REIT Units may be sold, there can be no assurance that any such market will develop, and the REIT has no current plans to develop such a market. Accordingly, the sole method of liquidation of an investment in REIT Units is by way of a redemption of the REIT Units. Aggregate redemptions are limited to \$50,000 per month unless approved by the Board of Trustees. Accordingly, in the event that the REIT experiences a large number of redemptions, the REIT may not be able to satisfy all of the redemption requests. Depending upon the Purchase Option selected and the amount of time the REIT Units have been held, there may be a Deferred Sales Charge or Short-Term Trading Fee associated with an early redemption (see “Redemption of REIT Units”).

Nature of REIT Units

The REIT Units are not the same as shares of a corporation. As a result, the Unitholders will not have the statutory rights and remedies normally associated with share ownership, such as the right to bring “oppression” or “derivative” actions.

APPENDIX E

Unaudited Condensed Consolidated Interim Financial Statements





CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST
Condensed Consolidated Interim Financial Statements (unaudited)
For the Three and Six Months Ended June 30, 2026

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CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST

CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION (UNAUDITED)

(WITH CORRESPONDING FINANCIAL INFORMATION)

(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

	Note	June 30, 2026	December 31, 2025
Assets			
Investment properties	4	\$ 6,472,938	\$ 6,477,643
Equity accounted investments	5	382,504	370,379
Participating loan interests	6	17,253	23,263
Mortgage investments	6	52,328	83,118
Receivables and other assets	7	138,063	163,039
Restricted cash	8	—	2,409
Cash and cash equivalents		19,523	55,026
Total Assets		\$ 7,082,609	\$ 7,174,877
Liabilities			
Mortgages payable, credit facilities, and other debt	9	\$ 3,595,463	\$ 3,539,597
Accounts payable and other liabilities	10	56,203	61,315
Unit subscriptions held in trust	8	—	2,409
Deferred income tax liabilities	20	4,329	3,594
Total Liabilities excluding net assets attributable to Unitholders		\$ 3,655,995	\$ 3,606,915
Net assets attributable to Unitholders		\$ 3,426,614	\$ 3,567,962

Commitments and contingencies (Notes 17 and 18)

Subsequent events (Notes 25)

See accompanying notes to the unaudited condensed consolidated interim financial statements.

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST

CONDENSED CONSOLIDATED INTERIM STATEMENT OF NET INCOME AND COMPREHENSIVE INCOME (UNAUDITED)

(WITH CORRESPONDING FINANCIAL INFORMATION)

(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

For the period ended	Note	Three Months Ended June 30		Six Months Ended June 30	
		2026	2025	2026	2025
Revenue from investment properties	12	\$ 95,987	\$ 91,757	\$ 191,349	183,000
Property operating costs		(33,760)	(32,629)	(71,369)	(65,286)
Net rental income		62,227	59,128	119,980	117,714
Interest income	6	5,050	7,125	9,956	14,651
Recovery of (allowance for) expected credit losses	6	(17,879)	20	(17,874)	157
Net income from operations		49,398	66,273	112,062	132,522
Net fair value gains (losses)	13	(111,032)	108,995	(110,391)	144,291
Income from equity accounted investments, net	5	1,634	182	2,835	3,129
Finance costs	14	(27,459)	(25,460)	(55,040)	(51,124)
Other income and (expenses), net	15	(2,283)	(4,038)	(6,053)	(8,566)
General and administrative expenses	16	(7,317)	(10,611)	(16,502)	(21,008)
Asset management fees	19	(10,089)	(11,812)	(20,068)	(23,529)
Foreign currency losses		(250)	(470)	(167)	(465)
Net (loss) income before taxes		(107,398)	123,059	(93,324)	175,250
Current and deferred income tax expense	20	(324)	(308)	(907)	(479)
Net (loss) income and comprehensive income		\$ (107,722)	\$ 122,751	\$ (94,231)	\$ 174,771

See accompanying notes to the unaudited condensed consolidated interim financial statements.

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST

CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS (UNAUDITED)

(WITH CORRESPONDING FINANCIAL INFORMATION)

(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

For the period ended	June 30, 2026	June 30, 2025
Net assets attributable to Unitholders at beginning of the year	\$ 3,567,962	\$ 3,610,766
Net (loss) income and comprehensive income	(94,231)	174,771
Redeemable unit transactions		
Units issued (net of issuance costs)	34,331	295,708
Reinvestment of distributions by Unitholders	40,622	56,974
Redemption of Units	(23,729)	(222,514)
Distributions to Unitholders	(98,341)	(96,816)
Net (decrease) increase from Unit transactions	(47,117)	33,352
Net (decrease) increase in net assets attributable to Unitholders	(141,348)	208,123
Net assets attributable to Unitholders at end of the period	\$ 3,426,614	\$ 3,818,889

See accompanying notes to the unaudited condensed consolidated interim financial statements.

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST

CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS (UNAUDITED)

(WITH CORRESPONDING FINANCIAL INFORMATION)

(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

		Three Months Ended June 30		Six Months Ended June 30	
For the period ended	Note	2026	2025	2026	2025
Operating activities					
Net (loss) income		\$ (107,722)	\$ 122,751	\$ (94,231)	\$ 174,771
Adjustments for:					
Interest income	6	(5,050)	(7,125)	(9,956)	(14,651)
Interest received	6	707	7,383	1,615	9,598
Allowance of (Recovery of) expected credit losses	6	17,879	(20)	17,874	(157)
Net fair value losses (gains)	13	111,032	(108,995)	110,391	(144,291)
Income from equity accounted investments	5	(1,634)	(182)	(2,835)	(3,129)
Distributions from equity accounted investments	5	283	285	519	1,156
Mortgage investments repaid	6	4,872	7,336	4,872	24,836
Mortgage investments funded	6	(2,431)	(430)	(3,288)	(1,224)
Finance costs	14	27,459	25,460	55,040	51,124
Unrealized foreign exchange losses (gains)	5	(630)	1,700	(1,171)	1,380
Changes in non-cash operating account balances	24	2,878	3,229	25	(2,608)
Net cash from operating activities		47,643	51,392	78,855	96,805
Financing activities					
Units issued		1,444	99,987	10,223	227,556
Unit issue costs		(30)	(387)	(66)	(743)
Cash distributions to unitholders		(30,668)	(20,271)	(57,719)	(39,842)
Redemption of units	11	(152)	(110,317)	(16,875)	(222,514)
Capitalized financing fees	24	(421)	(551)	(3,499)	(2,368)
Mortgage advances and refinancing	24	243,427	91,660	256,800	169,843
Mortgage and loan repayments and discharges	24	(260,383)	(75,023)	(276,883)	(139,647)
Credit facility advances, net of repayments	24	51,999	34,000	88,108	34,000
Finance costs paid		(25,735)	(24,037)	(51,729)	(48,379)
Net cash used in financing activities		(20,519)	(4,939)	(51,640)	(22,094)
Investing activities					
Investment property acquisition costs	4	(2,348)	(1,033)	(2,364)	(2,049)
Investment property development costs	4	(11,789)	(18,816)	(34,785)	(31,521)
Investment property improvements	4	(13,595)	(13,609)	(22,620)	(18,848)
Participating loan interests repaid	6	—	48	—	48
Equity accounted investment contributions	5	(2,300)	(6,106)	(2,949)	(12,142)
Equity accounted investment distributions received	5	—	1,485	—	2,485
Net cash used in investing activities		(30,032)	(38,031)	(62,718)	(62,027)
Net increase (decrease) in cash and cash equivalents		(2,908)	8,422	(35,503)	12,684
Cash and cash equivalents, beginning of period		22,431	32,868	55,026	28,606
Cash and cash equivalents, end of period		\$ 19,523	\$ 41,290	\$ 19,523	\$ 41,290

See accompanying notes to the unaudited condensed consolidated interim financial statements.

1. Trust Information

Centurion Apartment Real Estate Investment Trust ("REIT" or the "Trust") is an unincorporated, open-ended real estate private investment trust which was created pursuant to a Declaration of Trust initially dated August 31, 2009, as further amended from time to time and most recently amended on November 7, 2025 ("Declaration of Trust") and is governed by the laws of the Province of Ontario. The registered office of the Trust is located at 25 Sheppard Avenue West, Suite 1800, Toronto, Ontario, M2N 6S6. The Trust invests primarily in multi-suite residential properties, student residence properties, mortgages and other opportunistic real estate investments mainly in Canada.

2. Basis of Presentation

a) Statement of Compliance

The unaudited condensed consolidated interim financial statements for the three and six months ended June 30, 2026, have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB").

The unaudited condensed consolidated interim financial statements have been approved for issue by the Board of Trustees on August 17, 2026.

b) Basis of Measurement

The unaudited condensed consolidated interim financial statements have been prepared on a historical cost basis except for investment properties, investment properties held in equity accounted investments, participating loan interests, and foreign currency forward contracts each of which have been measured at fair value through profit or loss ("FVTPL") as determined at each reporting date.

c) Principles of Consolidation

The unaudited condensed consolidated interim financial statements reflect the operations of the Trust, its subsidiaries and its proportionate share of joint arrangements which are classified as joint operations. Entities subject to joint arrangements that have been separately characterized as joint ventures are accounted for using the equity method.

The financial statements of the subsidiaries included in the unaudited condensed consolidated interim financial statements are from the date that control commences until the date that control ceases.

The accounting policies of the subsidiaries are consistent with the accounting policies of the Trust and their financial statements have been prepared for the same reporting period as the Trust. All intercompany transactions and balances have been eliminated upon consolidation.

d) Functional and Presentation Currency

The unaudited condensed consolidated interim financial statements are presented in Canadian dollars (unless otherwise stated), which is the functional currency of the REIT.

e) Accounting Estimates and Judgments

In preparing the unaudited condensed consolidated interim financial statements, estimates, assumptions, and judgments made by management in applying accounting policies were the same as those applied to the audited consolidated financial statements as at and for the year ended December 31, 2025.

3. Accounting Policies

The accounting policies adopted in the preparation of the unaudited condensed consolidated interim financial statements are consistent with those followed in the preparation of the REIT's annual consolidated financial statements for the year ended December 31, 2025, except for the adoption of new standards effective January 1, 2026. The REIT has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective. The amendments that apply for the first time in 2026 do not have a material impact on the condensed consolidated interim financial statements of the REIT.

4. Investment Properties

Investment properties are measured at fair value as at each reporting date. Any changes in the fair value are included in the statement of net income and comprehensive income.

The Trust's investment properties consist of the following:

	Note	Operational	Development	June 30, 2026	December 31, 2025
Balance, beginning of period		\$ 6,179,444	\$ 298,199	\$ 6,477,643	\$ 6,282,124
Property acquisitions ⁽¹⁾		—	23,821	23,821	—
Property dispositions		—	—	—	(41,455)
Development costs		8,154	29,238	37,392	74,536
Increase (decrease) in property valuations		(85,961)	(1,093)	(87,054)	53,250
Reclassification from development to operational		293,112	(293,112)	—	—
Reclassification from equity accounted investments	5	—	—	—	95,360
Reclassification from participating interest loans		21,136	—	21,136	13,828
Balance, end of period		\$ 6,415,885	\$ 57,053	\$ 6,472,938	\$ 6,477,643

	Note	Operational	Development	June 30, 2026	December 31, 2025
Increase (decrease) in property valuations		\$ (85,961)	\$ (1,093)	\$ (87,054)	\$ 53,250
Less: Acquisition costs		(2,309)	(55)	(2,364)	(4,201)
Less: Property improvements		(22,620)	—	(22,620)	(55,554)
Less: Other adjustments		776	—	776	4,768
Total fair value losses on investment properties, net		\$ (110,114)	\$ (1,148)	\$ (111,262)	\$ (1,737)

(1) Acquisitions represent the Trust's increase in ownership interest in an existing investment property from 66.7% to 81.0%, and do not relate to the acquisition of a new property.

The following valuation techniques were considered in determining the estimated fair value which are all considered a level 3 valuation technique in the fair value hierarchy:

1. The direct capitalization method is the Trust's primary valuation methodology and is based on the conversion of estimated future normalized earnings potential directly into an expression of market value. The estimated Normalized Net Operating Income ("NNOI") for the period is divided by an overall capitalization rate (inverse of an earnings multiplier) to arrive at the estimate of fair value;
2. The comparable sales approach which is based on recent prices of similar properties within similar market areas, if any

At each reporting date, the Trust assembles the property specific data used in the valuation model based on the process outlined in the valuation framework, reviews the valuation framework to determine whether any changes or updates are required, inputs the capitalization rates, set-offs and normalization assumptions provided by the valuers, and delivers the completed valuation framework to the external appraiser for review.

The external appraiser determines the range of capitalization rates that should be used in the valuing of the Trust's investment properties. The external appraiser provides a fair value report that includes charts of comparable sales and supporting relevant market information, to assist in determining the appropriate industry standard for set-off amounts and normalization assumptions to be used in the calculation of NNOL.

Capitalization Rate Sensitivity Analysis

As at June 30, 2026, the Trust conducted a valuation of its investment properties on an individual basis, with no portfolio effect considered, to determine the estimated fair value of its investment properties.

Capitalization rates used to generate estimated fair values for the investment properties ranged from 4.00% to 5.50% at June 30, 2026 (December 31, 2025 – 3.85% to 5.50%) with a weighted average capitalization rate across the investment properties portfolio of 4.42% (December 31, 2025 – 4.40%).

The table below presents the sensitivity of the fair valuation of investment properties to the changes in capitalization rate.

Capitalization rate sensitivity increase (decrease)	Weighted average capitalization rate	Fair value of investment property	Fair value variance	% change
(0.50%)	3.92%	\$ 7,298,568	\$ 825,630	12.8%
(0.35%)	4.07%	7,029,579	556,641	8.6%
(0.15%)	4.27%	6,700,325	227,387	3.5%
—	4.42%	6,472,938	—	—
0.15%	4.57%	6,260,478	(212,460)	3.3%
0.35%	4.77%	5,997,984	(474,954)	7.3%
0.50%	4.92%	5,815,119	(657,819)	10.2%

A 1% increase in normalized NOI would result in an increase in the estimated fair value of investment properties of \$64,729. A 1% decrease in normalized NOI would result in a decrease in the estimated fair value of investment properties of \$64,729.

Acquisitions and Transfers to Investment Properties

The Trust did not make any investment property acquisitions during the six months ended June 30, 2026. The Trust transferred one property from participating loan interests to investment properties through new co-ownership structures resulting in the Trust proportionately consolidating these investments commencing during the year. The Trust did not transfer equity accounted investments to investment properties through new co-ownership structures.

Transaction Date	Rental Units	% Holding	Fair Value	Mortgage Funding	Mortgage Interest Rate	Mortgage Maturity Date
Transfers from Participating Loan Interests:						
June 4, 2026	153	50%	\$ 22,532	\$ 16,500	4.56%	July 1, 2028

During the year ended December 31, 2025, the Trust did not make any investment property acquisitions. The Trust transferred one property from participating loan interests and two properties from equity accounted investments to investment properties through new co-ownership structures resulting in the Trust proportionately consolidating these investments commencing during the year.

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Transaction Date	Rental Units	% Holding	Fair Value	Mortgage Funding	Mortgage Interest Rate	Mortgage Maturity Date
Transfers from Participating Loan Interests:						
April 15, 2025	78	50%	\$ 13,828	\$ 10,188	3.97%	May 1, 2035
Transfers from Equity Accounted Investments:						
July 31, 2025	340	50%	\$ 62,700	\$ 43,000	4.37%	August 1, 2026
September 9, 2025	— ⁽¹⁾	68.8%	\$ 32,660	\$ 17,860	4.18%	June 20, 2029

(1) The investment property has no rental units as it remained under development as at December 31, 2025.

Dispositions

The Trust did not make any investment property dispositions during the six months ended June 30, 2026.

During the year ended December 31, 2025, the Trust made the following dispositions:

Disposition Date	Rental Units	% Holding	Disposition Proceeds	Original Purchase	Cumulative Fair Value Gain	Selling Costs
December 15, 2025	75	100%	\$ 14,494	\$ 12,107	\$ 2,473	(\$86)
December 15, 2025	64	100%	14,720	11,679	3,208	(167)
December 15, 2025	48	100%	11,786	9,474	2,514	(202)
			\$ 41,000	\$ 33,260	\$ 8,195	(\$455)

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The joint operations are classified as either operational or development, based on their stage of stabilization. The operational category comprises of income-producing assets, while the development primarily comprises of land and construction costs. Within each category, the properties exhibit similar economic characteristics, and the associated financial assets and liabilities are not individually material.

The Trust's proportionate share of assets, liabilities, revenues, expenses, net income, and cash flows arising from its investments in joint operations, as included in the consolidated financial statements, is presented below:

As at	Operational ⁽¹⁾	Development ⁽¹⁾	June 30, 2026	December 31, 2025
Non-current assets	\$ 835,367	\$ 56,832	\$ 892,199	\$ 861,590
Current assets	24,792	—	24,792	18,671
Total assets	\$ 860,159	\$ 56,832	\$ 916,991	\$ 880,261
Non-current liabilities	\$ 513,311	\$ 34,448	\$ 547,759	\$ 521,001
Current liabilities	7,385	4,801	12,186	19,364
Total liabilities	\$ 520,696	\$ 39,249	\$ 559,945	\$ 540,365
For the period ended	Operational ⁽¹⁾	Development ⁽¹⁾	June 30, 2026	June 30, 2025
Revenue from investment properties	\$ 21,914	\$ —	\$ 21,914	\$ 15,639
Property operating costs	(8,997)	—	(8,997)	(5,478)
Net rental income	\$ 12,917	\$ —	\$ 12,917	\$ 10,161
Fair value gains (losses) on investment properties	\$ 722	\$ (1,148)	\$ (426)	\$ 540
Finance costs	(7,371)	—	(7,371)	(3,617)
General and administrative expenses	(1,526)	(59)	(1,585)	(980)
Net income (loss)	\$ 4,742	\$ (1,207)	\$ 3,535	\$ 6,104

(1) Separately aggregates operational and development joint operations by stabilization stage and similar economic characteristics

5. Equity Accounted Investments

Investment properties held within equity accounted investments ("EAI") consist of income producing and development assets that are measured at fair value as at the consolidated statement of financial position dates. Any changes in the fair value are included in the consolidated statement of net income and comprehensive income. Fair value is supported by detailed internal valuations using market-based assumptions in accordance with recognized valuation techniques. The techniques used comprise the direct capitalization method less cost to complete and include estimating, among other things, future stabilized net operating income, capitalization rates and other future cash flows applicable to investment properties. Fair values for investment properties are classified as Level 3 in the fair value hierarchy.

The joint ventures are classified as either operational or development in nature, based on the stage of stabilization. The operational category comprises of income-producing assets, while the development primarily comprises of land and construction costs. Within each category, the properties exhibit similar economic characteristics, and the associated financial assets and liabilities are not individually material.

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The following table reconciles the changes in cash flows from equity accounted investments as at June 30, 2026:

As at June 30, 2026	Operational	Under Development	Total
Balance, beginning of period	\$ 164,411	\$ 205,968	\$ 370,379
Contributions	—	2,949	2,949
Profit sharing distributions	(519)	—	(519)
Total cash flow activities	\$ (519)	\$ 2,949	\$ 2,430
Fair value and foreign currency translation	3,365	(1,162)	2,203
Preferred interest income	582	4,075	4,657
Equity income	2,835	—	2,835
Total non-cash activities	\$ 6,782	\$ 2,913	\$ 9,695
Balance, end of period	\$ 170,674	\$ 211,830	\$ 382,504

The following table reconciles the changes in cash flows from equity accounted investments as at December 31, 2025:

As at December 31, 2025	Operational	Under Development	Total
Balance, beginning of year	\$ 159,409	\$ 245,965	\$ 405,374
Contributions	—	19,867	19,867
Return of capital	—	(14,290)	(14,290)
Profit sharing distributions ⁽¹⁾	(2,019)	(11,407)	(13,426)
Preferred interest distributions	—	(10,981)	(10,981)
Total cash flow activities	\$ (2,019)	\$ (16,811)	\$ (18,830)
Non-cash contributions to equity accounted investments	6,448	—	6,448
Non-cash distributions	—	(2,328)	(2,328)
Transfers to investment properties	—	(37,133)	(37,133)
Fair value and foreign currency translation	(6,309)	6,088	(221)
Preferred interest income	1,238	10,187	11,425
Equity income	5,644	—	5,644
Total non-cash activities	\$ 7,021	\$ (23,186)	\$ (16,165)
Balance, end of period	\$ 164,411	\$ 205,968	\$ 370,379

(1) An investment property held in an equity accounted investment was completed and sold in 2025 resulting in profit sharing distributions to the Trust of \$8.0 million.

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The following is the summarized financial information of the above investments at 100% as at June 30, 2026:

As at June 30, 2026	Aukland and Main Developments LP	The Hub Calgary LP	Other - Operational	Other - Under Development	Total
Ownership⁽¹⁾	50%	95%	81% to 85%	32% to 85%	
Non-current assets	\$ 259,803	\$ 131,022	\$ 98,399	\$ 735,835	\$ 1,225,059
Current assets	8,743	3,122	3,227	13,088	28,179
Total assets	\$ 268,546	\$ 134,144	\$ 101,626	\$ 748,923	\$ 1,253,238
Non-current liabilities	\$ 147,336	\$ 45,552	\$ 51,277	\$ 362,508	\$ 606,673
Current liabilities	2,440	6,092	3,508	32,617	44,657
Total liabilities	\$ 149,776	\$ 51,644	\$ 54,785	\$ 395,125	\$ 651,330

For the period ended	June 30, 2026				
Project level (100%)	Revenue	Net rental income	Net income⁽²⁾	Fair Value and Foreign Currency Translation	Total
Aukland and Main Developments LP	\$ 6,397	\$ 3,907	\$ 762	\$ (3,859)	\$ (3,097)
The Hub Calgary LP	3,719	2,759	1,932	3,556	5,488
Other equity accounted investments	4,852	2,332	762	2,312	3,074
Total from operational equity accounted investments	\$ 14,968	\$ 8,998	\$ 3,456	\$ 2,009	\$ 5,465
Development investments	\$ —	\$ —	\$ —	\$ 1,558	\$ 1,558
Total	\$ 14,968	\$ 8,998	\$ 3,456	\$ 3,567	\$ 7,023

(1) Allocation of net income (loss) is based on distribution agreements between the partners, rather than strictly using the ownership percentage.

(2) Excludes fair value and foreign currency translation adjustments.

The following is the summarized financial information of the above investments at 100% as at December 31, 2025:

As at December 31, 2025	Aukland and Main Developments LP	The Hub Calgary LP	Other - Operational	Other - Under Development	Total
Ownership⁽¹⁾	50%	95%	81% to 85%	32% to 85%	
Non-current assets	\$ 263,287	\$ 124,419	\$ 94,437	\$ 731,796	\$ 1,213,939
Current assets	8,596	2,150	2,951	11,348	25,045
Total assets	\$ 271,883	\$ 126,569	\$ 97,388	\$ 743,144	\$ 1,238,984
Non-current liabilities	\$ 148,080	\$ 45,843	\$ 50,255	\$ 362,907	\$ 607,085
Current liabilities	1,935	3,714	4,136	35,172	44,957
Total liabilities	\$ 150,015	\$ 49,557	\$ 54,391	\$ 398,079	\$ 652,042

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For the year ended

December 31, 2025

Project level (100%)	Revenue	Net rental income	Net income ⁽²⁾	Fair Value and Foreign Currency Translation	Total
Aukland and Main Developments LP	\$ 13,092	\$ 6,647	\$ 1,917	\$ (14,113)	\$ (12,196)
The Hub Calgary LP	6,927	3,052	2,632	5,802	8,434
Other equity accounted investments	9,935	3,774	2,640	(6,098)	(3,458)
Total from operational equity accounted investments	\$ 29,954	\$ 13,473	\$ 7,189	\$ (14,409)	\$ (7,220)
Development investments	\$ —	\$ —	\$ —	\$ 10,896	\$ 10,896
Total	\$ 29,954	\$ 13,473	\$ 7,189	\$ (3,513)	\$ 3,676

(1) Allocation of net income (loss) is based on distribution agreements between the partners, rather than strictly using the ownership percentage.

(2) Excludes fair value and foreign currency translation adjustments.

6. Debt Investments

Total interest earned from mortgage investments and participating loan interests is as follows:

	Three Months Ended June 30		Six Months Ended June 30	
	2026	2025	2026	2025
Interest income from mortgage investments	\$ 2,184	\$ 3,486	\$ 4,259	\$ 7,288
Interest income from participating loan interests	495	537	1,040	1,134
Preferred interest income from equity accounted investments	2,371	3,102	4,657	6,229
Total interest income	\$ 5,050	\$ 7,125	\$ 9,956	\$ 14,651

Total interest received is as follows:

	Three Months Ended June 30		Six Months Ended June 30	
	2026	2025	2026	2025
Interest received on mortgage investments	\$ 707	\$ 2,081	\$ 1,615	\$ 4,245
Interest received on participating loan interests	2,182	1,548	2,182	1,599
Preferred interest received on equity accounted investments	—	5,015	—	5,015
Total interest received	\$ 2,889	\$ 8,644	\$ 3,797	\$ 10,859

a) Mortgage Investments

Mortgage investments represent amounts under loan arrangements with third party borrowers. The weighted average effective interest rate on mortgage investments maturing between 2026 and 2028 is 12.62% (December 31, 2025: The weighted average effective interest rate on mortgage investments maturing in 2026 is 12.49%).

As at June 30, 2026, mortgage investments are as follows:

Mortgage Investments	June 30, 2026	December 31, 2025
Current mortgage investments	\$ 75,200	\$ 90,514
Non-current mortgage investments	3,899	1,500
	79,099	92,014
Allowance for ECL	(26,771)	(8,896)
Total mortgage investments	\$ 52,328	\$ 83,118

As at June 30, 2026, continuity of mortgage investments, including the allowance for ECL, is allocated between the internal credit risk stages as follows:

As at June 30, 2026	Stage 1	Stage 2	Stage 3	Total
Gross mortgage investments, beginning of the year	\$ 29,936	\$ —	\$ 62,078	\$ 92,014
Principal funded	2,387	—	901	3,288
Interest accrued	939	—	3,320	4,259
Interest repaid	(1,117)	—	(499)	(1,616)
Principal repaid	(18,747)	—	(100)	(18,847)
Gross mortgage investments, end of period	\$ 13,398	\$ —	\$ 65,700	\$ 79,098
Allowance for ECL, beginning of the year	\$ 25	\$ —	\$ 8,871	\$ 8,896
Remeasurement	5	—	17,879	17,884
Repayment	(10)	—	—	(10)
Allowance for ECL, end of period	\$ 20	\$ —	\$ 26,750	\$ 26,770
Total mortgage investments	\$ 13,378	\$ —	\$ 38,950	\$ 52,328

As at June 30, 2025, mortgage investments, including the allowance for ECL, is allocated between the internal credit risk stages as follows:

As at June 30, 2025	Stage 1	Stage 2	Stage 3	Total
Gross mortgage investments, beginning of the year	\$ 75,004	\$ —	\$ 49,978	\$ 124,982
Principal funded	3,135	—	405	3,540
Interest accrued	3,700	—	3,588	7,288
Interest repaid	(3,919)	—	(326)	(4,245)
Principal repaid	(28,383)	—	—	(28,383)
Gross mortgage investments, end of period	\$ 49,537	\$ —	\$ 53,645	\$ 103,182
Allowance for ECL, beginning of the year	\$ 268	\$ —	\$ 6,693	\$ 6,961
Remeasurement	(142)	—	—	(142)
Repayment	(15)	—	—	(15)
Allowance for ECL, end of period	\$ 111	\$ —	\$ 6,693	\$ 6,804
Total mortgage investments	\$ 49,426	\$ —	\$ 46,952	\$ 96,378

Future repayments for gross mortgage investments, excluding the allowance for ECL are as follows:

	June 30, 2026	December 31, 2025
Within 1 year	\$ 75,199	\$ 90,514
1 to 2 years	2,399	—
2 to 3 years	1,500	1,500
	\$ 79,098	\$ 92,014

The nature of the underlying assets for the Trust's mortgage investments are as follows:

	June 30, 2026	December 31, 2025
Low-Rise Residential	10 %	14 %
Land	36 %	29 %
High-Rise Condominium	13 %	11 %
Multi Family Apartments	35 %	44 %
Other	6 %	2 %
	100 %	100 %

As at June 30, 2026, the Trust's mortgage investments are comprised of a 74% interest in first mortgages (December 31, 2025: 62%), an 8% interest in second mortgages (December 31, 2025: 23%), a 10% interest in third mortgages (December 31, 2025: 13%), and an 8% interest in other collateral (December 31, 2025: 2%).

b) Participating Loan Interests

As at June 30, 2026, the Trust holds mortgage investments that contain participation agreements with third-party lenders, whereby the Trust retains residual interests subordinate to the interests syndicated to these third-party lenders. All interest and fee income earned by the Trust recognized is included in the consolidated statement of net income and comprehensive income.

The Trust estimates the fair value of the participating loan interests based on a discounted cash flow model. The primary input in the discounted cash flow model is the fair value of the real estate securing the participating loan. The fair value of the underlying real estate assets was determined using a detailed valuation framework, and the techniques considered in this framework are as follows:

1. Consideration of recent prices of similar properties within similar market areas;
2. The direct capitalization method for the underlying real estate security is based on an "as if" completed basis, which is based on the conversion of future normalized earnings directly into an expression of market value less cost to complete.

As a result, the fair value of participating loan interests is based on Level 3 of the fair value hierarchy.

	June 30, 2026	December 31, 2025
Balance, beginning of year	\$ 23,263	\$ 21,169
Advances	167	3,284
Interest income	1,040	2,194
Fair value gains (losses)	(161)	1,178
Repayment of principal	(4,772)	(2,583)
Repayment of interest	(2,182)	(1,716)
Other adjustments	(102)	(263)
Balance, end of period	\$ 17,253	\$ 23,263

7. Receivables and Other Assets

Receivables and other assets consist of the following:

	June 30, 2026	December 31, 2025
Prepaid CMHC premiums	\$ 64,617	\$ 63,079
Other current assets	39,744	34,984
Prepaid expenses	16,549	8,723
Property and equipment	1,652	1,859
Financial asset	13,359	51,045
Net rent receivables	1,782	3,002
Current income tax receivable	360	347
	\$ 138,063	\$ 163,039

Receivables and Other Assets include current assets of \$58,435 and non-current assets of \$79,628 as at June 30, 2026 (December 31, 2025: \$45,873 and \$117,166, respectively). Prepaid CMHC premiums, represents CMHC premiums on mortgages payable, net of accumulated amortization of \$10,579 (December 31, 2025: \$9,289).

8. Restricted Cash / Unit Subscriptions in Trust

As at June 30, 2026, the Trust did not have any restricted cash (December 31, 2025: \$2,409). Restricted cash 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.

9. Mortgages Payable, Credit Facilities, and Other Debt

Mortgages payable and credit facilities are secured by respective investment properties and unsecured notes payable are summarized as follows:

	June 30, 2026	December 31, 2025
First mortgages ⁽¹⁾	\$ 3,206,280	\$ 3,002,545
Construction financing, land loan facility and mortgages on financial instruments ⁽²⁾	54,092	270,928
Line of credit facilities ⁽³⁾	300,108	212,000
Unsecured notes payable ⁽⁴⁾	52,722	73,305
Balance, before unamortized financing fees	\$ 3,613,202	\$ 3,558,778
Less: Unamortized portion of financing fees	(17,739)	(19,181)
Balance, end of the period	\$ 3,595,463	\$ 3,539,597
Current	499,857	286,428
Non-current	\$ 3,095,606	\$ 3,253,169

(1) Bearing an interest rate between 1.62% and 5.43% (December 31, 2025: 1.62% and 5.43%), with a weighted average interest rate of 3.16% (December 31, 2025: 3.12%) and a weighted average maturity of 5.08 years (December 31, 2025: 5.57 years), are secured by related investment properties.

(2) Bearing a weighted average interest rate of 3.83% (December 31, 2025: 4.31%) and a weighted average maturity of 2.68 years (December 31, 2025: 2.13 years).

(3) Two loans bearing a weighted average interest rate of 4.81% (December 31, 2025: 4.70%) mature on May 31, 2027 and March 3, 2028, with \$300,108 drawn and \$57,212 available to be drawn.

(4) Issued by Centurion Operating Trust ("COT"), a subsidiary of the Trust, to unitholders to satisfy certain unit redemptions not settled in cash during the year. Unitholders have the option to elect to receive COT Notes for unit redemptions not fulfilled in cash by the Trust. The COT Notes bear interest at 2.57% (December 31, 2025: 2.57%) per annum, payable monthly and mature on September 1, 2030.

First mortgages are secured by investment properties with an estimated fair value of \$6,276,906 as at June 30, 2026 (December 31, 2025: \$6,193,658).

As at June 30, 2026, future payments of mortgages payable, unsecured notes payable, and mortgages on financial instruments are due as follows:

Fixed rate loans	Weighted Average Interest Rate	Principal Repayments	Balance due at Maturity	Total
Period ended June 30, 2027	3.22%	\$ 144,620	\$ 60,272	\$ 204,892
Period ended June 30, 2028	3.07%	126,281	18,435	144,716
Period ended June 30, 2029	3.43%	234,741	43,565	278,306
Period ended June 30, 2030	2.68%	315,821	165,552	481,373
Period ended June 30, 2031	2.64%	578,506	207,998	786,504
Thereafter	3.52%	987,891	390,999	1,378,890
	3.15%	\$ 2,387,860	\$ 886,821	\$ 3,274,681
Less: Unamortized portion of financing fees				(17,735)
				\$ 3,256,946

As at June 30, 2026, future payments of construction financings, land loan facility, and the line of credit facility are due as follows:

Variable rate loans	Weighted average interest rate	Balance due at maturity	Total
Period ended June 30, 2027	4.82%	\$ 294,965	\$ 294,965
Period ended June 30, 2028	4.50%	9,108	9,108
Period ended June 30, 2029	3.70%	34,448	34,448
	4.70%	\$ 338,521	\$ 338,521
Less: Unamortized portion of financing fees			(4)
		\$	338,517

10. Accounts Payable and Other Liabilities

Accounts payable and other liabilities consist of the following:

	June 30, 2026	December 31, 2025
Accrued expenses	\$ 25,838	\$ 27,913
Prepaid rent and tenant deposits	17,651	17,074
Accounts payable	8,642	9,776
Deferred long term incentive plan	4,072	6,552
	\$ 56,203	\$ 61,315

Accounts Payable and Other Liabilities includes current liabilities of \$52,245 and non-current liabilities of \$3,958 as of June 30, 2026 (December 31, 2025: \$54,661 and \$6,654, respectively).

11. Classification of Units

In accordance with the Declaration of Trust ("DoT"), the Trust may issue an unlimited number of units of various classes, with each unit representing an equal undivided interest in any distributions from the Trust, and in the net assets in the event of termination or wind-up of the Trust.

Authorized

i. Unlimited number of Class A, F, and I Trust Units

Class A, F, and I Trust Units are participating, with one vote per unit, no par value.

ii. Unlimited number of Special Voting Units of the Trust and Exchangeable LP Units

Special Voting Units are non-participating, with one vote per unit, and are issued on a one-for-one basis to holders of Exchangeable Securities of the CAP II LP Partnership (the "Partnership") that rolls into the Trust. These Exchangeable Securities, consisting of Class B and C LP Units of the Partnership, are non-voting, participating along with the Class A, F, and I Trust Units and are exchangeable by the holder without restriction into an equivalent number of Class A and F Trust Units, respectively.

Issued (in thousands of units)

	June 30, 2026	December 31, 2025
Class A Trust Units		
Units as at January 1,	75,116	79,625
New units issued	1,241	3,179
Distribution reinvestment plan	735	1,887
Redemption of units	(1,691)	(9,575)
	75,401	75,116
Class F Trust Units		
Units as at January 1,	76,410	69,541
New units issued	1,206	14,402
Distribution reinvestment plan	920	2,110
Redemption of units	(391)	(9,643)
	78,145	76,410
Class I Trust Units		
Units as at January 1,	21,934	19,834
New units issued	410	4,067
Distribution reinvestment plan	133	372
Redemption of units	(294)	(2,339)
	22,183	21,934
Exchangeable LP units		
Units as at January 1,	7,872	7,936
Distribution reinvestment plan	1	280
Redemption of units	—	(344)
	7,873	7,872

12. Revenue

Revenue from investment properties is comprised of the following:

	Three Months Ended June 30		Six Months Ended June 30	
	2026	2025	2026	2025
Rental income	\$ 90,561	\$ 86,914	\$ 180,727	\$ 173,309
Ancillary income	4,984	4,399	9,753	8,810
Expense recoveries	442	444	869	881
	\$ 95,987	\$ 91,757	\$ 191,349	\$ 183,000

13. Fair Value

		Three Months Ended June 30		Six Months Ended June 30	
	Note	2026	2025	2026	2025
Fair value adjustment on investment properties, net	4	\$ (103,345)	\$ 109,923	\$ (111,262)	\$ 146,294
Fair value adjustment from investment property held within equity accounted investments, net	5	(7,675)	(1,523)	1,032	2,809
Fair value adjustment on participating loan interests, net	6	(12)	595	(161)	707
Carry allocation	19	—	—	—	(5,519)
Net fair value gains (losses)		\$ (111,032)	\$ 108,995	\$ (110,391)	\$ 144,291

14. Finance Costs

	Three Months Ended June 30		Six Months Ended June 30	
	2026	2025	2026	2025
Interest expense on mortgage payables	\$ 22,974	\$ 23,316	\$ 46,972	\$ 46,264
Interest expense on credit facility	2,681	625	4,524	1,928
Interest on other financial instruments	81	96	233	187
Amortization of financing fees	1,076	771	2,021	1,498
Amortization of CMHC premiums	647	652	1,290	1,247
	\$ 27,459	\$ 25,460	\$ 55,040	\$ 51,124

The Trust capitalized \$451 (June 30, 2025: \$1,002) of interest expense related to its credit facility draws used for properties under development. The applicable capitalization rate was based on the line of credit interest rate, which had a weighted average interest rate of 4.81% (June 30, 2025: 5.30%).

15. Other Income and Expenses, Net

	Three Months Ended June 30		Six Months Ended June 30	
	2026	2025	2026	2025
Trailer fee expense	\$ (2,395)	\$ (4,189)	\$ (7,081)	\$ (8,843)
Interest and miscellaneous	112	151	1,028	277
	\$ (2,283)	\$ (4,038)	\$ (6,053)	\$ (8,566)

16. General and Administrative Expenses

	Three Months Ended June 30		Six Months Ended June 30	
	2026	2025	2026	2025
Salaries and wages	\$ 3,496	\$ 5,683	\$ 8,253	\$ 11,662
Communications & IT	1,027	997	2,141	2,094
Office expenses	1,033	930	2,179	1,672
Fund administration costs	385	568	724	1,139
Professional fees	740	1,244	2,038	2,161
Advertising	407	968	705	1,841
Amortization of property, equipment and software	229	221	462	439
	\$ 7,317	\$ 10,611	\$ 16,502	\$ 21,008

The Trust incurred non-recurring and restructuring costs of \$1,449 for the six months ended June 30, 2026 (June 30, 2025: \$1,120).

17. Commitments

The Trust is committed to asset management services under an asset management agreement with Centurion Asset Management Inc. ("CAMI" or the "Asset Manager"), a company controlled by the President and Trustee of the Trust. The asset management agreement was amended on September 1, 2023. The initial term of the amended Asset Management Agreement is five years and will be renewed automatically annually thereafter unless cancelled. The contract will be terminable by the REIT (i) for cause, (ii) for poor performance by the Asset Manager at the end of the initial term, subject to a cure period and two-thirds unitholder approval, or (iii) for other strategic purposes after seven years, subject to two-thirds unitholder approval and a make-whole payment, equivalent to asset management fees and carry allocation paid during the preceding 36 months. The Asset Manager may terminate the contract at any time after the initial term on 180 days' notice. The Trust is required to pay a 1.0% per annum asset management fees based on net asset value ("NAV"), as defined by the Offering Memorandum published on May 1, 2026, and bears a carry allocation of 15% of the total return, as defined in the asset management agreement, if the units produce a return in excess of a 7.25% hurdle per annum, subject to monthly full recovery look back with a high-water mark threshold.

The following table summarizes the Trust's contractual commitments as at June 30, 2026, reflecting undiscounted contractual obligations and commitments in place as at the reporting date.

As at	June 30, 2026	December 31, 2025
Additional contractual commitments for mortgage investments	\$ 820	\$ —
Additional contractual commitments for participating loan interests	249	416
Additional contractual commitments for equity accounted investments	11,696	14,384
Total additional contractual commitments	\$ 12,765	\$ 14,800

18. Contingencies

As at June 30, 2026, the Trust is not currently engaged in any material legal matters and management is not aware of any such matters that could have a material impact on these unaudited condensed consolidated interim financial statements.

19. Related Party Transactions

Except as disclosed elsewhere in the consolidated financial statements, related party balances and transactions include the following:

During the three and six months ended June 30, 2026, the Trust paid asset management fees of \$10,089 and \$20,068 to the Asset Manager (June 30, 2025: \$11,812 and \$23,529). The Asset Manager has temporarily reduced the asset management fee to 0.9% per annum (plus HST), effective on September 1, 2025. The Trust also accrued a carry allocation of \$nil (June 30, 2025: \$5,519).

On January 2, 2025, the Trust issued 2,794,408 Exchangeable LP units to a related party of the Asset Manager to settle the accrued prior year carry allocation obligation of \$67,794. The Exchangeable LP units were immediately converted to Class F units on a one-for-one basis.

During the three and six months ended June 30, 2026, the Asset Manager did not redeem any Class A units of the REIT (three and six months ended June 30, 2025: 618,825 and 1,030,874). As at June 30, 2026, the Asset Manager and its related parties hold 68,000 Class A units and 2,330,777 Class F units of the Trust, respectively (June 30, 2025: 68,000 and 2,794,408). The distributions in cash for these units were \$692 and \$1,384 for the three and six months ended June 30, 2026 (three and six months ended June 30, 2025: \$926 and \$1,705).

20. Income Taxes

a) Canadian Status

The REIT is a "mutual fund trust" pursuant to the Act. Under current tax legislation, a mutual fund trust that is not a Specified Investment Flow-Through ("SIFT") Trust pursuant to the Act is entitled to deduct distributions of taxable income such that it is not liable to pay income taxes provided that its taxable income is fully distributed to Unitholders. The REIT intends to continue to qualify as a mutual fund trust that is not a SIFT Trust and to make distributions not less than the amount necessary to ensure that the REIT will not be liable to pay income taxes.

b) U.S. Status

Certain of the REIT's operations or a portion thereof are conducted through its taxable U.S. subsidiaries, which are subject to U.S. federal and state corporate income taxes.

c) Income Tax Expense

	Three Months Ended June 30		Six Months Ended June 30	
	2026	2025	2026	2025
Current income tax expense	\$ 155	\$ 7	\$ 304	\$ 54
Deferred income tax expense	169	301	603	425
Income tax expense	\$ 324	\$ 308	\$ 907	\$ 479

During the three and six months ended June 30, 2026, the Trust did not make any tax installments on its current income tax liabilities (three and six months ended June 30, 2025: \$nil and \$nil).

During the three and six months ended June 30, 2026, the Trust did not make any income tax payments (three and six months ended June 30, 2025: \$nil and \$nil). The Trust did not receive any income tax refund (three and six months ended June 30, 2025: \$nil and \$nil) attributable to its investment properties held in U.S.-domiciled equity accounted investments.

d) Deferred Income Tax Liabilities

As at June 30, 2026, total net deferred income tax liabilities is \$4,329, which is predominantly due to the unrealized fair value gains recognized on the underlying real estate held within Equity Accounted Investments (December 31, 2025: \$3,594).

21. Fair Value Measurement

Fair value is the price that market participants would be willing to pay for an asset or liability in an orderly transaction under current market conditions at the measurement date.

The fair values of the Trust's financial assets and liabilities were determined as follows:

- The carrying amounts of cash, restricted cash, acquisition deposits, unit subscriptions in trust, rents receivables, accounts payable and other liabilities, and tenant deposits approximate their fair values based on the short-term maturities of these financial instruments.
- Management determines fair value of mortgage investments based on its assessment of the current lending market of the same or similar terms since there are no quoted prices in an active market for these investments. Management has determined that the fair value of mortgage investments approximates their carrying value.
- Fair values of mortgages payable, credit facilities and other debt are estimated by discounting the future cash flows associated with the debt at current market interest rates.
- Management determines the fair value of participating loan interests, as detailed in Note 6b, based on the fair value of the underlying asset which uses either the direct capitalization approach or the direct comparison approach.
- The long term incentive plan trust units are valued based on the Trust's NAV.
- The fair value of the foreign currency futures and forward contracts was determined using Level 2 inputs which include spot and futures and forward foreign exchange rates.

The following table presents financial assets and liabilities measured or disclosed at fair value in the consolidated statement of financial position, by the levels in the fair value hierarchy, which are defined as follows:

			June 30, 2026		December 31, 2025
	Fair value hierarchy	Carrying value	Fair value	Carrying value	Fair value
Assets					
Investment properties	Level 3	6,472,938	6,472,938	6,477,643	6,477,643
Investment properties held within equity accounted investments	Level 3	382,504	382,504	370,379	370,379
Participating loan interests	Level 3	17,253	17,253	23,263	23,263
Liabilities					
Long term Incentive Plan Trust Units	Level 3	(4,072)	(4,072)	(6,552)	(6,552)
Currency Derivative	Level 2	(977)	(977)	486	486
Fair values disclosed					
Mortgage payable, credit facilities, and other debt	Level 2	3,595,463	3,487,955	3,539,597	3,419,401

22. Capital Management

The Trust defines capital as net assets attributable to Unitholders, debt (including mortgages), and lines of credit. The Trust's objectives in managing capital are to ensure adequate operating funds are available to maintain consistent and sustainable Unitholder distributions, to fund leasing costs and capital expenditure requirements, and to provide for resources needed to acquire new investment properties and fund real estate, equity investments or mortgage investments as identified. Various debt and earnings distribution ratios are used to ensure capital adequacy and monitor capital requirements. The primary ratios used for assessing capital management are the interest coverage ratio and net debt-to-gross carrying value. Other indicators include weighted average interest rate, average term to maturity of debt, and variable debt as a portion of total debt.

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These indicators assist the Trust in assessing that the debt level maintained is sufficient to provide adequate cash flows for Unitholder distributions and capital expenditures, and for evaluating the need to raise funds for further expansion.

Various mortgages have debt covenant requirements that are monitored by the Trust to ensure there are no defaults. The Trust's credit facilities also (see Note 9) require compliance with certain financial covenants, throughout the period. These include loan-to-value ratios, cash flow coverage ratios, interest coverage ratios, and debt service coverage ratios.

The carrying value of the units is impacted by earnings and Unitholder distributions. The Trust endeavors to make annual distributions. Amounts retained are used to fund new investments and working capital requirements. Management monitors distributions through various ratios to ensure adequate resources are available. These include the proportion of distributions paid in cash, DRIP participation ratio, and total distributions as a percentage of distributable income and distributable income per unit.

The Declaration of Trust provides for a maximum total indebtedness level of up to 55% (December 31, 2025: 55%) of Gross Book Value (GBV). GBV means the book value of the assets. Indebtedness includes obligations incurred in connection with acquisitions. The following table highlights the Trust's existing leverage ratio, excluding any syndicated assets or liabilities, in accordance with the Declaration of Trust:

		June 30, 2026		December 31, 2025
Total assets less restricted cash	\$	7,082,609	\$	7,172,468
Mortgages payable, credit facilities, and other debt at amortized cost	\$	3,595,463	\$	3,539,597
Ratio of Debt at Carrying Value to GBV		50.76 %		49.35 %
Mortgages payable, credit facilities, and other debt at fair value	\$	3,487,955	\$	3,419,401
Ratio of Debt at Fair Value to GBV		49.25 %		47.67 %

The following schedule details the components of the Trust's capital structure:

		June 30, 2026		December 31, 2025
Net assets attributable to Unitholders	\$	3,426,614	\$	3,567,962
Mortgages payable, credit facilities, and other debt		3,595,463		3,539,597
Total Capital Structure at Carrying Value	\$	7,022,077	\$	7,107,559
Fair value of mortgages payable, credit facilities, and other debt		3,487,955		3,419,401
Total Capital Structure at Fair Value	\$	6,914,569	\$	6,987,363

23. Financial Instruments

Risk Management

The main risks that arise from the Trust's financial instruments are liquidity, interest, credit and currency risk. The Trust's approach to managing these risks is summarized below.

Management's risk management policies are typically performed as a part of the overall management of the Trust's operations. Management is aware of risks related to these objectives through direct personal involvement with employees and outside parties. In the normal course of its business, the Trust is exposed to several risks that can affect its operating performance. Management's close involvement in operations helps to identify risks and variations from expectations. As a part of the overall operation of the Trust, management considers the avoidance of undue concentrations of risk.

These risks include, and the actions taken to manage them, are as follows:

i) Liquidity Risk

Liquidity risk is the risk that the Trust may not be able to meet its financial obligations as they fall due. The Trust's principal liquidity needs arise from working capital, debt servicing and repayment obligations, planned funding of maintenance, mortgage funding commitments, leasing costs and distributions to Unitholders, and possible property acquisition funding requirements. The Trust manages its liquidity risk by ensuring its projected financial obligations can be met through its cash flows from operations, mortgage refinancing, credit facilities, new capital issuances and projected repayments under the existing mortgage investment portfolio.

There is a risk that lenders will not refinance maturing debt on terms and conditions acceptable to the Trust. Management's strategy is to mitigate the Trust's exposure to excessive amounts of debt maturing in any one year. The features and quality of the underlying assets being financed and the prevailing debt market conditions will affect the success of debt refinancing.

Management prepares cash flow forecasts and budgets, which involves judgment on an ongoing basis to manage liquidity risks, ensure efficient use of resources and monitor compliance financial and non-financial covenants.

The Trust is subject to financial covenants under its borrowing arrangements, including a debt service coverage ratio. A breach of one or more of these covenants could result in the acceleration of repayment obligations or restrictions on access to additional financing. As at June 30, 2026, the Trust was in compliance with all such covenants.

In preparing its forecasts, management considers a range of scenarios, including those where covenant compliance may be impacted due to timing differences in operating performance or other factors. In such circumstances, management would assess available alternatives, which may include engaging with lending partners to evaluate potential amendments, waivers or other arrangements, as appropriate.

The Trust maintains financial flexibility through available liquidity, including cash balances and undrawn credit facilities, refinancing strategies which may include increasing leverage under existing or new mortgage financing, entering into alternative debt arrangements, use of unencumbered assets to support financing, and the potential disposition of non-core assets. Management has identified a range of actions available, if required, to support liquidity and covenant compliance, including adjusting the timing and level of capital expenditures.

Management applies judgment in preparing forecasts and performs sensitivity and scenario analysis on key assumptions, including net operating income, interest rates and capital market conditions. Based on this assessment, management has concluded that there are no material uncertainties that would cast significant doubt on the Trust's ability to continue as a going concern.

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The success of new capital issuances is subject to the capital markets being receptive to a unit issue with financial terms favorable to the Trust. As at June 30, 2026, the Trust had cash and cash equivalents of \$19,523 (December 31, 2025: \$55,026) and restricted cash of \$nil (December 31, 2025 \$2,409). The credit facility is as follows:

		June 30, 2026		December 31, 2025
Credit facility agreements in place	\$	375,000	\$	300,000
Available for use	\$	357,320	\$	300,000
Available as undrawn	\$	57,212	\$	88,000

As at June 30, 2026, the Trust has contractual obligations totaling \$678,995 (December 31, 2025: \$460,779) due in less than one year primarily related to mortgage arrangement. The Trust expects to satisfy these obligations through refinancing with existing or new lenders and operating cash flows. These include all current liabilities noted within the statement of financial position and the unfunded mortgage, equity accounted and participating loan interest commitments (Note 17).

ii) Interest Rate Risk

The Trust's objective of managing interest rate risk is to minimize the volatility of earnings. Management establishes floor rates for all variable rate mortgage investments to limit their exposure to interest rate risk. Management monitors the Trust's variable interest rates on an ongoing basis and assesses the impact of any changes on earnings. Management also routinely assesses the suitability of the Trust's current credit facilities, mortgage liabilities and terms. As at June 30, 2026, the Trust had mortgage investments and participating loans of \$79,554 (December 31, 2025: \$109,130) and credit facilities with balances of \$338,521 (December 31, 2025: \$445,428) that bore interest at variables rates.

The Trust is subject to the risks associated with mortgage financing, including the risk that the interest rate on floating debt may rise before the long-term fixed-rate debt is arranged and that the mortgages and credit facilities will not be able to be refinanced on terms similar to those of the existing indebtedness.

			-1%			+1%	
	Carrying Amount	Income	Equity	Income	Equity		
Financial assets							
Variable rate mortgage investments & participating loan interests	\$ 79,554	\$ (796)	\$ (796)	\$ 796	\$ 796		
Financial liabilities							
Variable rate construction financings, land loan facility & line of credit facility	\$ (338,521)	\$ 3,385	\$ 3,385	\$ (3,385)	\$ (3,385)		
Net Variable Interest Rate Exposure	\$ (258,967)	\$ 2,589	\$ 2,589	\$ (2,589)	\$ (2,589)		

iii) Credit Risk

Tenant credit risk arises from the possibility that tenants and mortgage borrowers may default on their rent and mortgage obligations respectively to the Trust. The risk of credit loss is mitigated by leasing and credit policies. The Trust monitors its collection experience every month and ensures that a stringent policy is adopted to provide for all past due amounts that are doubtful of being collected. All residential accounts receivable balances written off are recognized in the consolidated statement of comprehensive income and subsequent recoveries of amounts previously written off are credited in the consolidated statement of net income and comprehensive income.

Investment credit risk is the possibility that a borrower under one of the mortgages comprising the investment portfolio, may be unable to honor their debt commitment as a result of a negative change in the borrower's financial position or market conditions that could result in a loss to the Trust. Any instability in the real estate sector or an adverse change in economic conditions in Canada could result in declines in the value of investment property securing the Trust's investments. The Trust's maximum exposure to credit risk is represented by the mortgage investments and participating loan interests. The Trust mitigates this risk by rigorously vetting all borrowers during the underwriting process, ensuring all new mortgage, participating investments and equity investments are approved by the investment committee before funding and actively monitoring the mortgage and other investments and initiating recovery procedures, in a timely manner, where required.

iv) Currency Risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in foreign exchange rates. The Trust is exposed to currency risk from investment properties, equity accounted investments and mortgage investments that is denominated in US Dollars ("USD"). The Trust uses foreign currency futures contracts to economically hedge the variability of future earnings and cash flows caused by movements in foreign exchange rates. Under the terms of the foreign currency futures contracts, the Trust buys or sells a currency against another currency at a set price on a future date.

As at June 30, 2026, the Trust has a portion of its assets denominated in USD and has entered into currency derivatives to sell USD and reduce its exposure to foreign currency risk. As at June 30, 2026, the Trust has USD currency derivatives with an aggregate notional value of \$23,225 USD (December 31, 2025: \$24,368 USD) at a rate of \$0.72 and a weighted average maturity on July 13, 2026.

The following schedule outlines the Trust's net exposure to USD:

		June 30, 2026	December 31, 2025
Cash	\$	939	\$ 124
Equity accounted investments		23,361	22,323
Total assets held in USD		24,300	22,447
USD currency derivatives (notional value)		(23,225)	(27,262)
Net exposure	\$	1,075	\$ (4,815)

As at June 30, 2026, a 1% change in the United States to Canadian Dollar exchange rate would have the following impact on net income and equity:

			-1%		1%	
	Carrying Amount		Income	Equity	Income	Equity
Net US dollar exposure	\$	1,075	\$ (11)	\$ (11)	\$ 11	\$ 11

24. Supplemental Cash Flow Information

The following table summarizes the movement in mortgages payable, credit facilities and other debt during the period:

		June 30, 2026		June 30, 2025
Mortgage Payable & Other Debt				
Balance, beginning of period	\$	3,290,189	\$	3,169,635
New or refinanced mortgages and loans		256,800		169,843
Mortgage and loan discharges		(243,468)		(106,616)
Mortgage and loan repayments		(33,415)		(33,031)
Capitalized financing fees ⁽¹⁾		(671)		(1,330)
Non-cash Adjustments:				
Assumed mortgages and loans upon acquisition		53,555		10,188
Mortgages discharged		(9,073)		—
Amortization of financing fees		2,021		1,498
Unsecured notes payable		(20,583)		—
Balance, end of period	\$	3,295,355	\$	3,210,187
Credit Facility				
Balance, beginning of period	\$	212,000	\$	100,000
Credit facility advances, net of repayments		88,108		34,000
Balance, end of period		300,108		134,000
Balance, end of period	\$	3,595,463	\$	3,344,187

(1) Capitalized CMHC premiums of \$2,824 (June 30, 2025: \$1,033) are not included in the capitalized financing fees for the purpose of this reconciliation.

The following table summarizes the changes in non-cash operating assets and liabilities:

		June 30, 2026		December 31, 2025
Receivable and other assets	\$	(11,159)	\$	(4,388)
Accounts payable and other liabilities		10,462		(3,187)
Current income tax liabilities		722		749
Net decrease in non-cash operating assets and liabilities	\$	25	\$	(6,826)

25. Subsequent Events

- The Trust declared a cumulative monthly distributions of \$33,011, out of which \$21,607 were paid in cash and the remainder reinvested through DRIP.
- The Trust raised \$2,609 in capital.
- The Trust had redemptions of \$1,510.
- Sale of 50% Co-ownership Interest in Skyway Phase I for \$15,396.
- In July 2026, the Trust issued Class D Exchangeable LP units to a related party of the Asset Manager to settle the accrued carry allocation of \$5,519.



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