



Q2 REPORT

2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the three and six months ended June 30, 2024



Centurion Apartment Real Estate Investment Trust (“REIT” or the “Trust”) is an income-producing, diversified real estate investment trust investing in multi-residential apartments, student housing, and mortgage investments in Canada and the United States.



Q2 2024 HIGHLIGHTS

- Total assets increased by 4.9% to \$6.9 billion during the period to date.
- Property operating revenues increased by 12.3% as compared to the same quarter last year.
- Total same store operating revenues increased by 6.1% for the twelve months ended June 30, 2024 as compared to the twelve months ended June 30, 2023.
- Net operating income (“NOI”) increased by 14.0% to \$60.9 million from \$53.4 million as compared to the same quarter last year.
- Overall portfolio occupancy increased to 95.2% as compared to 94.2% in the same quarter last year.
- Stabilized property occupancy increased to 98.71% as compared to 97.70% in the same quarter last year.
- Class A Return of 4.39% and Class F Return of 4.84% for the six months ended June 30, 2024.

OBJECTIVES

- To provide investors with cash distributions, payable monthly; tax-deferred, where reasonably possible, with the opportunity for long-term growth and a focus on the preservation of capital.
- To maintain and grow a diversified investment portfolio of income-producing multi-unit residential apartments, student housing properties and mortgage and equity investments in Canada and the U.S.
- To maximize unit value through the active management of the portfolio.
- To leverage the strategic relationships within Centurion Asset Management Inc.'s network to increase investment opportunities and manage risk.

FINANCIAL HIGHLIGHTS



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

OPERATING PERFORMANCE	Notes	Three Months Ended June 30		Six Months Ended June 30	
		2024	2023	2024	2023
Overall Portfolio Occupancy		95.18%	94.20%	95.31%	93.90%
Stabilized Property Occupancy		98.71%	97.70%	98.71%	97.50%
Property Operating Revenues		\$95,866	\$85,373	\$189,221	\$169,513
Net Operating Income (NOI)		\$60,895	\$53,398	\$120,833	\$105,464
NOI Margin		63.52%	62.50%	63.86%	62.20%
Net Income and Comprehensive Income		\$55,799	(\$13,290)	\$175,365	\$110,036
Net Income and Comprehensive Income per Unit		\$0.33	(\$0.08)	\$1.04	\$0.70
Funds From Operations per Unit		\$0.13	\$0.20	\$0.30	\$0.39
Normalized Funds From Operations per Unit		\$0.27	\$0.32	\$0.57	\$0.63
Weighted Average Number of Units		168,829,236	160,978,180	168,451,286	158,067,558
Distributions per Class "A" Unit		\$0.24	\$0.21	\$0.48	\$0.42
Distributions per Class "F" Unit		\$0.29	\$0.26	\$0.58	\$0.52

ACTIVITY

Number of Properties Acquired and Created		2	1	3	5
Number of Rental Units Acquired and Created		110	60	196	993
Number of Rental Units Acquired and Created (undiluted)		206	60	292	993
New Investments in the Lending Portfolio		\$10,053	\$74,327	\$22,189	\$117,544

RENT TO MARKET GAP		June 30, 2024	December 31, 2023	June 30, 2023
Gap to Market (annualized)	1	\$45,948	\$34,558	\$34,613
Rent to Market Gap %		10.04%	7.92%	8.37%

FUND FACTS

Closing Price of Trust Units		\$23.695	\$23.176	\$23.256
Total Number of Undiluted Rental Units		22,314	22,022	21,453
Total Number of Buildings		160	157	152
Investment Properties		\$6,557,318	\$6,260,037	\$6,060,494
Total Assets		\$6,910,122	\$6,585,822	\$6,157,635
Total Market Capitalization		\$3,991,043	\$3,884,214	\$3,770,047
12 Month Trailing Return - Class A		6.02%	6.52%	10.10%
12 Month Trailing Return - Class F		6.95%	7.46%	11.09%

LIQUIDITY AND LEVERAGE

Debt to Gross Book Value		47.95%	47.97%	46.09%
Weighted Average Mortgage Liability Interest Rate		3.43%	3.29%	2.98%
Weighted Average Mortgage Liability Term		5.64 years	6.22 years	6.67 years
Weighted Average Mortgage Investment Interest Rate		12.86%	12.89%	12.67%
Weighted Average Mortgage Investment Term		0.54 years	0.91 years	1.09 years
Gross Interest Expense Coverage Ratio (times)	2	2.40	2.67	2.70
Available Liquidity - Acquisition and Operating Facility		\$111,029	\$115,083	\$233,760

NOTES

1. Refer to the Operating Results section on Page 30 for an additional discussion on the Gap to Market figure.
2. Calculated by taking NOI plus Interest Income divided by Finance Costs.

PORTFOLIO DETAILS



INCLUDES PROPERTIES AND MORTGAGE INVESTMENTS

PORTFOLIO DETAILS



46 CITIES | 160 PROPERTIES | 22,314 UNITS*

APARTMENTS

CITIES	RENTAL UNITS	CITIES	RENTAL UNITS
ALBERTA		NOVA SCOTIA	
Calgary	2 247	Dartmouth	2 200
Edmonton	9 1,539		
BRITISH COLUMBIA		SASKATCHEWAN	
Kelowna	4 400	Regina	6 697
Langford	11 636		
Surrey	3 660	MANITOBA	
Victoria	3 266	Winnipeg	7 1,780
ONTARIO		U.S.A.	
Acton	1 33	Baytown	1 228
Barrie	2 43	Kansas City	1 283
Brighton	2 59	Minneapolis	1 307
Cambridge	5 679	Waller	1 224
Gravenhurst	1 39	QUEBEC	
Guelph	1 66	Blainville	1 133
Huntsville	1 25	Brossard	5 541
Kitchener	6 668	Châteauguay	3 379
Mississauga	3 269	Delson	3 332
Oshawa	4 231	Gatineau	4 879
Ottawa	2 448	Laval	1 240
Toronto	13 1,498	Longueuil	7 654
Whitby	1 36	Montreal	5 667
		Quebec City	1 684
		Saint-Constant	2 328
		Sainte-Julie	1 286
		Sainte-Thérèse	4 514
		Saint-Lambert	1 210
		Terrebonne	3 208

*Owned properties only

TOTAL RENTAL UNITS 17,616

PORTFOLIO DETAILS



STUDENT HOUSING

CITIES	PROPERTIES	RENTAL UNITS	CITIES	PROPERTIES	RENTAL UNITS
ALBERTA			QUEBEC		
Calgary	1	486	Montreal	1	440
			Quebec City	1	289
ONTARIO			BRITISH COLUMBIA		
London	4	958	Burnaby	1	482
Toronto	1	332			
Waterloo	7	1711			
TOTAL RENTAL UNITS					4,698

MEDICAL OFFICES

CITIES	PROPERTIES	LEASABLE SQ. FT.	CITIES	PROPERTIES	LEASABLE SQ. FT.
ONTARIO			ALBERTA		
Barrie	1	112,164	Edmonton	1	45,668
Ottawa	1	38,785	Medicine Hat	1	30,280
Ottawa	1	40,988			
Ottawa	1	47,818			
Ottawa	1	40,098			
Stratford	1	34,499			
Toronto	1	127,110			
Vaughan	1	58,093			

LETTER FROM THE PRESIDENT



The multi-family apartment sector has benefited from favourable housing market conditions. With increased rental demand across the country and affordability and availability challenges in the housing market, multi-family apartments have emerged as a preferred housing solution resulting in strong returns.

Canada continues to have a housing crisis. There has been record population growth and falling housing construction. In the last 36 months, the province of Ontario has experienced a decade's worth of population growth growing by 1.2 million people. However, building starts have decreased. It will take decades to build enough housing for this significant growth.

The Bank of Canada's recent interest rate decreases has been a key financial event, aimed at stimulating economic activity. Lower interest rates will result in lowering borrowing costs, making real estate investments more attractive. This will allow us to refinance existing debt at lower rates, reduce interest expenses, and pursue new acquisitions and development projects with greater confidence.

The 2024 returns, to date, for the Class A and Class F Units were 4.39% and 4.84% respectively. The trailing 12 month returns for the Class A and Class F Units were 6.02% and 6.95% respectively. These positive returns have largely been driven by solid rent increases across the portfolio.

Centurion Apartment REIT's results were strong on all fronts in Q2 2024 and we are very pleased with our key performance indicators:

- Total assets increased by 4.9% to \$6.9 billion during the period to date
- Property Operating Revenues increased by 12.3%
- Same Store operating revenues increased by 6.1%
- Stabilized property occupancy rates of 98.71%

In addition to the one acquisition completed during the previous quarter, we continue to invest in our existing portfolio and enhancing operational efficiencies with \$6.1 million being spent on capital expenditures.

The lending portfolio continues to be well diversified and is performing well. The Trust funded an additional \$10.1 million and received \$5.9 million in repayments during the quarter.

During the quarter the Trust raised \$99.8 million in new capital. In June we announced a strategic growth initiative offering a 2% non-dilutive discount on Net Asset Value for new subscribers. This has been very well received by existing and new investors.

The Trust's financial position and debt ratios remain strong, with available liquidity of \$124.1 million as at August 7, 2024.

We expect that interest rates will continue to decrease in 2024 to stimulate economic growth.

GREG ROMUNDT

President, CEO, and Trustee

Q2 2024: MANAGEMENT'S DISCUSSION AND ANALYSIS



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Forward-Looking Statements

CAUTION REGARDING 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, 2024, 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 E "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.



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, and as amended and restated, (the “Declaration of Trust”) is governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein. See “Declaration of Trust” and “Description of Units”.

The objectives of the REIT are: (i) to provide Unitholders with stable cash distributions, payable monthly and, to the extent reasonably possible, tax-deferred, from investments in a diversified portfolio of income-producing multi-unit residential properties located in Canada; and (ii) to maximize REIT Unit value through the ongoing management of the REIT's assets and through the future acquisition of additional multi-unit residential properties.

DECLARATION OF TRUST

The policies of the Trust are outlined in the amended and restated Declaration of Trust (the “DOT”) dated January 13, 2022. The DOT can be found at:

<https://www.centurion.ca/investment-solutions/centurion-apartment-reit>

The investment guidelines and operating policies set out in the DOT.

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.

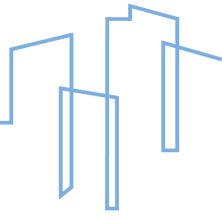
NNOI is a key measure of potential operating performance used in the real estate industry and differs from NOI mainly in that certain long-term stabilizing assumptions are made in the calculation of NNOI. Such assumptions may reflect a stabilized (normalized) view of key inputs in the calculation of 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 flow 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.

NON-IFRS MEASURES



The Trust currently has five classes of units, the Class “A” Units, Class “F” Units, Class “I” Units, and Exchangeable “B” and “C” 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



Management has elected to reclassify certain portfolio investments that are presented as either participating loan interests and/or equity accounted investments in accordance with IFRS to a management reporting method that classifies these investments based on their underlying nature and expected returns. This method provides Management with a platform to evaluate investments with similar characteristics and actively manage risk.

Management believe that certain operational investment properties which are classified as equity accounted investments in accordance with IFRS, include characteristics that are consistent with our directly held investment properties. The table below outlines the adjustments for property operating revenue and net operating income for investment properties held within equity accounted investments that impact Management's evaluation of net operating margin.

Reconciliation of IFRS to Management Reporting - Portfolio Performance			
<i>Expressed in Thousands of Canadian Dollars</i>			
For the period ended		June 30, 2024	June 30, 2023
Property Operating Revenue, per IFRS	\$	172,927	\$ 151,775
Property Operating Revenue associated with Equity Accounted Investments reclassified as Investment Properties		16,294	17,738
Property Operating Revenue, per Management		189,221	169,513
Net Operating Income, per IFRS		111,904	96,204
Net Operating Income associated with Equity Accounted Investments reclassified as Investment Properties		8,929	9,260
Net Operating Income, per Management	\$	120,833	\$ 105,464

Reconciliation of IFRS to Management Reporting - Investment Properties			
<i>Expressed in Thousands of Canadian Dollars</i>			
		June 30, 2024	December 31, 2023
Total Investment Properties, per IFRS	\$	6,088,958	\$ 5,795,044
Add: Equity Accounted Investments reclassified as Investment Properties and presented at proportionate ownership		417,768	414,401
Add: Other Investments reclassified as Investment Properties		50,592	50,592
Investment Properties, per Management ¹	\$	6,557,318	\$ 6,260,037

¹ Toronto Metropolitan University acquisition is a right of use lease and is classified as Other Assets on the Balance Sheet under IFRS.

NON-IFRS MEASURES RECONCILIATION



Reconciliation of IFRS to Management Reporting - Mortgage Payable

Expressed in Thousands of Canadian Dollars

		June 30, 2024		December 31, 2023
Total Mortgage Payable and Credit Lines, per IFRS	\$	3,290,933	\$	3,155,355
Add: Equity Accounted Investments reclassified as Investment Properties and presented at proportionate ownership		246,821		248,463
Mortgage Payables and Credit Lines, per Management	\$	3,537,754	\$	3,403,818

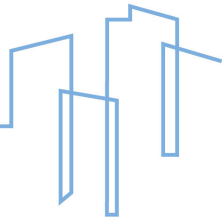
Reconciliation of IFRS to Management Reporting - Mortgage Investment Portfolio

Expressed in Thousands of Canadian Dollars

		June 30, 2024		December 31, 2023
Total Mortgage Investments, per IFRS	\$	172,397	\$	222,484
Add: Allowance for ECL		2,956		2,831
Add: Mortgage Investments syndicated with CFIT		—		1,138
Add: Participating Loan Interests reclassified as Mortgage Investments		2,430		4,408
Total Gross Mortgage Investments, per Management		177,783		230,861
Total Participating Loan Interests, per IFRS		39,553		39,603
Less: Participating Loan Interests reclassified as Mortgage Investments		(2,430)		(4,408)
Add: Participating Investments syndicated with CFIT		2,126		2,251
Total Participating Loan Interests, per Management		39,249		37,446
Total Equity Accounted Investments, per IFRS		374,330		352,599
Less: Equity Accounted Investments classified as Investment Properties		(209,454)		(205,738)
Equity Accounted Investments, per Management	\$	164,876	\$	146,861

Management reporting of investments is an alternative reporting method used to present the composition of investments held by the Trust in alignment with the business. Specifically, Management believes this method better reflects the underlying nature of the risk profile and expected returns of these investments when compared to the reporting requirements in accordance with IFRS, and consequently, this method provides Management with a platform to evaluate investments with similar characteristics and actively manage risk.

Management believes the Trust holds certain investments that include the characteristics of participating loan interests, which are classified as equity accounted investments in accordance with IFRS. Furthermore, Management believes the Trust holds certain investments that include the characteristics of mortgage investments, which are classified as participating loan interests in accordance with IFRS.



2024 PROPERTY ACQUISITIONS & COMPLETED DEVELOPMENTS

During the six months ended June 30, 2024, the Trust completed the acquisition of a brand new, multi-residential apartment called The Carrington Suites, located at 47 Holtwood Court, Dartmouth, Nova Scotia. The building is 6-storeys high and consists of 86 high-end suites offering a mix of one-bedroom, two-bedroom and three-bedroom units.

The newly acquired property initially generate lower net operating income due to initial lease-up costs and rent concessions. However, once the property is leased up and stabilized, it generates higher rents, attract stronger residents, and require much less ongoing maintenance and capital spending. Looking ahead, we will continue to focus on purchasing newer properties that further enhance our asset base.



The Carrington Suites

Location: Dartmouth, NS
Address: 47 Holtwood Court
Type of Building: Apartment (elevator)
Number of Suites: 86
(15 one-bdrm, 50 two-bdrm and 21 three-bdrm)

The Trust also completed the development of two multi-residential apartments called Pandora Phase 2 and Westport Apartments. Pandora Phase 2 is located at 1088 Johnson Street in Victoria, British Columbia. The building is 10-storeys high and consists of 37 suites, offering one-bedroom and two-bedroom units. Westport Apartments consists of two 6-storey multi-residential apartment buildings and a clubhouse, located at 4065, 4067 and 4069 Portage in Winnipeg, Manitoba. Each building offers a variety of suite types including one-bedroom, two-bedroom and three-bedroom units.

Pandora Phase 2

Location: Victoria, BC
Address: 1088 Johnson Street
Type of Building: Apartment
Number of Suites: 37
(13 one-bdrm and 24 two-bdrm)

*Completed development.

Westport Apartments

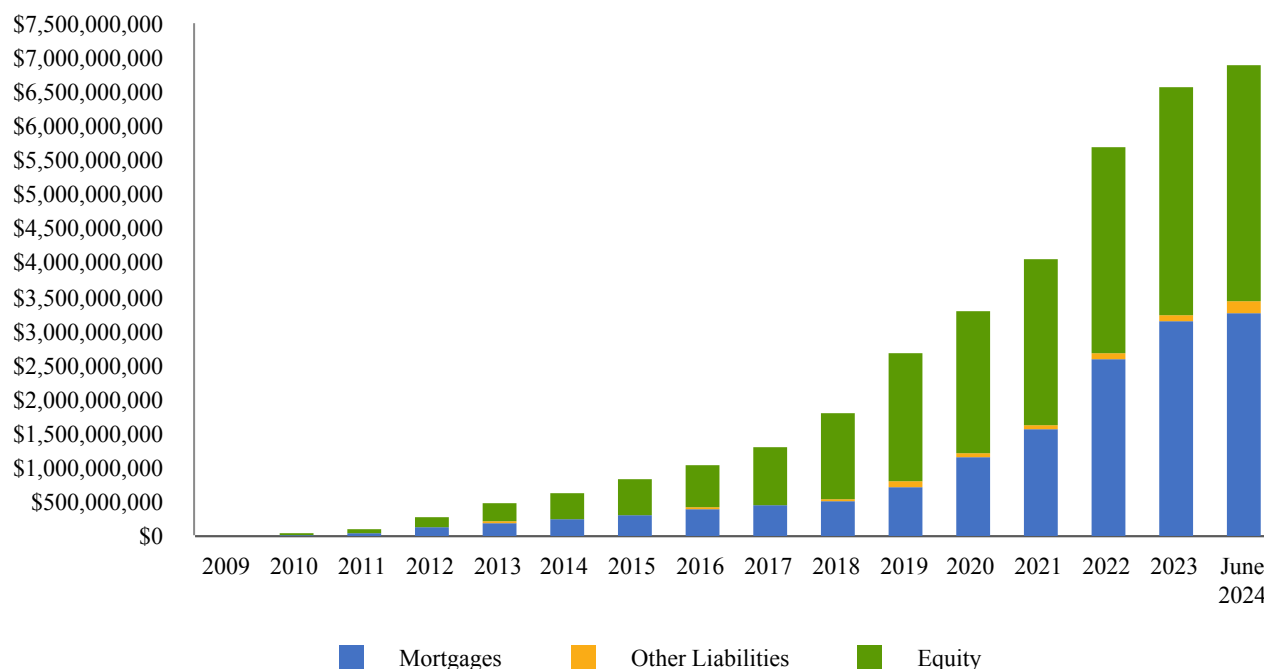
Location: Winnipeg, MB
Address: 4065, 4067 and 4069 Portage
Type of Building: Apartment
Number of Suites: 169
(78 one-bdrm, 68 two-bdrm, and 23 three-bdrm)

*Completed development.

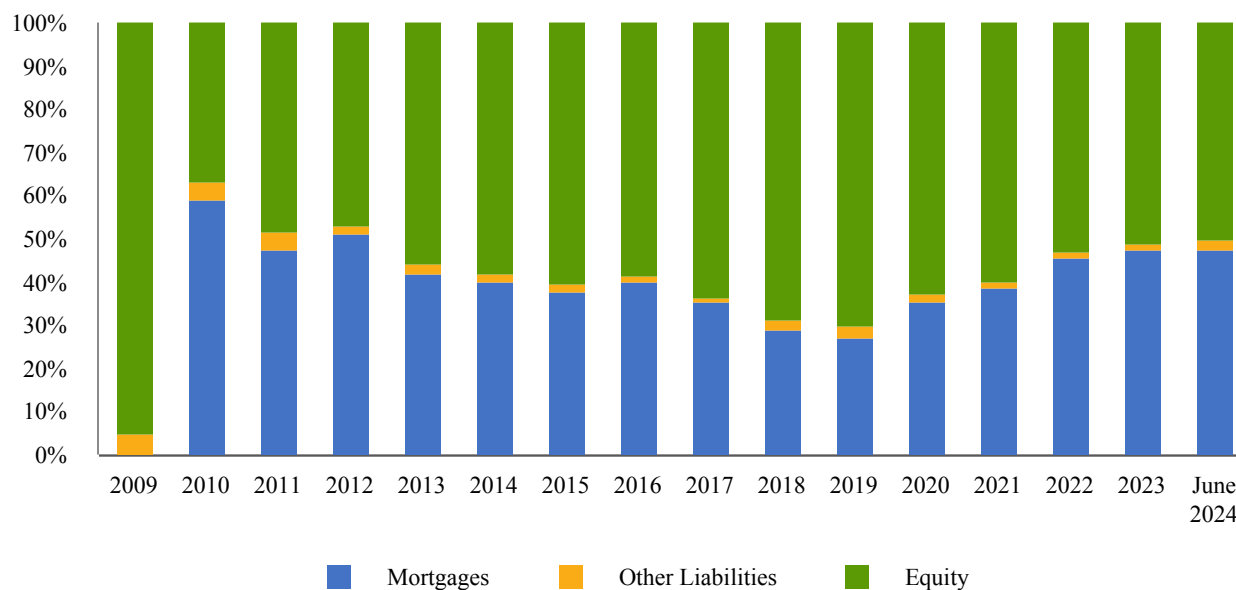
2023 OPERATING RESULTS



Assets Debt/Equity Mix



Debt/Equity Mix



Q2 2024 OPERATING RESULTS



Since its last fiscal year-end, the total assets of the Trust increased 4.9% to \$6.9 billion as at June 30, 2024 from \$6.6 billion as at December 31, 2023. As at June 30, 2024, the total number of buildings and undiluted rental units owned by the Trust increased to 160 and 22,314 respectively (December 31, 2023 - the total number of buildings and undiluted rental units owned were 157 and 22,022).

Rental revenue increased by 12.3% in the quarter when compared to the same quarter in the prior year to \$95.9 million from \$85.4 million. This was the result of increased market rents, the acquisitions completed in 2023 and 2024, and the continuing stabilization of the properties acquired in 2022 and 2023. The overall portfolio occupancy in Q2 2024 increased 1% compared to the same quarter last year to 95.2% from 94.2%. As portfolio occupancy continues to increase, the Trust will experience additional future revenues.

Stabilized Canadian apartment rents and stabilized student rents increased by 11.6% and 11.3% over the same period last year, respectively driven by significant increases in market rents across the industry.

The Trust's twelve month trailing same store metrics are outlined in the table below:

Period	Q2 2024	Q2 2023	Change
Total Operating Revenue (\$ millions)	\$307	\$289	6.07%
Total NOI (\$ millions)	\$195	\$181	7.43%
NOI Ratio	63.55%	62.74%	0.81%
Average Rent/unit as per End of Period Rent Roll	\$1,451	\$1,373	5.68%

The increase in the Trust's same store operating revenues and NOI are largely a result of continued strong rental demand and reduced vacancy across the portfolio stemming from population growth and limited housing supply combined with the Trust's properties being preferred buildings in the market. In addition, the Trust's overall expense ratio relative to operating revenues improved by 1% during the twelve months ended June 30, 2024 compared to the twelve months ended June 30, 2023.

For the three and six months ended June 30, 2024, NOI increased by 14.0% and 14.6% to \$60.9 million and \$120.8 million as compared to the same period in the prior year (three and six months ended June 30, 2023: \$53.4 million and \$105.5 million).

The Trust recognized fair market value gains on Investment properties, Participating loan interests and Equity accounted investments of \$38.8 million for the three months ended June 30, 2024 (\$40.1 million fair value losses for the three months ended June 30, 2023). This quarter's fair value gains were driven by updated market rents, rent growth and NOI growth as well as the capital appreciation on new acquisitions.

The following table reflects Gap to Market variance analysis since the previous quarter:

CAD + USD REIT (Currency: CAD)*		
Q1 2024 Gap to Market	41,312,065	100 %
Market Rent Growth in Q2	10,956,226	27 %
Realizations in Rent Growth	(6,316,316)	(15)%
Gap to Market - New Acquisitions	(3,550)	— %
Q2 2024 Gap to Market	45,948,425	111 %

*All numbers are annualized

Q2 2024 OPERATING RESULTS



Gap to Market represents the difference between currently achieved rental income and potentially achievable rental income. A large gap to market signifies an opportunity to increase rents going forward. The gap to market figure in dollar terms increased to \$45.9 million or 10.0% at June 30, 2024 from \$34.6 million or 7.9% at December 31, 2023.

Furthermore, the market rent gap of properties owned for three or more years has a 16% gap in comparison to properties owned for less than three years which has a market rent gap of 2%. It is our experience that rents generally grow faster and create market rent gaps once new properties are stabilized, which could be 12-24 months after closing depending on the market and the degree of capital improvements required. As such, we expect that both the dollar and percentage market rent gaps to continue increasing, as more properties become stabilized.

Total Capital Expenditures were \$12.3 million and \$18.3 million during the three and six months ended June 30, 2024 (\$13.6 million and \$18.5 million for the three and six months ended June 30, 2023).

Total Development costs were \$28.5 million and \$69.3 million during the three and six months ended June 30, 2024 (\$6.7 million and \$15.3 million for the three and six months ended June 30, 2023).

The lending portfolio continues to be well-diversified with 39 funded investments. Of these 39 investments, 6 are participating and 12 are equity. Participating means that the Trust has an equity-type risk position in these projects resulting in the potential for upside beyond the return from the mortgage investment side of the projects. This is in alignment with the strategic goals of the Trust.

During the six months ended, the lending portfolio continued to perform well. Lending funding of \$22.2 million occurred and repayments during the quarter totaled \$65.3 million. The loan portfolio consisted of net mortgage investments of \$177.8 million (December 31, 2023: \$230.9 million), participating loan interests of \$39.2 million (December 31, 2023: \$37.4 million) and equity account investments of \$164.9 million (December 31, 2023: \$146.9 million).

Of the investments categorized as mortgage investments (non-participating), the weighted average interest rate is 12.23%, with a term to maturity of 0.55 years. 76% of these investments are in first position and 24% are in second position. The total provision for expected credit losses related to mortgage investments as at June 30, 2024, was \$3.0 million (December 31, 2023: \$2.8 million). This is an allowance against future potential credit-related losses not identified and does not reflect an actual loss incurred.

All of the investments in the lending portfolio are performing well except for two that are in default. We do not anticipate any losses from these two investments. Please see Appendix B for details of the lending portfolio.

The Trust continues to maintain a strong liquidity position of \$111.0 million as at June 30, 2024, consisting of \$40.2 million in cash and cash equivalents, \$46.1 million in restricted cash and \$24.7 million available on its credit facilities. This strong liquidity position combined with our capital raising activities will continue to support the Trust's ongoing acquisition and lending activities.

Q2 2024 OPERATING RESULTS



Outlook

The Canadian multifamily market has shown continued resilience and growth potential in 2024, influenced by several macroeconomic and demographic factors. In 2023, the multifamily vacancy rate was at a 22 year low of 1.6%. With immigration expected to continue to rise over the coming years, combined with the undersupply of housing, multifamily vacancy rates are expected to continue to contract as demand remains strong. This trend is particularly evident in major urban centers like Toronto, Vancouver, and Montreal, where Centurion has a substantial presence. As a result of the high demand and limited supply, rental rates across Canada have been on an upward trajectory. This environment is conducive to rental income growth for the Trust, allowing it to achieve higher returns on its investments. However, the low rates of unit turnover in many areas across Canada present a challenge for realizing the increases in rental rates. While some regions have implemented rent control measures to address housing affordability, the Trust has strategically diversified its portfolio to mitigate the impact of such regulations. The Trust continues to focus on markets with favorable rental growth prospects and manageable regulatory environments.

The opportunities for strategic acquisitions of multifamily housing are expected to improve. During the second quarter of 2024, the Bank of Canada cut its key interest rate by 25 basis points, down to 4.75%. On July 24, 2024, the Bank of Canada cut rates by an additional 25 basis points to 4.5%. As the interest rates slowly continue to decline in 2024, the Trust will look to capitalize on the opportunity to refinance their debt at lower interest rates as well as to pursue new acquisitions at more favourable rates. In addition, there is potential for the change in the capital gains inclusion rate on June 25th to result in increased transactional activity over the next twelve months as some groups position themselves for dispositions. The Canada Mortgage and Housing Corporation ("CMHC") has also accelerated the pace of application processing which should result in shorter due diligence timeliness and faster deal closings. These expected changes are expected to reinvigorate the Canadian multifamily housing market leading to increased transactions.

Looking ahead, the Trust is poised for continued success, underpinned by its strategic initiatives and favorable market conditions. The Trust's key priorities include:

- 1 **Portfolio Expansion:** The Trust will continue to pursue strategic acquisitions and development projects to expand its portfolio in high-growth markets. This approach aims to enhance the Trust's income-generating capacity and market presence.
- 2 **Operational Excellence:** Maintaining high occupancy rates and optimizing operational efficiencies remain core priorities. The Trust's experienced management team will focus on proactive property management and tenant satisfaction to sustain performance.
- 3 **Sustainable Practices:** The Trust is committed to integrating sustainability into its operations. The Trust will invest in energy-efficient technologies and environmentally friendly practices to enhance the sustainability of its properties and appeal to environmentally conscious tenants.
- 4 **Financial Strength:** The Trust aims to maintain a strong balance sheet and prudent financial management. This financial discipline will support the Trust's growth initiatives and provide stability in varying market conditions.

The Trust is well-positioned to capitalize on the favorable dynamics of the Canadian rental market. With a strong Q2 performance and strategic growth initiatives, the Trust is set to deliver sustainable value to its investors and stakeholders.

SAME STORE ANALYSIS¹



Asset Type	Apartment <i>(expressed in thousands of Canadian dollars)</i>			Student <i>(expressed in thousands of Canadian dollars)</i>		
	Q2 2024	Q2 2023	Change	Q2 2024	Q2 2023	Change
Income						
Total Operating Revenue	\$263,783	\$248,527	6.14%	\$42,889	\$40,603	5.63%
Total NOI	\$164,662	\$153,398	7.34%	\$30,217	\$28,003	7.91%
NOI Ratio	62.42%	61.72%	0.70%	70.45%	68.97%	1.48%
Average Rent/unit as per End of Period Rent Roll	\$1,617	\$1,533	5.48 %	\$847	\$801	5.74 %
Expense Ratio (%)						
Taxes	11.06%	11.58%	(0.52)%	9.64%	9.79%	(0.15)%
R&M	5.85%	5.56%	0.29%	7.92%	6.62%	1.30%
Wages	5.53%	4.76%	0.77%	1.73%	1.98%	(0.25)%
Insurance	2.82%	2.52%	0.30%	1.51%	1.36%	0.15%
Utilities	6.80%	7.38%	(0.58)%	4.55%	6.00%	(1.45)%
G&A	3.66%	4.55%	(0.89)%	2.85%	3.85%	(1.00)%
Expense Dollars (\$)						
Taxes	(29,174)	(28,778)	396	(4,134)	(3,973)	161
R&M	(15,436)	(13,830)	1,606	(3,398)	(2,688)	710
Wages	(14,576)	(11,840)	2,736	(743)	(806)	(63)
Insurance	(7,434)	(6,274)	1,160	(647)	(553)	94
Utilities	(17,948)	(18,330)	(382)	(1,950)	(2,436)	(486)
G&A	(9,658)	(11,303)	(1,645)	(1,224)	(1,563)	(339)

Asset Type	Total - Same Store <i>(expressed in thousands of Canadian dollars)</i>		
	Q2 2024	Q2 2023	Change
Income			
Total Operating Revenue	\$306,672	\$289,130	6.07%
Total NOI	\$194,879	\$181,401	7.43%
NOI Ratio	63.55%	62.74%	0.81%
Average Rent/unit as per End of Period Rent Roll	\$1,451	\$1,373	5.68%
Expense Ratio (%)			
Taxes	10.86%	11.33%	(0.47)%
R&M	6.14%	5.71%	0.43 %
Wages	5.00%	4.37%	0.63 %
Insurance	2.63%	2.36%	0.27 %
Utilities	6.49%	7.18%	(0.69)%
G&A	3.55%	4.45%	(0.90)%
Expense Dollars (\$)			
Taxes	(33,309)	(32,751)	558
R&M	(18,834)	(16,518)	2,316
Wages	(15,319)	(12,646)	2,673
Insurance	(8,081)	(6,827)	1,254
Utilities	(19,898)	(20,766)	(868)
G&A	(10,882)	(12,865)	(1,983)

¹ Same store analysis includes the results for all properties that were owned throughout the period from June 30, 2023 to June 30, 2024.

MORTGAGES, DEBT, AND CAPITAL STRUCTURE



The Trust is limited in its Declaration of Trust to a leverage ratio of up to 75%. 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 47.95% of total assets as at June 30, 2024, down 0.02% from December 31, 2023.

REIT capital was \$6.8 billion as at June 30, 2024.

Ratio of Debt to GBV <i>(expressed in thousands of Canadian dollars)</i>			REIT Capital Structure <i>(expressed in thousands of Canadian dollars)</i>		
	June 30, 2024	December 31, 2023		June 30, 2024	December 31, 2023
Total unrestricted assets	\$ 6,863,975	\$ 6,578,120	Mortgages payable and Credit Facilities	\$ 3,290,933	\$ 3,155,355
Mortgages payable and Credit Facilities	\$ 3,290,933	\$ 3,155,355	Net assets attributable to unitholders	\$ 3,466,014	\$ 3,347,852
Ratio of Debt to GBV	47.95 %	47.97 %	Total	6,756,947	6,503,207

The Trust's debt strategy is to ladder its mortgage maturities across a diverse array of lenders and maturity dates. The mortgage liabilities associated with the property portfolio had a weighted-average interest rate of 3.43%. The weighted-average term-to-maturity is 5.64 years as at June 30, 2024 (6.22 years as at December 31, 2023). The Trust's debt schedule as disclosed in Note 9 of the unaudited condensed consolidated interim financial statements (see Appendix "F") is summarized below.

Mortgages payable at June 30, 2024 are due as follows:

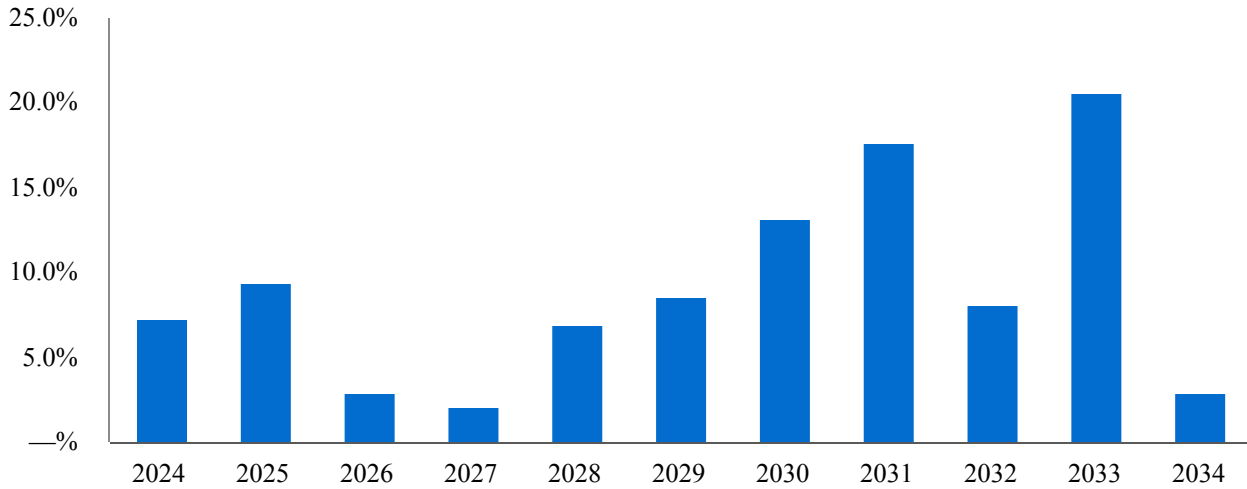
<i>(expressed in thousands of Canadian dollars)</i>	Principal Repayments	Balance due at Maturity	Total
Period ended June 30, 2025	\$ 63,536	\$ 476,361	539,897
Period ended June 30, 2026	\$ 60,714	\$ 97,786	158,500
Period ended June 30, 2027	\$ 60,108	\$ 94,635	154,743
Period ended June 30, 2028	\$ 57,943	\$ 61,702	119,645
Period ended June 30, 2029	\$ 54,247	\$ 293,265	347,512
Thereafter	\$ 119,754	\$ 1,871,114	1,990,868
	416,302	2,894,863	3,311,165
Less: Unamortized portion of financing fees		\$	(20,232)
Total Mortgage Payable			3,290,933

As of June 30, 2024, 96% of the Trust's mortgages have fixed interest rates, while the remaining 4% have variable interest rates.

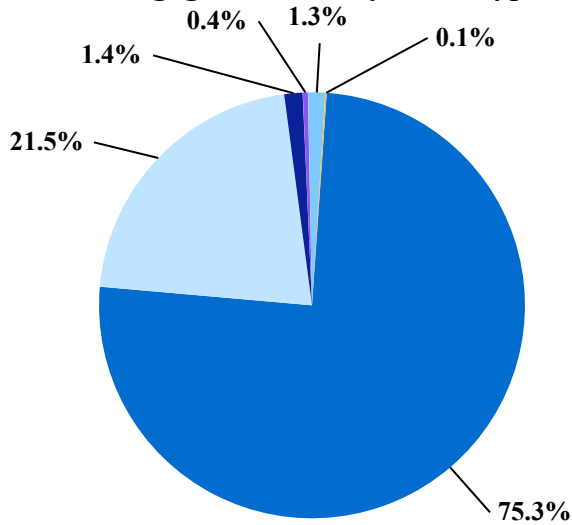
MORTGAGES, DEBT, AND CAPITAL STRUCTURE



Mortgage Balances by Maturity Year

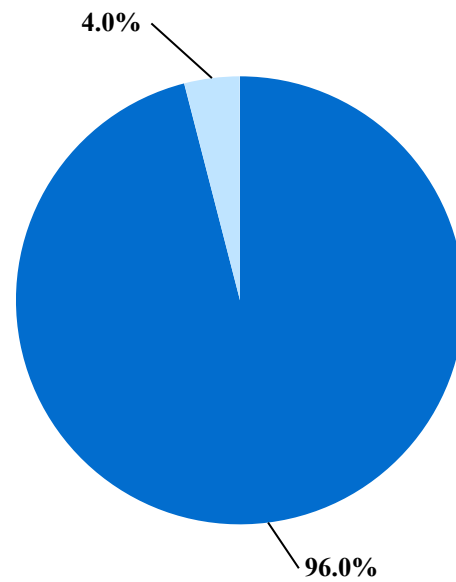


Mortgage Balances by Loan Type

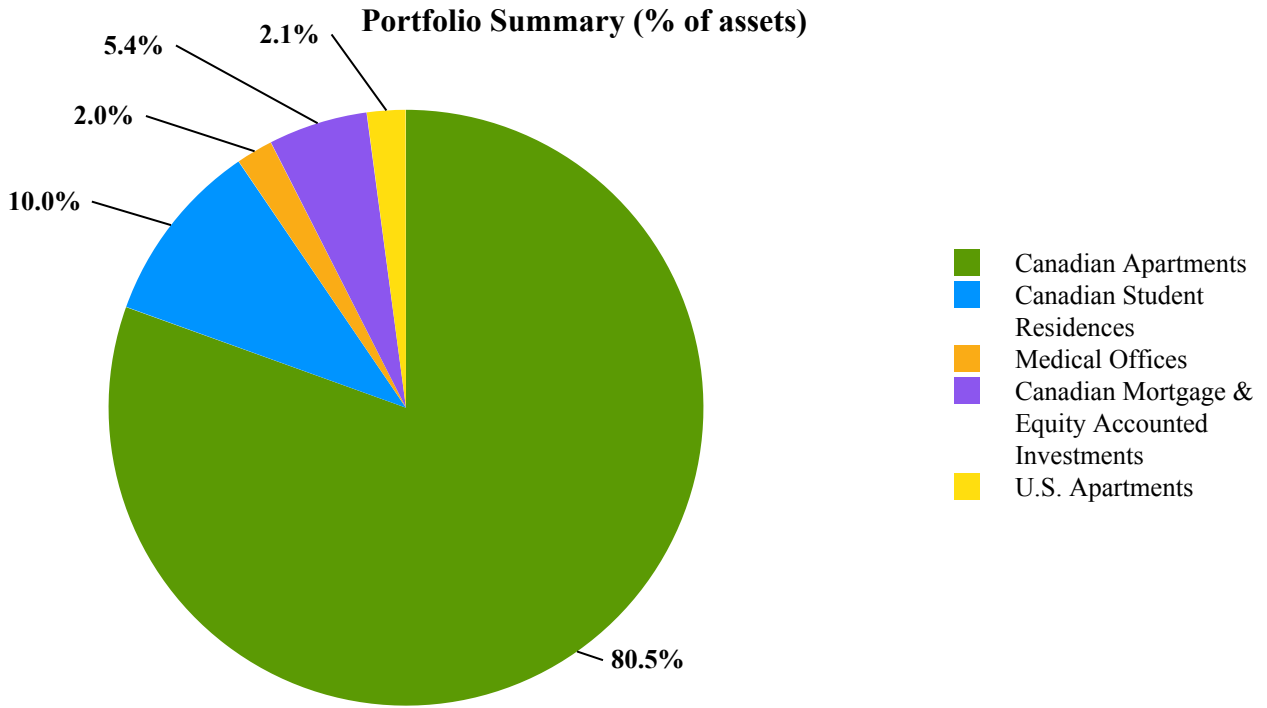


- CMHC
- Conventional
- Construction Loan
- Vendor Take Back Mortgage
- Bridge Loan
- Other

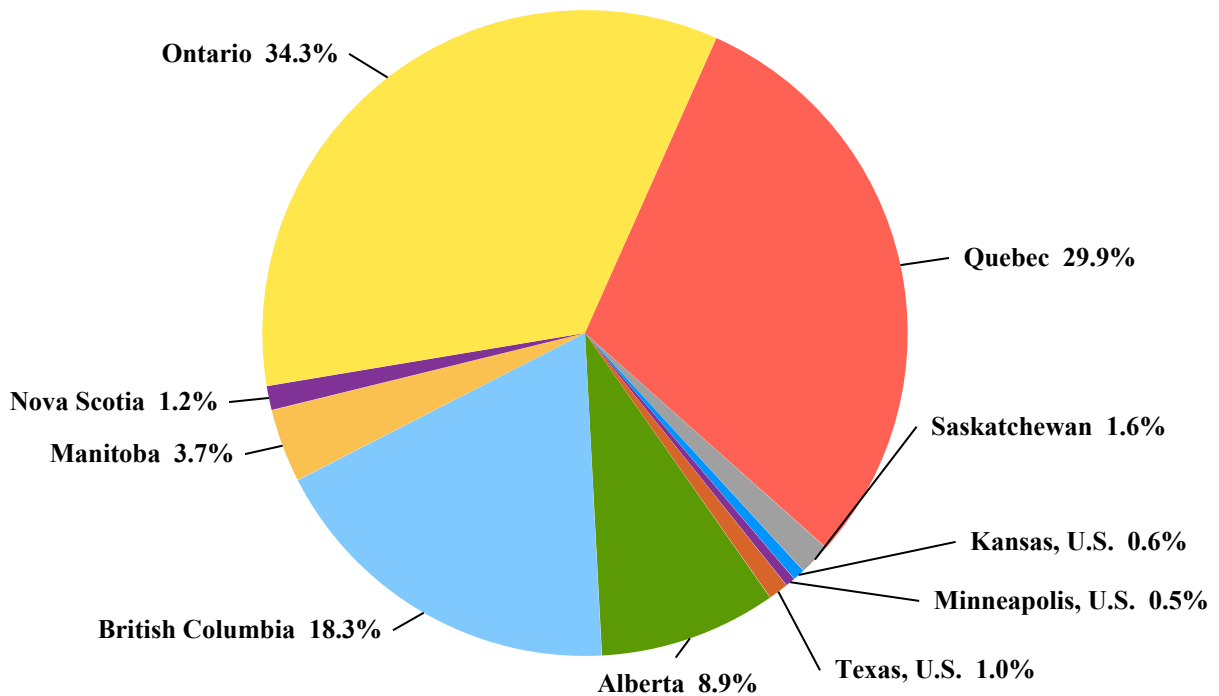
Mortgage Balances by Rate Type



- Fixed
- Float



Geographic Exposure by \$ Value of Assets

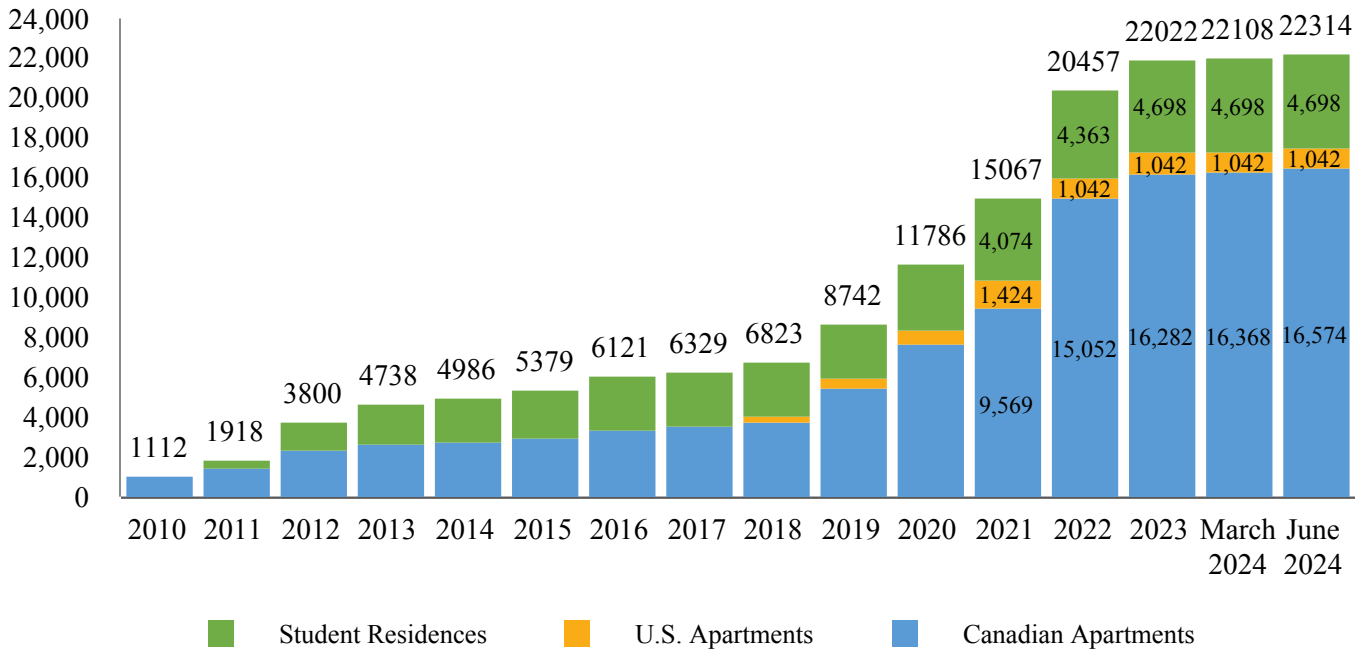


PROPERTY METRICS



As at June 30, 2024, the Trust owned 160 properties. The charts below provide additional details of the property portfolio:

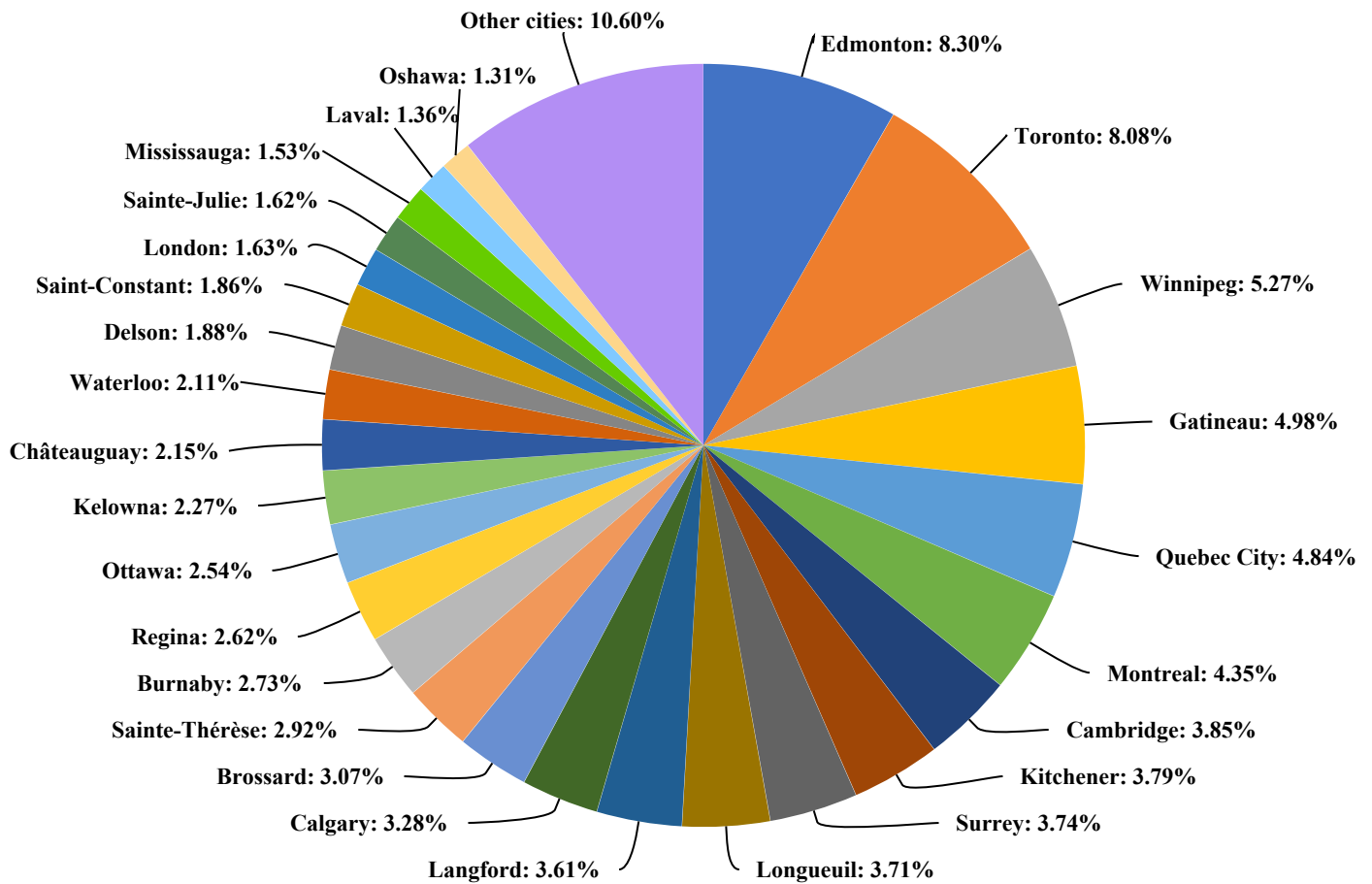
Number of Rental Units (undiluted)



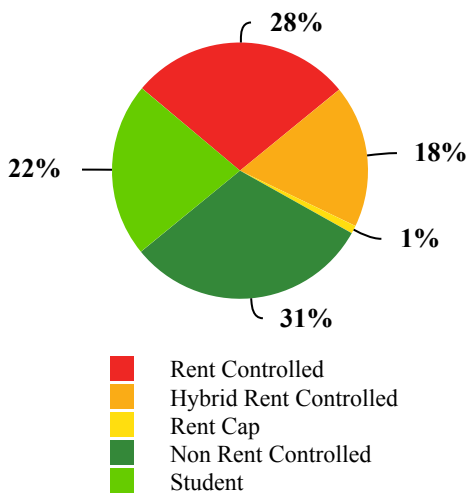
OTHER PROPERTY METRICS



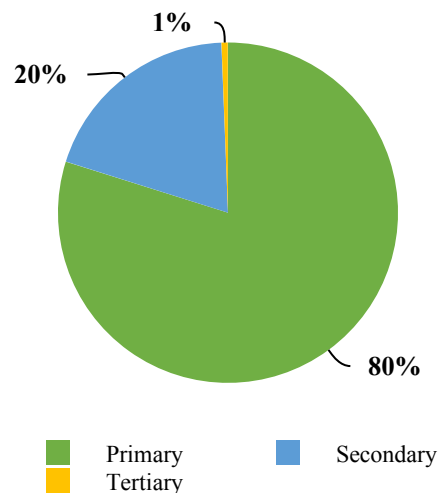
Percentage of Suites by City (diluted)



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



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



PROPERTY STABILIZATION AND REPOSITIONING PROGRESS



The following charts breakdown the Trust's portfolio into three categories as at June 30, 2024:

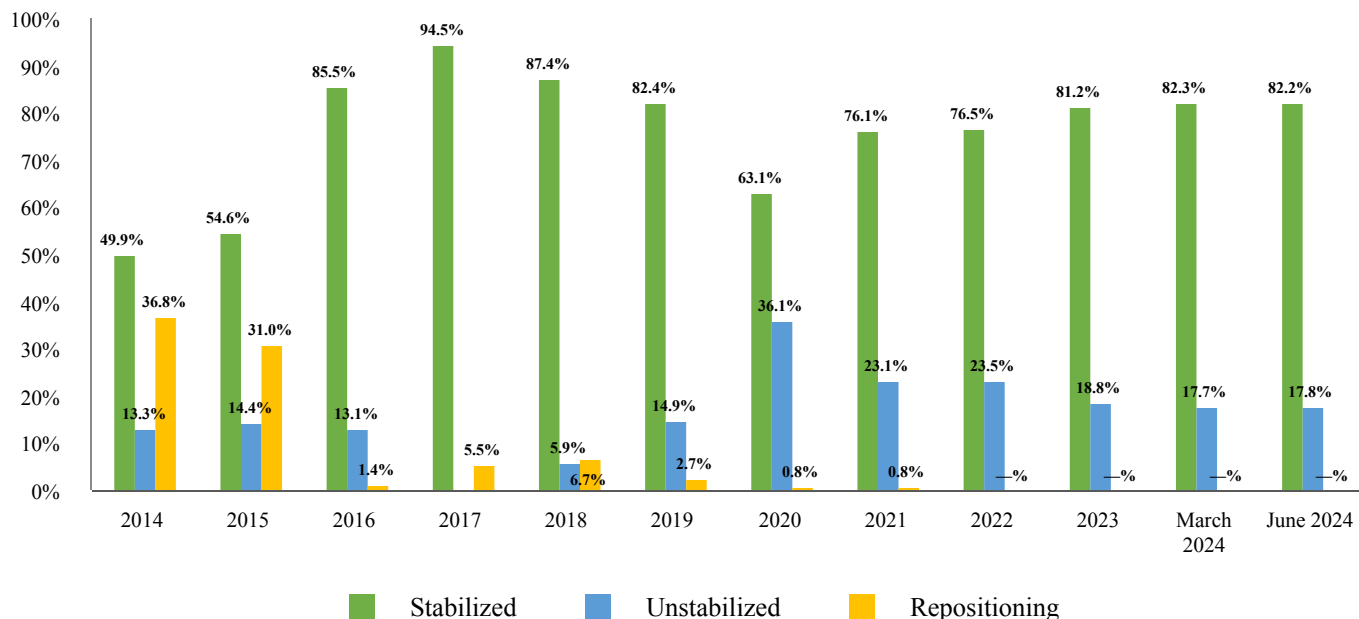
(1) Stabilized

(2) Unstabilized

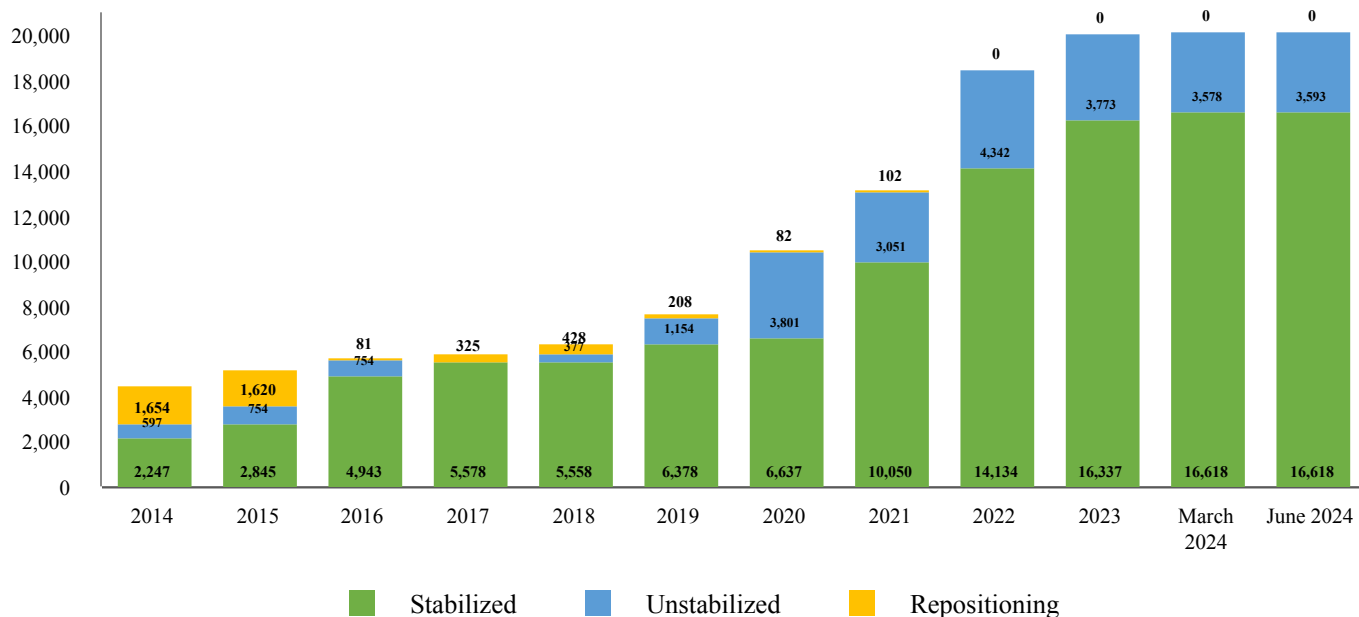
(3) Repositioning

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

Portfolio Stabilization by Percentage (weighted)



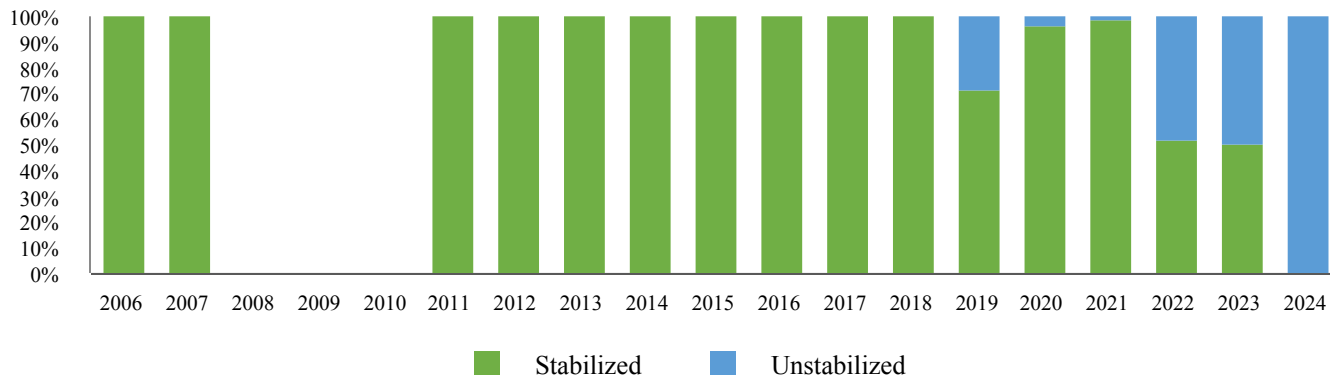
Portfolio Stabilization by Units (Diluted)



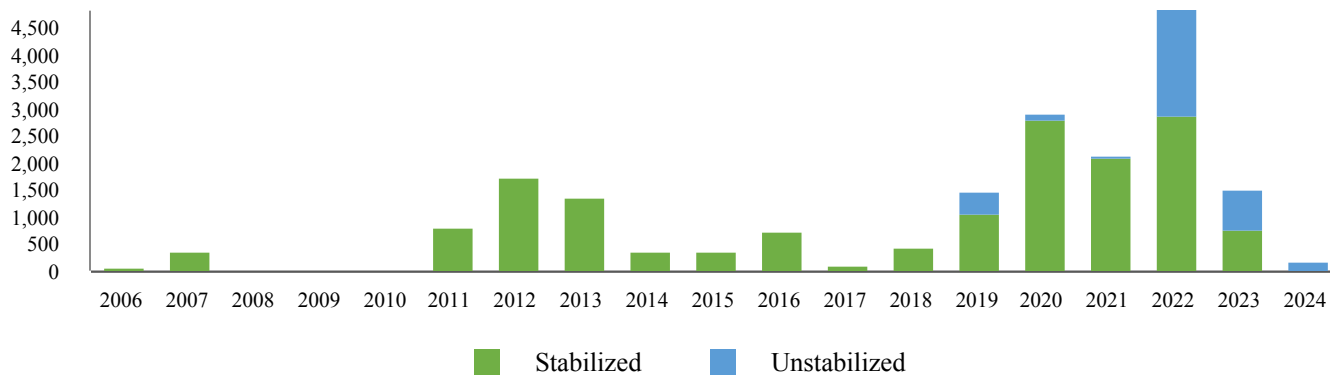
PROPERTY STABILIZATION AND REPOSITIONING PROGRESS



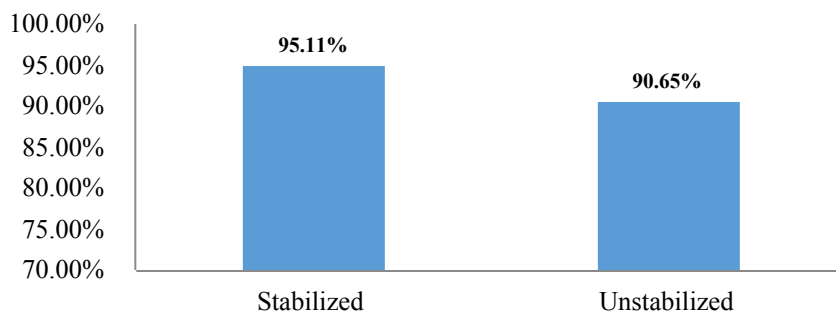
Stabilization by Year of Acquisition (percentage)



Stabilization by Year of Acquisition (rental units)



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.

PROPERTY STABILIZATION AND REPOSITIONING PROGRESS



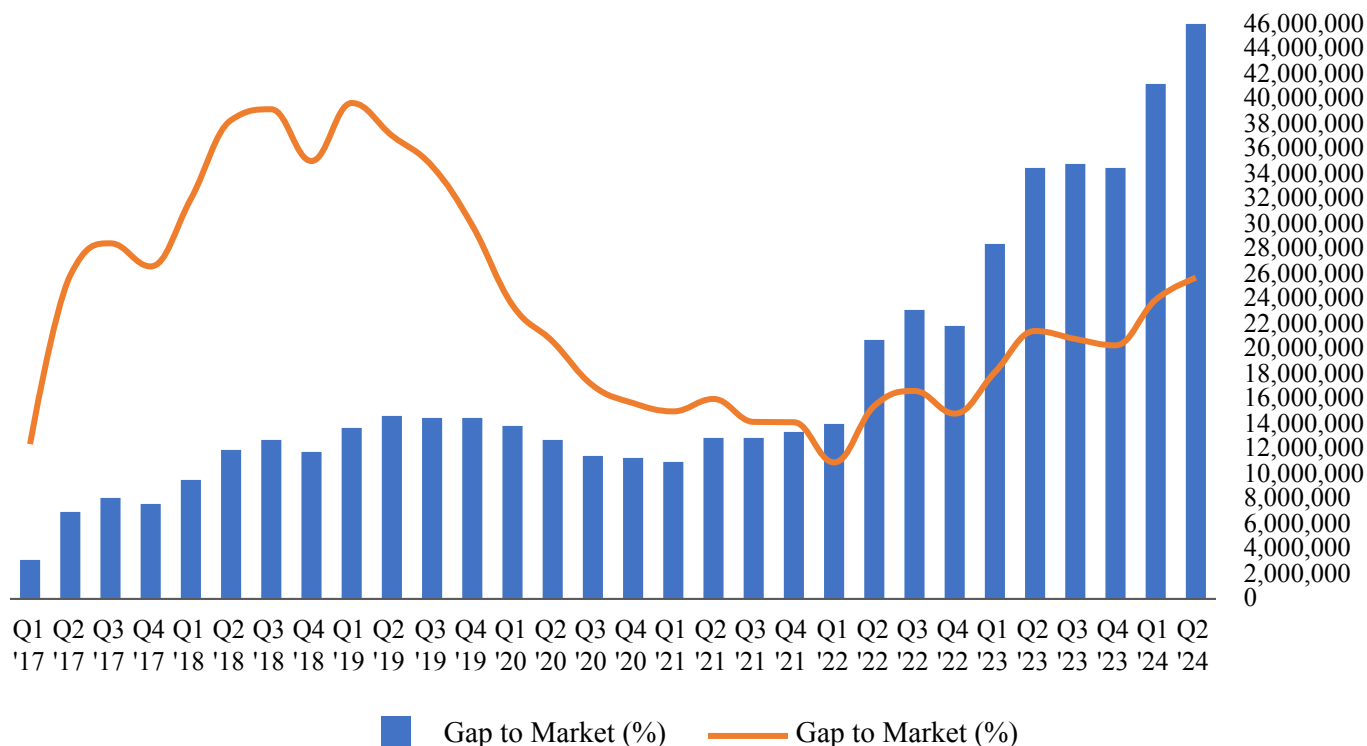
Q2 2024 vs Q2 2023 Renewal and Turnover Analysis

By Stabilization - Canadian Apartments			
Status	Market Rent Increase (Decrease)	Renewals	New Tenants (Including Unit Transfers)
Stabilized	7.41 %	4.12 %	11.59 %
Unstabilized	4.13 %	3.51 %	4.43 %

By Stabilization - Student			
Status	Market Rent Increase (Decrease)	Renewals	New Tenants (Including Unit Transfers)
Stabilized	18.17 %	0.70 %	11.31 %
Unstabilized	— %	— %	— %

By Stabilization - US Apartments			
Status	Market Rent Increase (Decrease)	Renewals	New Tenants (Including Unit Transfers)
Stabilized	5.37 %	4.63 %	6.05 %
Unstabilized	2.58 %	(2.61)%	1.84 %

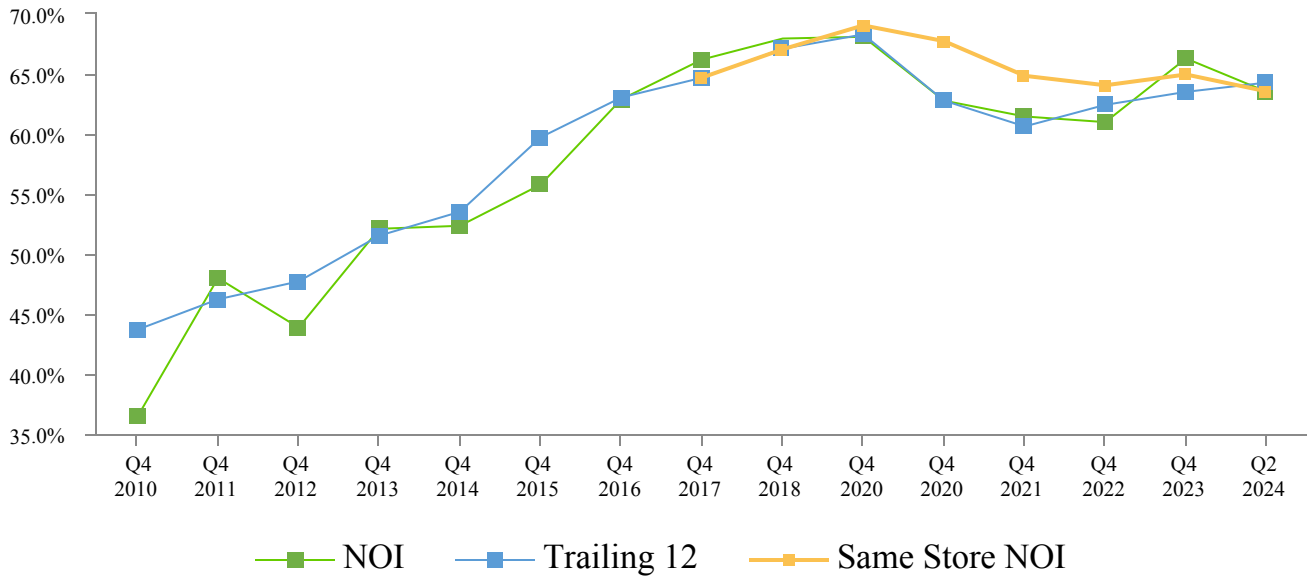
Gap to Market



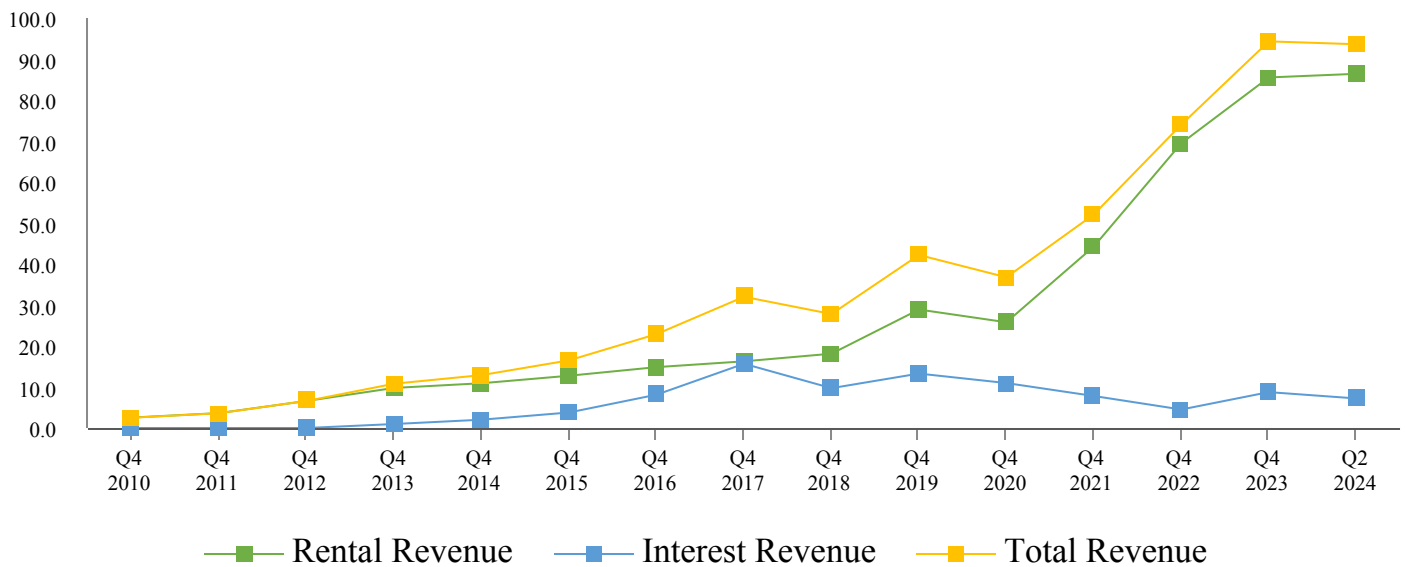
NOI AND REVENUE GROWTH



Quarterly NOI Growth Trend



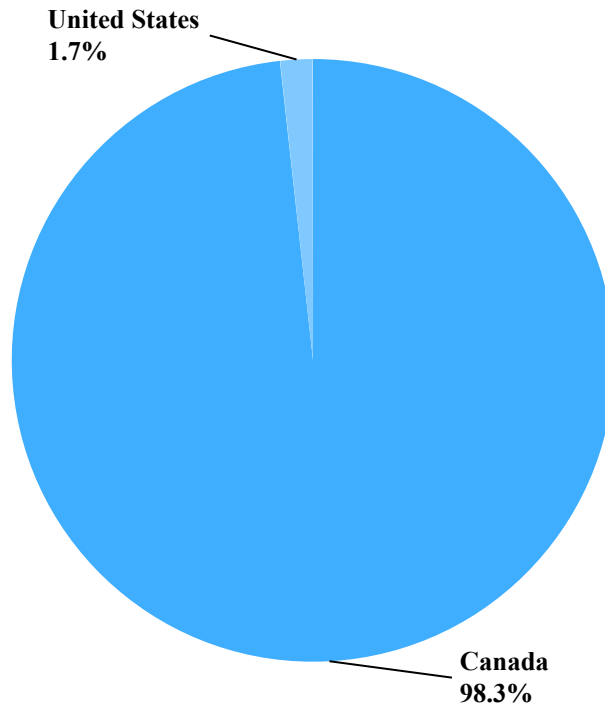
Quarterly Revenue Growth (in millions)



NOI AND REVENUE GROWTH



Net Operating Income (NOI) by Country



MORTGAGE INVESTMENT STRATEGY



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 in being able to finance the construction, providing rental market experience and being a potential end purchaser of the completed product.

Please refer to Appendix "B" – Summary Information About the Mortgage Investment Portfolio for further information.

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.

MORTGAGE INVESTMENT STRATEGY



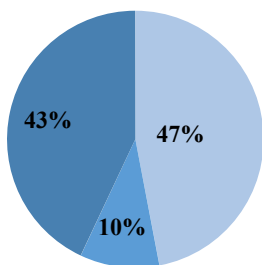
Developer and Builder Pre-Construction Loans:

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:

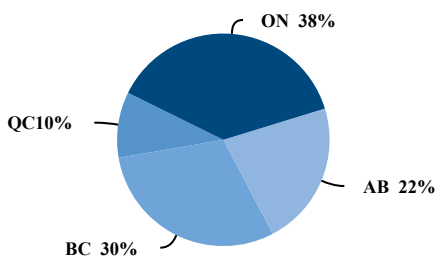
Mezzanine or subordinated debt financing for residential and commercial development projects is highly fragmented. Institutional Lenders typically do not provide this type of specialized financing for developers, and the capital providers are typically small private entities with limited access to capital. 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.

BY PARTICIPATION

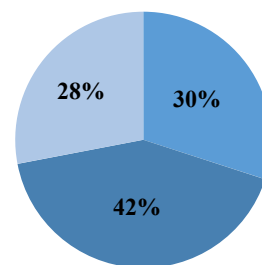


- Mortgage Investment
- Participating Loan Interests
- Equity Accounted Investments

BY PROVINCE/ STATE

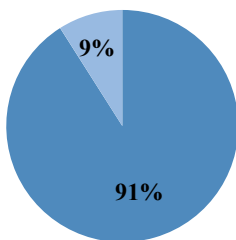


BY PURCHASE OPTIONS



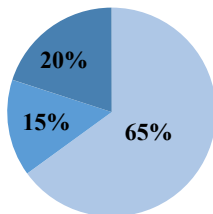
- With
- Without
- Equity Accounted Investments

BY LOAN TYPE



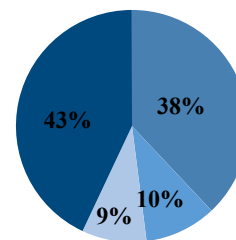
- Commercial/Industrial
- Residential

BY DEVELOPMENT STAGE



- Construction
- Pre-Construction
- Term

BY RANK

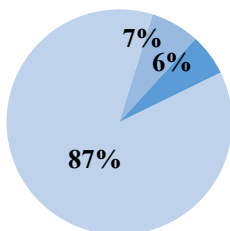


- 1st
- 2nd
- 3rd
- Equity Accounted Investment

MORTGAGE INVESTMENT STRATEGY

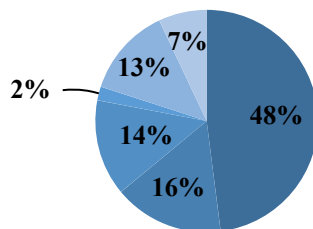


BY MATURITY



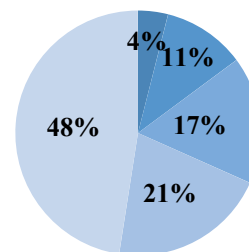
- 2024
- 2025
- 2026

BY UNDERLYING SECURITY



- Multi Family Apartments
- Land
- Low Rise Residential
- Commercial
- High-Rise Condominium
- Industrial

BY INVESTMENT SIZE



- \$1m or less
- > \$1m - \$3m
- > \$3m - \$5m
- > \$5m - \$10m
- > \$10m - \$15m
- > \$15m

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

“FFO” AND “NFFO”

Funds From Operations and Normalized Funds From Operations



<i>(expressed in thousands of Canadian dollars except per unit amounts)</i>	Trailing 12-Months		Three Months Ending		Six Months Ending	
	2024	2023	2024	2023	2024	2023
FFO (Funds From Operations)						
Net Income and Comprehensive	\$266,604	\$202,070	\$55,799	(\$13,290)	\$175,365	\$110,036
Less: FV adjustments	(185,868)	(109,384)	(38,773)	40,129	(135,501)	(52,759)
Less: Minority Interest ⁽¹⁾	113	(13)	89	(59)	(73)	16
Less: Allowance for expected credit losses	2,042	612	153	303	125	(83)
Plus: Realized gains on sale of Investment Properties	—	40,367	—	—	—	649
Plus: Amortizations	5,895	6,976	1,495	1,278	2,959	1,908
Plus: Trailer fees & capital raising costs expensed through G&A	17,455	14,335	3,608	3,580	8,453	7,863
Plus: Deferred income tax recovery	(3,232)	(8,151)	(854)	445	(947)	(5,988)
FFO	\$103,010	\$146,812	\$21,516	\$32,386	\$50,381	\$61,642
NFFO (Normalized Funds From Operations)						
FFO	103,010	146,812	21,516	32,386	50,381	61,642
Plus: Unlevered cash	2,296	7,699	790	845	1,038	2,388
Plus: Gap to market rents	40,225	34,613	12,647	8,653	22,974	17,307
Plus: One-time non-recurring	2,062	—	—	—	—	—
Plus: Vacancy and Stabilization	39,293	27,684	10,114	9,089	21,077	18,353
Less: Non-recurring realized gains on sale of Investment Properties	649	(40,367)	—	—	—	(649)
NFFO	\$187,535	\$176,440	\$45,068	\$50,973	\$95,470	\$99,042
Average Number of Outstanding Units	167,434,202	153,926,723	168,829,236	160,978,180	168,451,286	158,067,558
Per Unit Statistics (Per Adjusted Number of Outstanding Units)						
Net Income and Comprehensive Income	1.59	1.31	0.33	(0.08)	1.04	0.70
FFO	0.62	0.95	0.13	0.20	0.30	0.39
NFFO	1.12	1.15	0.27	0.32	0.57	0.63

Notes:

¹ Represents the Non-Controlling Interest

Net income and comprehensive income increased to \$0.33/unit in Q2 2024 from \$(0.08)/unit Q2 2023. This was primarily a result of fair value gains recognized in Q2 2024 compared to fair value losses recognized in Q2 2023 combined with the Trusts' carry allocation generated by positive fund returns that are treated as an expense under IFRS that was introduced as part of the Trust's asset management agreement restructuring in September 2023.

“FFO” AND “NFFO”

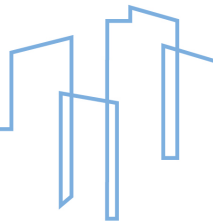
Funds From Operations and Normalized Funds From Operations



Both FFO and NFFO decreased from 2023 to 2024 due to the expensing of asset management fees starting September 1, 2023. The decreases in FFO & NFFO were significantly offset by the increases in market demand for the Trust's apartment supply, positive growth in rental revenues and operational efficiencies.

The acquisitions from 2023 & 2024 have not been fully realized within the Net Income, FFO and NFFO figures. This is due to the time it takes to acquire, lease-up and stabilize newly acquired properties. These newer properties initially generate lower FFO due to the up front costs associated with lease up, rent concessions, hiring of site staff and overall stabilization of the buildings. However, in the long term these newer and more modern properties generate higher rents, attract stronger residents, require much less ongoing maintenance and capital spending, and serve to further strengthen and diversify our overall portfolio.

TOTAL RETURNS

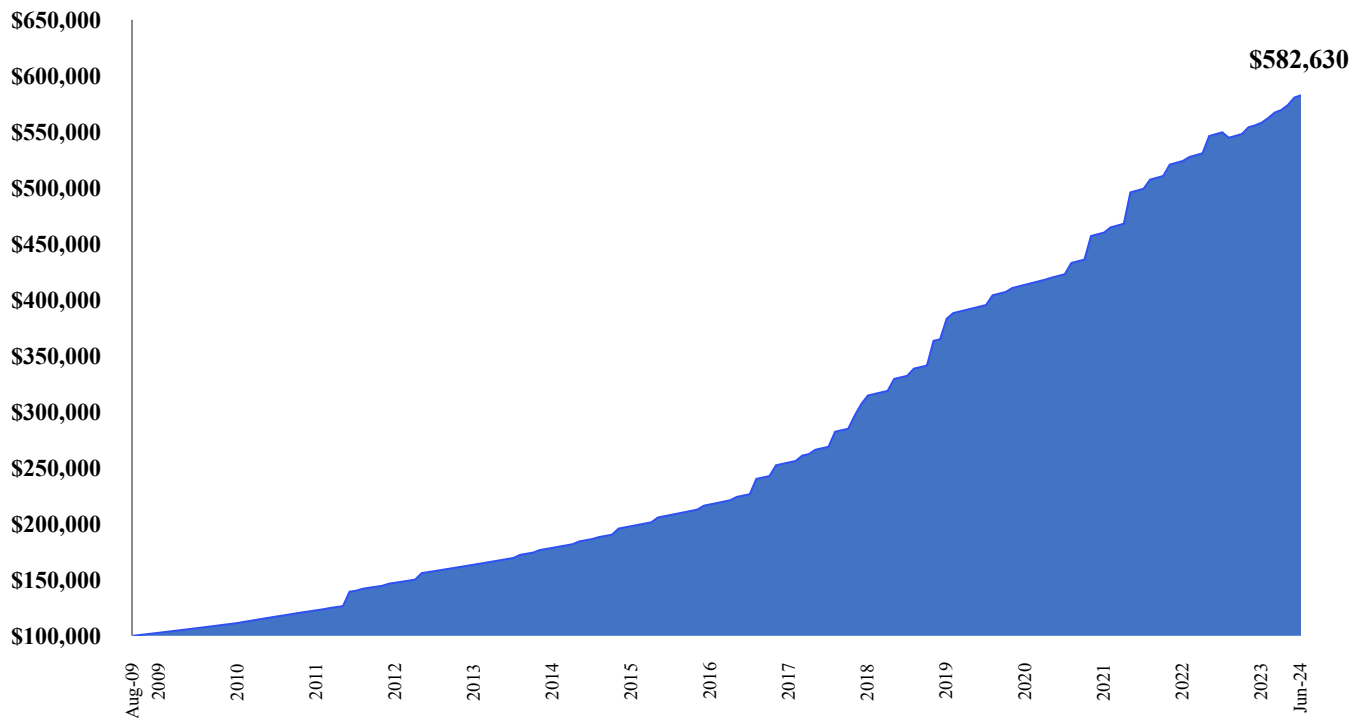


REIT Returns for Class A Units (excluding history of CAPLP)

Calendar Returns	2009 ¹	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD 2024
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%	4.39%

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	6.02%	8.04%	11.28%	10.18%	11.90%	13.76%	14.45%	13.74%	13.50%	13.14%	12.62%

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

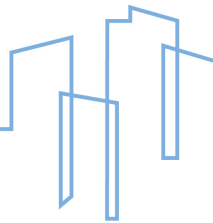


Notes:

¹For partial year from 31 Aug 09 to 31 Dec 09

²Class "A" Units

TOTAL RETURNS

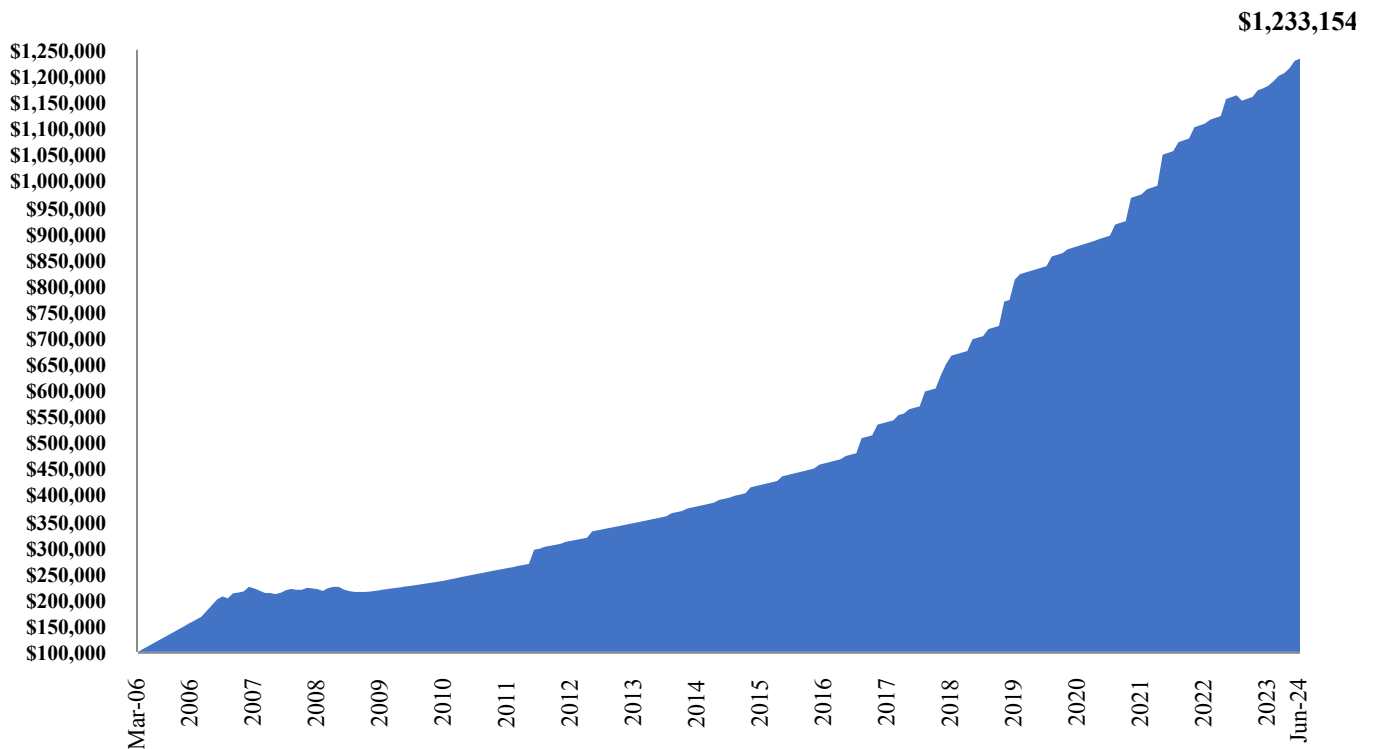


REIT Returns for Class A Units (including history of CAPLP)

Calendar Returns	2006 ¹	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD 2024
CAPLP	55.80%	41.92%	(0.67)%	(0.78)%	8.25%	10.21%	20.01%	10.95%	9.21%	10.20%	9.80%	17.24%	23.44%	21.79%	7.93%	11.27%	13.89%	6.52%	4.39%

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	6.02%	8.04%	11.28%	10.18%	11.90%	13.76%	14.45%	13.74%	13.50%	13.14%	14.69%

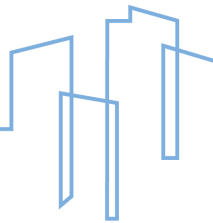
CAPLP Growth of \$100,000 Invested



Notes:

¹For partial year from Mar 06 to 31 Dec 06

TOTAL RETURNS

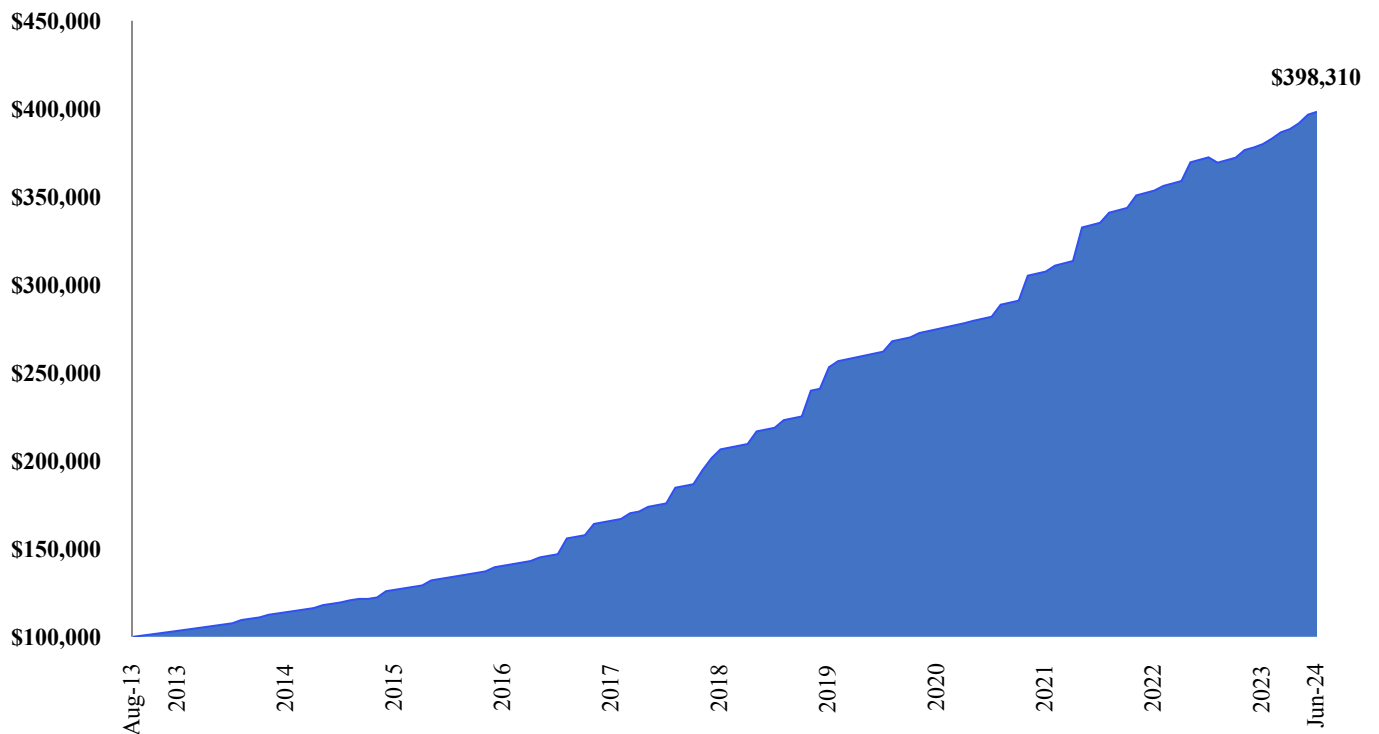


REIT Returns for Class F Units

Calendar Returns	2013 ¹	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD 2024
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%	4.84%

Compound Returns	1-Year	2-year	3-Year	4-Year	5-Year	6-Year	7-Year	8-Year	9-Year	10-year	Since Inception of REIT
Centurion Apartment REIT Class F TR	6.95%	9.00%	12.22%	11.04%	12.73%	14.60%	15.31%	14.62%	14.39%	13.65%	13.65%

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



Notes:

¹For partial year from 30 Sept 2013 to 31 Dec 2013

²Class "F" Units

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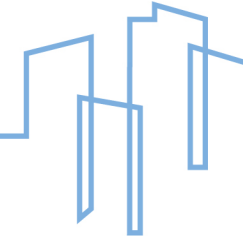
Summary Information About The Properties



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}
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
5 Dufresne Court	Apt	100%		108	82	28			218	218	218	218

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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}
1 Beaufort Street	SH	75%						27	27	20	135	101.00
75 Ann Street	SH	75%			2	45	90		137	103	499	374.00
167 King Street North	SH	100%						41	41	41	205	205.00
345 King Street North	SH	100%				28	28	38	94	94	386	386.00
4 Antrim Crescent	Apt	100%		44	26				70	70	70	70.00
168 King St North	SH	100%		1				35	36	36	176	176.00
58 Holtwood Court	Apt	100%		9	99	6			114	114	114	114.00
3707-3711 Whitelaw Lane NW	Apt	100%		3	123				126	126	126	126.00
205 Oxford St	SH	100%		54	87				141	141	228	228.00
11 Wendy Court	Apt	100%		5	91				96	96	96	96.00
285 North Service Road	Apt	100%		35	47				82	82	82	82.00
1731-1735-1739 Victoria Park Avenue	Apt	100%	15	78	36				129	129	129	129.00
5 Schroder Cres	Apt	100%		7	50	9			66	66	66	66.00
1 Columbia St W	SH	100%						74	74	74	370	370.00
5501, 5549, 5601, 5649 Prefontaine Ave	Apt	60%		64	144				208	125	208	125.00
5960 Little Pine Loop (Sky Pointe)	Apt	100%		42	33				75	75	75	75.00
1291 North McEachern Drive (Madison Manor)	Apt	100%		16	48				64	64	64	64.00
1251, 1261, 1271, 1281 North McEachern Drive (Madison Ridge)	Apt	100%			8	40			48	48	48	48.00
31200 FM 2920 Road	Apt	85%		140	60	24			224	190	224	190.00
772 Hockley Avenue	Apt	100%			20				20	20	20	20.00
777 Hockley Avenue	Apt	100%		10	20				30	30	30	30.00
778 Hockley Avenue	Apt	100%		13	10	10			33	33	33	33.00
784 Hockley Avenue	Apt	100%		9	20				29	29	29	29.00
790 Hockley Avenue	Apt	100%		8	16				24	24	24	24.00
1488 Cook Street	Apt	50%	19	47	58	10			134	67	134	67.00
701-721 Sterling Lyon Parkway	Apt	50%	6	160	236	14			416	208	416	208.00
9930 Bellamy Hill Road NW	Apt	100%	27	36	18	1			82	82	82	82.00
345, 355, 365 & 375 Bridge Lake Drive	Apt	45%		64	112				176	79	176	79.00
433 Boleskine Road	Apt	100%	57	9	29				95	95	95	95.00
2770 Claude Road	Apt	100%		40	29	21			90	90	90	90.00
13555 96th Avenue	Apt	100%		125	21				146	146	146	146.00
344, 350, 360, 366 & 370 Bridge Lake Drive	Apt	45%		74	134				208	94	208	94.00
765 Hockley Avenue	Apt	100%		42	21				63	63	63	63.00
10803 Jasper Avenue NW	Apt	100%		118	120				238	238	238	238.00

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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}
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
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%		212	134	2			348	331	486	462
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	99	29	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

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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}
1 & 5 Quarry Ridge Road & 15 Gallie Court	Medical Office	75%							0	0	0	0
95 South 10th Street	Apt	48%	178	73	56				307	147	307	147
1989 Main Street	Apt	34%	88	122	67	6			283	97	283	97
4974 de la Savane Place	Apt	100%	23	102	51				176	176	176	176
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

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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}
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
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
16028 & 16114 100A Avenue NW	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
1820 26 Avenue SW	Apt	100%	17	74	34				125	125	125	125
3971-3991 Spring Street	Apt	50%	58	20	48				126	62	126	63
47 Holtwood Court	Apt	100%		15	50	21			86	85	86	85
4065, 4067 and 4069 Portage	Apt	50%		78	68	23			169	84	169	84
1088 Johnson Street	Apt	75%		13	24				37	28	37	28
Total			1,807	8,520	7,737	808	309	336	19,517	17,635	22,314	20,308

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.

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Summary Information About The Properties

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).

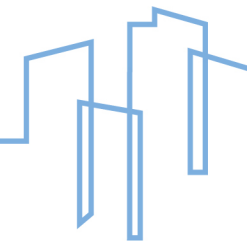
4 "Undiluted" means that the number doesn't factor in any portion of the building that may be owned by partners. E.g., a 100-suite building owned 50/50 with a partner would show above as 100 suites on an undiluted basis and 50 suites on a diluted basis.

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	3	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	3	595	3%	578	3%	733	3%	709	4%	
Cambridge	5	679	4%	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	2%	332	2%	
Edmonton	10	1,539	8%	1,465	8%	1,539	7%	1,465	7%	
Gatineau	4	879	5%	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	4	400	2%	400	2%	400	2%	400	2%	
Kitchener	6	668	3%	668	4%	668	3%	668	3%	
Langford	11	636	3%	636	4%	636	3%	636	3%	
Laval	1	240	1%	240	1%	240	1%	240	1%	
London	4	329	2%	288	2%	958	4%	800	4%	
Longueuil	7	654	3%	654	4%	654	3%	654	3%	
Medicine Hat	1	—	—%	—	—%	—	—%	—	—%	
Mississauga	3	269	1%	269	2%	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	6	448	2%	448	3%	448	2%	448	2%	
Quebec City	2	854	4%	854	5%	973	4%	973	5%	
Regina	6	697	4%	463	3%	697	3%	463	2%	
Saint-Constant	2	328	2%	328	2%	328	1%	328	2%	
Sainte-Julie	1	286	1%	286	2%	286	1%	286	1%	
Sainte-Thérèse	4	514	3%	514	3%	514	2%	514	3%	
Saint-Lambert	1	210	1%	210	1%	210	1%	210	1%	
Stratford	1	—	—%	—	—%	—	—%	—	—%	
Surrey	3	660	3%	660	4%	660	3%	660	3%	

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Summary Information About The Properties



Terrebonne	3	208	1%	208	1%	208	1%	208	1%
Toronto	15	1,598	8%	1,425	8%	1,830	8%	1,657	8%
Vaughan	1	—	—%	—	—%	—	—%	—	—%
Waterloo	7	372	2%	372	2%	1,711	8%	1,711	9%
Victoria	3	266	1%	189	1%	266	1%	189	1%
Whitby	1	36	—%	36	—%	36	—%	36	—%
Winnipeg	7	1,780	9%	929	5%	1,780	7%	929	5%
Minneapolis (USA)	1	307	2%	147	1%	307	1%	147	1%
Kansas City (USA)	1	283	1%	97	1%	283	1%	97	—%
Waller (USA)	1	224	1%	190	1%	224	1%	190	1%
Baytown (USA)	1	228	1%	194	1%	228	1%	194	1%
46 Cities	160	19,517	100%	17,635	100%	22,314	100%	20,308	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	4,895	25%	4,681	27%	7,095	32%	6,763	33%
Nova Scotia	2	200	1%	200	1%	200	1%	200	1%
Alberta	14	2,134	11%	2,042	12%	2,272	10%	2,173	11%
British Columbia	22	2,444	12%	2,367	12%	2,444	11%	2,368	11%
Manitoba	7	1,780	9%	928.8	5%	1,780	8%	929	5%
Saskatchewan	6	697	4%	463	3%	697	3%	463	2%
Quebec	43	6,325	33%	6,325	36%	6,784	31%	6,784	34%
USA Minnesota	1	307	2%	147	1%	307	1%	147	1%
USA Missouri	1	283	1%	97	1%	283	1%	97	—%
USA Texas	2	452	2%	384	2%	452	2%	384	2%
Total	160	19,517	100%	17,635	100%	22,314	100%	20,308	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	5	107	1%	107	1%	107	0%	107	1%
Central Okanagan	4	400	2%	400	2%	400	2%	400	2%
Calgary Metropolitan Region	3	595	3%	578	3%	733	4%	709	4%
Eastern ON	8	507	3%	507	3%	507	2%	507	3%
Greater Toronto Area	25	2,167	11%	1,994	11%	2,399	12%	2,226	11%
Montreal Metropolitan Area	36	4,352	22%	4,351	25%	4,692	22%	4,691	23%
Quebec City	3	1,094	6%	1,094	6%	1,213	5%	1,213	6%
Kitchener-Waterloo-Cambridge	19	1,785	9%	1,785	10%	3,124	14%	3,124	15%
London Area	4	329	2%	288	2%	958	4%	800	4%
Halifax Regional Municipality	2	200	1%	200	1%	200	1%	200	1%
Greater Edmonton Area	10	1,539	8%	1,465	8%	1,539	7%	1,465	7%
Greater Regina Area	6	697	4%	463	3%	697	3%	463	2%
Greater Vancouver Area	18	2,044	9%	1,967	11%	2,044	9%	1,967	9%
Southern ON	1	0	0%	0	0%	0	0%	0	0%
Southern AB	1	0	0%	0	0%	0	0%	0	0%
Western Quebec	4	879	5%	879	5%	879	4%	879	4%
Winnipeg Capital Region	7	1,780	9%	928.8	5%	1,780	7%	929	5%
USA Minnesota	1	307	2%	147	1%	307	1%	147	1%
USA Missouri	1	283	1%	97	1%	283	1%	97	0%
USA Texas	2	452	2%	384	2%	452	2%	384	2%
Total	160	19,517	100%	17,635	100%	22,314	100%	20,308	100%

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Summary Information About The Properties

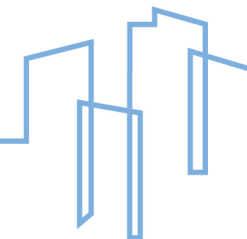


Summary by Market Type									
Market	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RUs
Primary	129	17,237	88%	15,396.16	87%	18,066	81%	16,218	80%
Secondary	27	2,157	11%	2,116	12%	4,125	18%	3,967	19%
Tertiary	4	123	1%	123	1%	123	1%	123	1%
Total	160	19,517	100%	17,635	100%	22,314	100%	20,308	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	130	16,574	85%	15,164.6	85%	16,574	74%	15,165	75%
U.S. Apartments	4	1,042	5%	628	4%	1,042	5%	628	3%
Student Housing	16	1,901	10%	1,843	11%	4,698	21%	4,515	22%
Medical Office	10	—	—%	—	—%	—	—%	—	—%
Total	160	19,517	100%	17,636	100%	22,314	100%	20,308	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	Student Housing	1	482	482	482	481			
Calgary	Student Housing	1	348	331	486	462			
London	Student Housing	4	329	288	958	800			
Montreal	Student Housing	1	100	100	440	440			
Quebec City	Student Housing	1	170	170	289	289			
Toronto	Student Housing	1	100	100	332	332			
Waterloo	Student Housing	7	372	372	1711	1711			
Total		16	1,901	1,843	4,698	4,515			
							Apartment	17,616	\$1,707.14
							Student Residences	4,698	\$778.59
							Total	22,314	

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	63	5,892	30%	5,725	33%	5,892	26%	5,725	28%
Hybrid Rent Controlled	22	3,576	18%	3,576	20%	3,576	16%	3,576	18%
Rent Cap	2	200	1%	200	1%	200	1%	200	1%
Non Rent Controlled	57	7,948	41%	6,292	36%	7,948	36%	6,292	31%
Student	16	1,901	10%	1,842	10%	4,698	21%	4,515	22%
Total	160	19,517	100%	17,635	100%	22,314	100%	20,308	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	25%	4,801	28%	4,883	22%	4,802	24%
Luxury	84	12,733	65%	10,990.81	62%	12,733	57%	10,991	54%
Apartment Subtotal	134	17,616	90%	15,792	90%	17,616	79%	15,793	78%
Student Housing									
Mid-Tier	2	235	1%	235	1%	614	3%	614	3%
Luxury	14	1,666	9%	1,608	9%	4,084	18%	3,901	19%
Student Housing Subtotal	16	1,901	10%	1,843	10%	4,698	21%	4,515	22%
Medical Office									
Other	10	—	—%	—	—%	—	—%	—	—%
Medical Office Subtotal	10	—	—%	—	—%	—	—%	—	—%
Summary By Affordability									
Mid-Tier	52	5,118	26%	5,036	29%	5,497	25%	5,416	27%
Luxury	98	14,399	74%	12,599	71%	16,817	75%	14,892	73%
Other	10	—	—%	—	—%	—	—%	—	—%
Total	160	19,517	100%	17,635	100%	22,314	100%	20,308	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	39	6,791	35%	5,682.11	32%	7,048	32%	5,932	29%
2010-2019	63	7,800	41%	7,075	40%	8,916	40%	8,191	41%
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	1,190	6%	1,190	7%	1,277	6%	1,277	6%
1970-1979	13	1,232	6%	1,232	7%	1,572	7%	1,572	8%
1960-1969	15	1,215	6%	1,208	7%	1,215	5%	1,208	6%
1950-1959	6	645	3%	645	4%	645	3%	645	3%
Pre 1950	1	—	—%	—	—%	—	—%	—	—%
Total	160	19,517	100%	17,635	100%	22,314	100%	20,308	100%

APPENDIX A

Summary Information About The Properties



Property Type	Property Summary By Building Style								
	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	14%	2,529	15%	2,597	12%	2,529	13%
Low-Rise	2	396	2%	185	1%	396	2%	185	1%
Mid-Rise	69	8,050	41%	7,094.85	40%	8,050	36%	7,095	35%
High-Rise	35	6,494	33%	5,905.01	34%	6,494	29%	5,905	29%
Apartment Subtotal	134	17,616	90%	15,793	90%	17,616	79%	15,793	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	1,639	9%	1,587	9%	3,973	18%	3,824	19%
Student Housing Subtotal	16	1,901	10%	1,842	10%	4,698	21%	4,515	22%
Medical Office									
Garden Style	1	—	—%	—	—%	—	—%	—	—%
Low-Rise	8	—	—%	—	—%	—	—%	—	—%
Mid-Rise	1	—	—%	—	—%	—	—%	—	—%
Medical Office Subtotal	10	—	—%	—	—%	—	—%	—	—%
Summary by Building Style									
Townhouses	5	130	—%	123	—%	310	1%	276	1%
Garden Style	26	2,597	14%	2,529	15%	2,597	12%	2,529	13%
Low-Rise	10	396	2%	185	1%	396	2%	185	1%
Mid-Rise	72	8,261	42%	7,305.85	41%	8,544	38%	7,589	37%
High-Rise	47	8,133	42%	7,492.01	43%	10,467	47%	9,729	48%
Total	160	19,517	100%	17,635	100%	22,314	100%	20,308	100%

APPENDIX A

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	50	4,885	25%	4,441	25%	5,065	23%	4,595	22%
Masonry and Wood	3	565	3%	269	2%	565	3%	269	1%
Steel and Wood	2	814	4%	407	2%	814	4%	407	2%
Steel	3	—	—%	—	—%	—	—%	—	—%
Concrete	100	12,739	65%	12,004	68%	15,356	68%	14,523	72%
Concrete and Wood	2	514	3%	514	3%	514	2%	514	3%
Total	160	19,517	100%	17,635	100%	22,314	100%	20,308	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	27	2,349	12%	2,275	13%	2,529	11%	2,428	12%
Elevated	133	17,168	88%	15,360	87%	19,785	89%	17,880	88%
Total	160	19,517	100%	17,635	100%	22,314	100%	20,308	100%

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	\$	177,774	21	48%	12.23%	\$	309,669	25	63%
Participating Loan Interests	\$	39,268	6	10%	15.23%	\$	42,238	6	8%
Equity Accounted Investments	\$	159,199	12	42%	—%	\$	146,512	12	29%
Total	\$	376,241	39	100%	12.80%	\$	498,419	43	100%
By Rank									
1st	\$	143,373	17	38%	10.93%	\$	249,785	21	50%
2nd	\$	39,570	7	11%	12.81%	\$	67,923	7	14%
3rd	\$	34,099	3	9%	20.72%	\$	34,199	3	7%
Equity Accounted Investments	\$	159,199	12	42%	0.00%	\$	146,512	12	29%
Total	\$	376,241	39	100%	12.8%	\$	498,419	43	100%
By Loan Type									
Commercial/Industrial	\$	34,958	4	9%	9.30%	\$	41,990	4	8%
Residential	\$	341,283	35	91%	13.05%	\$	456,429	39	92%
Term	\$	0	0	0%	0.00%	\$	0	0	0%
Total	\$	376,241	39	100%	12.8%	\$	498,419	43	100%
By Province/State									
Canada									
AB	\$	81,957	9	22%	10.28%	\$	129,900	12	26%
BC	\$	112,955	8	30%	10.84%	\$	130,257	8	26%
ON	\$	144,011	15	38%	15.65%	\$	199,045	16	40%
QC	\$	37,318	7	10%	11.54%	\$	39,217	7	8%
Total	\$	376,241	39	100%	12.8%	\$	498,419	43	100%

APPENDIX B

Management Summary Information of the Lending Portfolio



REIT Consolidated									
Investments Segregation (excl. Foreclosed Properties)	Funded					Committed			
	\$	#	% (\$)	Wt.-Avg. Rate	\$	#	% (\$)		
FL									
MN									
MO									
TX	\$	0	0	0%	0.00%	\$	0	0	0%
MO									
TX									
Subtotal (B)	\$	0	0	0%	0.00%	\$	0	0	0%
Grand Total (A + B)	\$	376,241	39	100%	12.8%	\$	498,419	43	100%
By City									
Greater Toronto Area									
Ajax									
Clarington	\$	0	0	0.00%	0.00%	\$	0	0	0.00%
Etobicoke	\$	20,031	2	5.32%	19.47%	\$	20,131	2	4.04%
Markham	\$	20,524	1	5.45%	0.00%	\$	25,000	1	5.02%
Scarborough	\$	29,332	2	7.80%	10.00%	\$	21,104	2	4.23%
Toronto	\$	17,672	3	4.70%	11.62%	\$	20,228	3	4.06%
Subtotal (A)	\$	87,559	8	23.27%	14.44%	\$	86,463	8	17.35%
Greater Vancouver Area									
Delta									
Delta	\$	0	—	0.00%	—%	\$	—	—	—%
Langley	\$	4,255	1	1.13%	14.78%	\$	9,800	1	1.97%
New Westminster	\$	8,921	0	2.37%	0.00%	\$	8,921	0	1.79%
Vancouver	\$	13,006	1	3.46%	10.30%	\$	17,150	1	3.44%
Surrey	\$	39,160	2	10.41%	12.75%	\$	40,247	2	8.07%
Subtotal (B)	\$	65,342	4	17.37%	10.01%	\$	76,118	4	15.27%
Greater Montreal Area									
Lachenaie	\$	3,536	1	0.94%	—%	\$	3,536	1	0.71%
Longueuil	\$	6,623	2	1.76%	11.25%	\$	6,489	2	1.30%
Sainte-Julie	\$	17,112	2	4.55%	11.25%	\$	19,022	2	3.82%
Terrebonne	\$	10,047	2	2.67%	12.25%	\$	10,170	2	2.04%
Subtotal (C)	\$	37,318	7	9.92%	11.54%	\$	39,217	7	7.87%
Vancouver Island									
Victoria	\$	1,823	—	0.48%	—%	\$	—	—	—%
Subtotal (D)	\$	1,823	—	0.48%	—%	\$	—	—	—%
Guelph-Waterloo Area									
Guelph									
Kitchener	\$	4,657	1	1.24%	13.00%	\$	6,100	1	1.22%
Subtotal (E)	\$	4,657	1	1.24%	13.00%	\$	6,100	1	1.22%
British Columbia Southern Interior Area									
Kelowna	\$	45,791	4	12.17%	11.95%	\$	54,140	4	10.86%
Subtotal (F)	\$	45,791	4	12.17%	11.95%	\$	54,140	4	10.86%

APPENDIX B

Management Summary Information of the Lending Portfolio



REIT Consolidated								
Investments Segregation (excl. Foreclosed Properties)	Funded				Committed			
	\$	#	% (\$)	Wt.-Avg. Rate	\$	#	% (\$)	
Other Canadian Cities								
Barrie	\$ 3,518	1	0.94%	10.00%	\$ 3,518	1	0.71%	
Calgary	\$ 75,672	7	20.11%	10.00%	\$ 72,100	8	14.47%	
Darlington	\$ 16,161	1	4.30%	12.25%	\$ 16,161	1	3.24%	
Edmonton	\$ 6,285	2	1.67%	10.50%	\$ 57,800	4	11.60%	
Gatineau	\$ 14,068	1	3.74%	22.50%	\$ 14,068	1	2.82%	
Kanata	\$ 10,331	2	2.75%	16.50%	\$ 40,120	2	8.05%	
Minett	\$ 0	0	0.00%	0.00%	\$ 26,500	1	5.31%	
Winnipeg	\$ 7,716	1	2.05%	0.00%	\$ 6,115	1	1.23%	
Subtotal (G)	\$ 133,751	15	35.56%	16.27%	\$ 236,382	19	47.43%	
Grand Total (SUM A to G)	\$ 376,241	39	100.01%	12.80%	\$ 498,419	43	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	\$	104,780	12	28.00%	12.19%	\$	151,568	13	30.00%
Without	\$	112,262	15	30.00%	13.35%	\$	200,338	18	41.00%
Equity Accounted Investments	\$	159,199	12	42.00%	0.00%	\$	146,513	12	29.00%
Total	\$	376,241	39	100%	12.80%	\$	498,419	43	100%
By Development Stage									
Construction	\$	244,175	25	65.00%	11.68%	\$	350,529	28	70.00%
Pre-Construction	\$	57,855	4	15.00%	17.45%	\$	57,955	4	12.00%
Term	\$	74,211	10	20.00%	10.20%	\$	89,935	11	18.00%
Total	\$	376,241	39	100%	12.80%	\$	498,419	43	100%
By Underlying Security									
Multi Family Apartments	\$	176,576	18	47.00%	14.69%	\$	222,446	20	45.00%
Land	\$	59,949	4	16.00%	14.87%	\$	60,049	4	12.00%
Low-Rise Residential	\$	54,661	11	15.00%	11.03%	\$	93,979	12	19.00%
Industrial	\$	7,357	1	2.00%	8.62%	\$	9,912	1	2.00%
High-Rise Condominium	\$	50,097	2	13.00%	0.00%	\$	79,956	3	16.00%
Commercial	\$	27,601	3	7.00%	10.00%	\$	32,077	3	6.00%
Total	\$	376,241	39	100%	12.80%	\$	498,419	43	100%
By Counterparty									
9304-7264 Quebec Inc.	\$	16,670	4	4.43%	11.86%	\$	16,658	4	3.34%
Regehr, Brian	\$	23,757	1	6.32%	12.75%	\$	23,757	1	4.77%
Cox, Steve & Daniel	\$	1,823	0	0.48%	0.00%	\$	0	0	0.00%
Deveraux Developments	\$	15,777	1	4.19%	0.00%	\$	10,610	1	2.12%
The Rosseau Group Inc.	\$	0	0	0.00%	0.00%	\$	26,500	1	5.32%
Lash Group of Companies	\$	25,773	1	6.85%	0.00%	\$	17,545	1	3.52%
Todd, Richard & Appelt, Greg	\$	30,479	4	8.10%	10.00%	\$	33,272	4	6.68%
Hassan, Ali	\$	6,285	2	1.67%	10.50%	\$	6,800	2	1.36%
Independent	\$	255,678	26	67.96%	13.11%	\$	363,277	29	72.89%
Total	\$	376,242	39	100%	12.80%	\$	498,419	43	100%
By Investment Size									
\$1m or less	\$	(2,998)	2	-1.00%	0.00%	\$	26	2	0.00%
> \$1m - \$3m	\$	12,847	4	3.00%	9.51%	\$	14,469	4	3.00%
> \$3m - \$5m	\$	42,704	11	11.00%	12.01%	\$	62,932	11	15.00%
> \$5m - \$10m	\$	63,056	8	17.00%	10.26%	\$	90,004	8	22.00%
> \$10m - \$15m	\$	77,553	5	21.00%	14.50%	\$	79,889	5	19.00%
> \$15m	\$	183,079	9	49.00%	14.00%	\$	167,429	9	41.00%
Total	\$	376,241	39	100%	12.80%	\$	414,749	39	100%
By Maturity (excl. Equity & FV Adj.)									
0	\$	0	0	0.00%	0.00%	\$	0	0	0.00%
2023									
2024	\$	190,810	23	87.00%	12.62%	\$	242,983	25	69.00%
2025	\$	15,078	3	7.00%	14.93%	\$	89,149	5	25.00%
2026	\$	14,124	1	6.00%	13.00%	\$	19,775	1	6.00%
Total	\$	220,012	27	100%	12.80%	\$	351,907	31	100%

APPENDIX B

Management Summary Information of the Lending Portfolio



REIT Consolidated									
Investments Segregation (excl. Foreclosed Properties)	Funded				Committed				
	\$	#	% (\$)	Wt.-Avg. Rate	\$	#	% (\$)		
By Interest/Pref Rate (excl. Equity & FV Adj.)									
8% or less	\$	26	1	0.00%	0.00%	\$	26	1	0.00%
> 9.5% - 10.0%	\$	18,300	5	9.00%	10.00%	\$	29,995	6	9.00%
> 10.0% - 10.5%	\$	19,291	3	9.00%	10.37%	\$	23,950	3	7.00%
> 10.5% - 11.0%	\$	17,533	1	8.00%	11.00%	\$	18,525	1	5.00%
> 11.0% - 11.5%	\$	25,138	4	12.00%	11.25%	\$	62,511	5	18.00%
> 11.5% - 12.0%	\$	0	0	0.00%	0.00%	\$	0	0	0.00%
> 12.0% - 12.5%	\$	32,344	4	15.00%	12.25%	\$	32,467	4	9.00%
> 12.5% - 13.0%	\$	42,538	3	21.00%	12.86%	\$	49,631	3	15.00%
> 13.0% - 13.5%	\$	0	0	0.00%		\$	14,000	1	4.00%
> 13.5% - 14.0%	\$	10,315	2	5.00%	13.75%	\$	10,315	2	3.00%
> 14.0% - 14.5%	\$	0	0	0.00%	0.00%	\$	26,500	1	8.00%
> 14.5% - 15.0%	\$	4,255	1	2.00%	14.78%	\$	9,800	1	3.00%
> 15.0%	\$	40,338	3	19.00%	20.09%	\$	64,253	3	19.00%
Total	\$	210,078	27	100%	12.80%	\$	341,973	31	100%
By Committed LTV - Mortgage Investments									
50% or less	\$	62,573	7	37.00%	12.39%	\$	82,866	8	28.00%
> 50% - 60%	\$	0	0	0.00%	0.00%	\$	26,500	1	9.00%
> 60% - 70%	\$	5,948	2	4.00%	10.00%	\$	22,918	3	8.00%
> 70% - 80%	\$	31,722	3	19.00%	16.00%	\$	35,990	3	12.00%
> 80% - 90%	\$	36,849	6	22.00%	12.66%	\$	99,721	7	32.00%
> 90%	\$	30,748	3	18.00%	11.88%	\$	31,740	3	11.00%
Total	\$	167,840	21	100%	12.23%	\$	299,735	25	100%
By Payment Method - Mortgage Investments									
Interest Accrue	\$	73,480	14	40.00%	13.97%	\$	123,475.591	15	40.00%
Interest Reserve Payment	\$	14,124	1	6.00%	13.00%	\$	19,774.549	1	6.00%
Pre Authorized Payment	\$	90,170	6	54.00%	10.68%	\$	166,418.785	9	54.00%
Total	\$	177,774	21	100%	12.23%	\$	309,668.925	25	100%
Estimated Built Out Value of Purchase Options									
		Undiluted				Diluted			
Mortgage Investments	\$	452,593	7	30%		\$	21	8	0.00%
Participating Loan Interests	\$	221,993	5	15%		\$	162,843	5	26.83%
Equity Accounted Investments	\$	818,660	12	55%		\$	444,072	12	73.17%
Total	\$	1,493,246	24	100%		\$	606,936	25	100%

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
Madison Avenue	Calgary, AB	13		50%	2025
ME Condo PH 2 & 3	Scarborough, ON	443	5,367	65%	2024
Knox Village PH 3	Kelowna, BC	117		100%	2024
Espace Nature IV	Vieux-Longueuil, Quebec	78		50%	2024
Ste Julie	Sainte-Julie, Québec	214		50%	2024
400 Albert St (Main & Main)	Ottawa, ON	567	21,062	50%	2027
Trinity Hill	Calgary, AB	557	24,000	50%	2026
Icon Trinity - Phase I	Calgary, AB	340		50%	2025
Arbour Lake	Calgary, AB	303		50%	2026
Viva-Cite (Rivea RO1)	Terrebonne, QC	153		50%	2025
Springfield	Kelowna, BC	401	8,098	67%	2025
Icon Trinity (Deveraux) - Phase II	Calgary, AB	270		50%	2027
TOTAL		3,456	58,527		

APPENDIX D

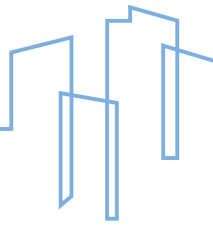
Properties Under Contract



The following discloses the properties that are currently under contract and shows the location, the number of units, Centurion's ownership interest, and the year of the estimated closing date.

1. No properties under contract.

Risks and Uncertainties



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.

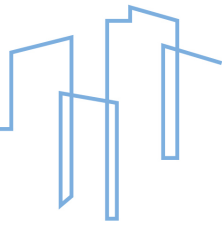
Development Risks

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.

Risks and Uncertainties



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

Risks and Uncertainties



REITs 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.

Risks and Uncertainties



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.

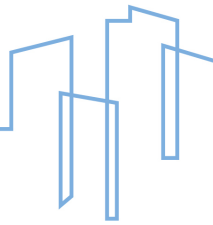
General Uninsured Losses

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

Risks and Uncertainties



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.

Risks and Uncertainties



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.

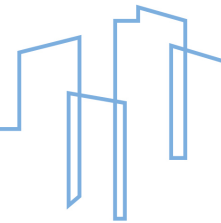
Cyber-Security

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

Risks and Uncertainties



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 Manger 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.

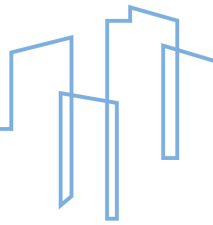
Centurion Apartment REIT is a connected issuer, and may be considered to be a related issuer, of Centurion Asset Management Inc. (the “Asset Manager”), its asset manager and an exempt market dealer, investment fund manager, and restricted portfolio manager in certain jurisdictions, in connection with 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

Risks and Uncertainties



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

APPENDIX E

Risks and Uncertainties



a member of a group of persons, control a corporation, and (F) does not hold certain property (as detailed in the Tax Act).

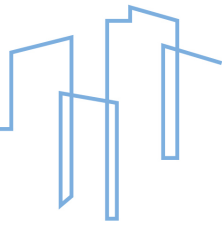
Under U.S. withholding tax and reporting requirements, commonly referred to as the Foreign Account Tax Compliance Act (“FATCA”), Centurion Apartment REIT is required to collect information from all of its Unitholders and directly or indirectly provide that information to the U.S. Internal Revenue Service (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 judgments, 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

Risks and Uncertainties



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 than 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 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.

Risks and Uncertainties



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

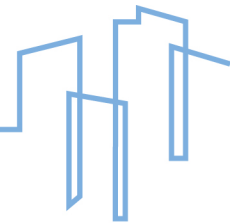
The REIT Units are not listed on an exchange. There is currently no secondary market through which the REIT Units may be sold, there can be no assurance that any such market will develop, and the REIT has no current plans to develop such a market. Accordingly, the sole method of liquidation of an investment 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 F

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, 2024

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CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST
CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION (UNAUDITED)
(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

	Note	June 30, 2024	December 31, 2023
Assets			
Investment properties	4	\$ 6,088,958	\$ 5,795,044
Equity accounted investments	5	374,330	352,599
Participating loan interests	6	39,553	39,603
Mortgage investments	6	172,397	222,484
Receivable and other assets	7	148,559	144,811
Restricted cash	8	46,147	7,702
Cash and cash equivalents		40,178	23,579
Total Assets		\$ 6,910,122	\$ 6,585,822
Liabilities			
Mortgages payable and credit facilities	9	\$ 3,290,933	\$ 3,155,355
Deferred income tax liabilities	20	4,023	4,803
Accounts payable and other liabilities	10	103,005	70,110
Unit subscriptions held in trust	8	46,147	7,702
Total Liabilities excluding net assets attributable to Unitholders		3,444,108	3,237,970
Net assets attributable to Unitholders		\$ 3,466,014	\$ 3,347,852
Represented by:			
Net assets attributable to unitholders of the Trust		\$ 3,463,428	\$ 3,345,406
Net assets attributable to non-controlling interests		\$ 2,586	\$ 2,446

Commitments and contingencies (Notes 17 and 18)

Subsequent events (Note 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)
(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

For the period ended	Note	Three Months Ended June 30		Six Months Ended June 30	
		2024	2023	2024	2023
Revenue from investment properties	12	\$ 86,386	\$ 77,303	\$ 172,927	\$ 151,775
Property operating costs		(30,670)	(28,065)	(61,023)	(55,571)
Net rental income		55,716	49,238	111,904	96,204
Interest income, net of interest expense from syndicated investment liabilities	6	7,208	6,900	15,877	12,384
Allowance for expected credit losses	6	(153)	(303)	(125)	83
Income from operations		62,771	55,835	127,656	108,671
Net fair value gains	16	38,773	(40,129)	135,501	52,759
Income from equity accounted investments	5	4,479	3,866	8,653	7,279
Finance costs	13	(26,662)	(22,153)	(53,165)	(40,269)
Other income and expenses	14	(2,993)	(1,982)	(7,175)	(4,839)
General and administrative expenses	15	(10,793)	(10,536)	(17,728)	(19,393)
Asset management fees	19	(11,189)	—	(22,241)	—
Foreign currency gains (losses)		565	2,234	2,923	2,872
Income before taxes		54,951	(12,865)	174,424	107,080
Current and deferred income tax recovery	20	848	(425)	941	2,956
Net income and comprehensive income		\$ 55,799	\$ (13,290)	\$ 175,365	\$ 110,036
Attributable to:					
Unitholders of the Trust		\$ 55,887	\$ (13,349)	\$ 175,292	\$ 110,052
Non-controlling interests		\$ (89)	\$ 59	\$ 73	\$ (16)

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)
(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)**

For the period ended June 30, 2024	Net assets attributable to Unitholders of the REIT	Net assets attributable to non-controlling interests	Net assets attributable to Unitholders
Net assets attributable to Unitholders at beginning of the period	\$ 3,345,406	\$ 2,446	\$ 3,347,852
Net income and comprehensive income	175,292	73	175,365
Redeemable unit transactions			
Units issued (net of issuance costs)	243,575	—	243,575
Reinvestment of distributions by Unitholders	52,824	—	52,824
Redemption of Units	(264,418)	—	(264,418)
Distributions to Unitholders	(89,251)	67	(89,184)
Net increase from Unit transactions	(57,270)	67	(57,203)
Net increase in net assets attributable to Unitholders	118,022	140	118,162
Net assets attributable to Unitholders at end of the period	\$ 3,463,428	\$ 2,586	\$ 3,466,014
For the period ended June 30, 2023	Net assets attributable to Unitholders of the REIT	Net assets attributable to non-controlling interests	Net assets attributable to Unitholders
Net assets attributable to Unitholders at beginning of the period	\$ 3,034,346	\$ 3,734	\$ 3,038,080
Net income and comprehensive income	110,052	(16)	110,036
Redeemable unit transactions			
Units issued (net of issuance costs)	285,076	—	285,076
Reinvestment of distributions by Unitholders	43,842	—	43,842
Redemption of Units	(139,272)	—	(139,272)
Distributions to Unitholders	(73,703)	61	(73,642)
Net increase from Unit transactions	115,943	61	116,004
Net increase in net assets attributable to Unitholders	225,995	45	226,040
Net assets attributable to Unitholders at end of the period	\$ 3,260,341	\$ 3,779	\$ 3,264,120

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)
(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

For the period ended	Note	Three Months Ended June 30		Six Months Ended June 30	
		2024	2023	2024	2023
Operating activities					
Net income		\$ 55,798	\$ (13,290)	\$ 175,365	\$ 110,036
Adjustments for:					
Interest income, net of interest expense from syndicated mortgage liabilities	6	(7,208)	(6,084)	(15,877)	(11,568)
Interest received, net of interest paid on syndication	6	5,150	8,587	11,905	11,161
Allowance of expected credit losses	6	153	302	125	(84)
Net fair value gains	16	(38,773)	40,129	(135,501)	(52,759)
Fair value gains and income from equity accounted investments	5	(4,479)	(3,866)	(8,653)	(7,279)
Finance costs	13	26,662	22,153	53,165	40,269
Amortization of property and equipment	15	191	203	378	408
Unrealized foreign exchange gains	5	(350)	956	(2,773)	941
Current and deferred income tax recovery	20	(848)	(2,895)	(941)	(6,285)
Income tax payments	20	—	(6,255)	—	(9,307)
Changes in non-cash operating account balances	24	17,033	(8,227)	(26)	(14,886)
Net cash from operating activities		53,329	31,713	77,167	60,647
Financing activities					
Units issued		99,783	149,808	206,483	258,541
Unit issue costs		(334)	(818)	(730)	(1,584)
Cash distributions to Unitholders		(18,032)	(15,100)	(36,360)	(29,800)
Redemption of Units		(119,813)	(51,848)	(227,598)	(139,272)
Capitalized financing fees		(853)	(5,662)	(2,437)	(12,841)
Mortgage advances and refinancing	24	21,402	150,936	113,726	299,844
Mortgage and loan repayments and discharges	24	(16,559)	(161,198)	(70,751)	(256,411)
Credit facility advances, net of repayments	24	61,000	15,500	66,800	(4,500)
Finance costs paid		(25,358)	(21,078)	(50,584)	(38,769)
Net cash from financing activities		1,236	60,540	(1,451)	75,208
Investing activities					
Investment property acquisitions	4	—	14,241	(9,047)	(10,953)
Investment property acquisition costs	4	(4,703)	(3,566)	(5,293)	(8,630)
Investment property improvements	4	(40,722)	(20,296)	(87,584)	(33,859)
Investment property acquisition deposits	7	—	(1,000)	—	(1,250)
Investment in leased assets		—	(13,092)	—	(13,092)
Additions of property and equipment	7	(261)	(11)	(261)	(11)
Participating loan interests funded	6	(75)	(4,779)	(75)	(5,417)
Participating loan interests repaid	6	531	4,168	531	4,168
Equity accounted investment funded	5	(7,245)	(34,596)	(10,264)	(49,755)
Equity accounted investment distributions	5	528	143	528	4,035
Mortgage investments principal repaid, net of syndication	6	4,886	2,529	64,198	13,544
Mortgage investments principal funded, net of syndication	6	(2,733)	(34,952)	(11,850)	(62,372)
Net cash used in investing activities		(49,794)	(91,211)	(59,117)	(163,592)
Net decrease in cash		4,771	1,042	16,599	(27,737)
Cash, beginning of year		35,407	8,555	23,579	37,334
Cash, end of period		\$ 40,178	\$ 9,597	\$ 40,178	\$ 9,597

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 January 13, 2022 (“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 6S8. The Trust invests primarily in multi-suite residential properties, student residence properties, mortgages and other opportunistic real estate investments in Canada and the United States.

2. Basis of Presentation

a) Statement of Compliance

The unaudited condensed consolidated interim financial statements for the three and six months ended June 30, 2024, 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 22, 2024.

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) Critical Accounting Estimates, Assumptions and Judgments

The preparation of the unaudited condensed consolidated interim financial statements requires management to make estimates, assumptions, and judgments that affect accounting policies and the reported amounts of assets, liabilities at the date of the unaudited condensed consolidated interim financial statements, and income and expenses during the reporting period. Estimates, assumptions, and judgments have been applied in a manner consistent with the prior period and there are no known trends, commitments, events or uncertainties that management believes will materially affect the methodology or assumptions utilized in making those estimates and judgments. While management makes its best estimates and assumptions, actual results could differ from these and other estimates.

The significant estimates, assumptions, and judgments used in the preparation of the unaudited condensed consolidated interim financial statements are as follows:

Business Combinations

The Trust exercised judgment in determining whether the acquisition of a property should be accounted for as an asset purchase or business combination. This assessment impacts the treatment of transaction costs (including commissions, land transfer tax, appraisals, and legal fees associated with an acquisition), and whether or not goodwill is recognized. A business generally consists of inputs, processes applied to these inputs and resulting outputs that are, or will be, used to generate revenues. In the absence of such criteria, a group of assets is deemed to have been acquired. The Trust generally accounts for its investment property acquisitions as asset acquisitions.

Measurement of Fair Value

Fair value measurements are recognized in financial and non-financial assets and liabilities categorized using a fair value hierarchy that reflects the significance of inputs used in determining their fair values:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: Quoted prices in active markets for similar assets or liabilities or valuation techniques where significant inputs are based on observable market data.
- Level 3: Valuation techniques for which any significant input is not based on observable market data.

Each type of fair value is categorized based on the lowest level input that is significant to the fair value measurement in its entirety. The information about assumptions made in the determination of fair value is included in the following notes:

- Note 4: Investment properties
- Note 5: Equity accounted investments
- Note 6b: Participating loan interests
- Note 14: Other income and expenses
- Note 20: Fair value measurement disclosures
- Note 22: Financial Instruments

Measurement of Expected Credit Loss (“ECL”)

The ECL model requires evaluation and recognition of an allowance for expected credit losses over the next 12 months for investments without significant deterioration in credit risk and an allowance of lifetime losses on investments that have experienced a significant increase in credit risk since origination.

Management assesses financial assets for objective evidence of significant changes in credit risk at each reporting period by specifically considering, but not limited to, the following:

- Payment default by a borrower is not cured within a reasonable period;
- Whether the security of the mortgage is significantly negatively impacted by recent events;
- Financial difficulty experienced by a borrower;
- Changes in assumptions about local economic and other real estate market conditions in the geographic area in which a borrower’s project is located;
- Management’s judgment as to whether current economic and credit conditions are such that potential losses at the reporting date are likely to be higher or lower than the amounts suggested by historic experience.

The calculation of expected credit losses requires judgment to determine whether there has been significant credit risk deterioration since origination, and the variables that are relevant for each mortgage investment and the probability weights that should be applied. Management exercises expert credit judgment in determining the amount of ECLs at each reporting date by considering reasonable and supportable information that is not already incorporated in the quantitative modelling process. Changes in these inputs, assumptions, models, and judgments directly impact the measurement of ECLs.

Classification of Co-Investments

The Trust makes judgments as to whether its co-investments provide it with control, joint control, significant influence or little to no influence. The Trust has determined that it has a direct interest in all its co-ownerships and, therefore, has accounted for its investment in these co-ownerships as joint operations and applied the proportionate consolidation method to account for the share of net assets, liabilities, revenues and expenses method to account for these arrangements. Co-investments structured through entities require the Trust to assess joint control and apply judgment in determining the appropriate accounting treatment based on the terms of the governing documents.

3. Significant Accounting Policies

a) Investment Properties

The Trust accounts for its investment properties using the fair value model in accordance with IAS 40 - Investment Properties ("IAS 40"). Investment property is defined as property held to earn rentals or for capital appreciation or both. Investment properties are initially recorded at cost, including related transaction costs if the transaction is deemed to be an asset acquisition. Subsequent to initial recognition, investment properties are measured at fair value, which reflects market conditions at the reporting date.

Any changes in the fair value are included in the statement of net income and comprehensive income. Fair value is supported by independent external valuations or detailed internal valuations using market-based assumptions, each in accordance with recognized valuation techniques.

Capital expenditures are added to the carrying amount of investment properties to the extent it is probable that future economic benefits associated with the expenditure will flow to the Trust and the expenditure can be measured reliably.

Investment properties are derecognized when they have either been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of investment property are recognized in the statement of net income and comprehensive income in the period of retirement or disposal.

b) Financial Instruments

Recognition and measurement

Financial instruments are classified as one of the following: (i) FVTPL, (ii) fair value through other comprehensive income ("FVOCI") or (iii) amortized cost. Initially, all financial instruments are recorded in the statement of financial position at fair value. After initial recognition, the income is recognized at the effective interest rate related to financial instruments measured at amortized cost and the gain or loss arising from the change in the fair value of the financial instruments classified as FVTPL are included in net income for the period in which they arise. The classification of financial instruments depends on the purpose for which the financial instruments were acquired or issued, their characteristics and the Trust's designation of such instruments. The Trust has no financial instruments classified as FVOCI. Interest income from financial assets, not classified as FVTPL, is determined using the effective interest rate method.

Derecognition of financial assets and liabilities

The Trust derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. On derecognition of a financial asset, the difference between the carrying amount of the asset and the sum of the consideration received (including any new asset obtained less any new liability assumed) and any cumulative gain or loss that had been recognized in other comprehensive income is recognized in profit or loss. The Trust derecognizes a financial liability when the obligation under the liability is discharged, cancelled or expires.

c) Mortgage Investments

Mortgage investments are classified and measured at amortized cost using the effective interest method, less any impairment losses. Mortgage investments are assessed at each reporting date to determine whether there is objective evidence of significant changes in credit risk. A mortgage investment's credit risk increases when objective evidence indicates that factors have occurred after the initial recognition of an investment and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably. The Trust's internal credit risk rating process involves judgment and combines multiple factors to arrive at a specific score to assess each mortgage investment the probability of default. These factors include the loan to value ratio, borrower's net worth and ability to service debt, project location, experience with the borrower and credit assessment. Significant changes in the internal credit risk rating have resulted in reclassifications of mortgage investments into Stage 2 and Stage 3.

Allowance for ECL on Mortgage Investments

The Trust maintains an allowance to cover impairment in the existing portfolio for loans that have not yet been individually identified as impaired. Under IFRS 9, an allowance is recorded for ECL on financial assets according to the following stages:

Stage 1	When mortgage investments are recognized they are classified into Stage 1. The Trust recognizes an allowance based on 12 months ECL, which represent ECLs related to default events that are expected to occur within 12 months after the reporting date. Stage 1 mortgage investments also include investments where the credit risk has subsequently improved such that the increase in credit risk since initial recognition is no longer significant and the mortgage investments have been reclassified from Stage 2.
Stage 2	When a mortgage investment has shown a significant increase in credit risk since origination, the Trust reclassifies the mortgage investment to Stage 2 and an allowance is recognized at an amount equal to ECL over the remaining life. Stage 2 mortgage investments also include investments where the credit risk has improved and the mortgage has been reclassified from Stage 3.
Stage 3	The Trust classifies mortgage investments to Stage 3 when payment defaults by the borrower are not cured within a reasonable period. In certain other cases, where qualitative thresholds indicate unlikelihood to pay as a result of a credit event, the Trust carefully considers whether the event should result in an assessment at Stage 2 or Stage 3 for ECL calculations. Allowances required for impaired loans are recorded for individually identified impaired investments to reduce their carrying value to the expected recoverable amount. The Trust reviews investments on an ongoing basis to assess whether any loans should be classified as impaired and whether an allowance or write-off should be recorded.

An impairment loss is calculated as the difference between the carrying amount of the mortgage investment and the present value of the probability weighted estimated future cash flows discounted at the original effective interest rate. Losses are charged to the statement of net income and comprehensive income and are reflected in the allowance for expected credit losses. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through the statement of net income and comprehensive income.

If there is no significant deterioration in credit risk for a specific debt investment, the allowance for ECL for a particular debt investment is calculated based on management's estimated deterioration in the probability weighted value of the underlying security.

d) Joint Arrangements

The Trust enters into joint arrangements through joint operations and joint ventures. A joint arrangement is a contractual arrangement pursuant to which the Trust and other parties undertake an economic activity that is subject to joint control, whereby the strategic financial and operating policy decisions relating to the activities of the joint arrangement require the unanimous consent of the parties sharing control. A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint arrangements that involve the establishment of a separate entity in which each party to the venture has rights to the net assets of the arrangement are referred to as joint ventures.

The Trust accounts for its interest in joint ventures using the equity method. The Trust's investments in joint ventures are initially accounted for at cost, and the carrying amount is increased or decreased to recognize the Trust's share of the profit or loss and other comprehensive income of the joint venture after the date of acquisition. If an arrangement is considered a joint operation, the Trust will recognize its proportionate share of assets, liabilities, income, and expenses on a line-by-line basis.

e) Leased Assets

A contract contains a lease if it conveys the right to control the use of a specified asset for a time period in exchange for consideration. To identify a lease, the Trust determines whether it has the right to direct the use of the specified underlying asset and also to obtain substantially all the economic benefits from its use. The Trust does not apply the provisions of IFRS 16 to intangible assets.

When assessing the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option or to not exercise a termination option. This judgment is based on factors such as contract rates compared to market rates, the significance of other assets such as leasehold improvements, termination and relocation costs, location characteristics, and any sublease term.

The Trust has elected not to recognize lease assets and lease liabilities for low-value assets or short-term leases with a term of 12 months or less. Fixed lease payments on such leases are recognized in administrative or operating expenses, as applicable, on a straight-line basis over the lease term.

The lease liability is discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Trust's incremental borrowing rate. The Trust estimates the incremental borrowing rate based on the lease term, collateral, and the applicable economic environment. The lease liability is subsequently measured at amortized cost using the effective interest method. The lease liability is remeasured when the expected lease payments change as a result of certain modifications, changes in payments based on an index or rate, or changes in the lease term.

The lease asset is recognized at the present value of the liability at the commencement date of the lease. The lease asset is subsequently depreciated on a straight-line basis from the commencement date to the end of the lease term. The lease asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

f) Property, Plant, and Equipment

Property, plant, and equipment are stated at historical cost less accumulated depreciation and mainly comprise head office leasehold improvements, corporate and information technology systems. These items are amortized on a straight-line basis over their estimated useful lives ranging from three to five years, or, in the case of leasehold improvements, are amortized over the shorter of the lease term and their estimated useful lives.

g) Participating Loan Interests

The Trust enters into debt investments that comprise a combination of contractual interest and potentially enhanced returns such as profit participation. Participating loan interests are measured at FVTPL due to the characteristics of the instrument not being solely for the payment of principal and interest. The Trust recognizes interest income on participating loan interests based on the contractual terms of the agreement and is included as part of interest income on the statement of net income and comprehensive income. At the end of each reporting period, the Trust determines the fair value of the entire instrument with the corresponding gain or loss recorded as fair value gain/loss in the statement of net income and comprehensive income.

h) Foreign Currency Forward Contracts

The Trust may enter into foreign currency forward contracts to economically hedge the foreign currency risk exposure of its mortgage and other investments that are denominated in foreign currencies. The value of foreign currency forward contracts entered into by the Trust is recorded as the difference between the value of the contract on the reporting period and the value on the date the contract originated. Any resulting gain or loss is recognized in the statement of net income and comprehensive income unless the foreign currency contract is effective as a hedging instrument and designated as such under IFRS. The Trust has elected to not account for the foreign currency contracts as an accounting hedge.

i) Revenue Recognition

Revenue from investment properties includes rents from tenants under leases and ancillary income (such as utilities, parking, and laundry) paid by the tenants under the terms of their existing leases which is treated as one overall performance obligation. Revenue recognition under a lease commences when a tenant has a right to use the leased asset, and revenue is recognized when control of the goods or services is transferred to the customer at an amount that reflects the consideration to which the REIT expects to be entitled in exchange for those goods or services. The REIT has not transferred substantially all of the risks and benefits of ownership of its income-producing properties and, therefore, accounts for leases with its tenants as operating leases.

Rental income is accounted for on a straight-line basis over the lease terms. Ancillary income is considered non-lease components and is within the scope of IFRS 15 – Revenue from Contracts with Customers. The performance obligation for property management and ancillary services is satisfied over the period the related services are performed.

j) Provisions

Provisions are recognized when the Trust has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not recognized for future operating losses.

The amount of a provision is based on management's best estimate of the expenditure that is required to settle the obligation at the end of the reporting period. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance expense.

k) Borrowing Costs and Interest on Mortgages Payable

Mortgage expenses include mortgage interest, which is expensed at the effective interest rate and all transaction costs incurred in connection with obtaining mortgages and credit facilities are amortized over the associated debt term.

Fees and insurance premiums paid to Canada Mortgage and Housing Corporation (“CMHC”) are capitalized to Other Assets and are amortized over the amortization period of the underlying mortgage loans when incurred (initial amortization period is typically 25 to 35 years). Amortization expenses are included in finance costs in the consolidated statements of net income and comprehensive income. If the Trust fully refinances an existing mortgage, any unamortized prepaid CMHC premiums and fees associated with the existing mortgages on that property will be written off through finance costs in the period in which full refinancing occurs. Any premium credits received upon refinancing will be capitalized and amortized over the new amortization period. Similarly, if the Trust discharges an existing mortgage, any unamortized prepaid CMHC premiums and fees associated with that mortgage will be written off through finance costs in the period in which the discharge occurs. If the Trust renews a mortgage, it will continue to amortize the existing prepaid CMHC premiums and fees associated with the existing mortgage over the remaining amortization period.

l) Employee Benefits

Short-term employee benefit obligations, including vacation and bonus payments, are measured on an undiscounted basis and are expensed as the related service is provided. Liabilities are recognized for the amounts expected to be paid within 12 months as the Trust has an obligation to pay this amount as a result of a past service provided by the employee, and the obligation can be estimated reliably. Short-term employee benefits are recorded in Accounts payable and accrued liabilities.

The Trust maintains a deferred trust unit plan for some of its employees. This plan is considered cash-settled and the fair value of the amount payable is recognized as an expense with a corresponding increase in liabilities, over the vesting period of the units issued. The liability is remeasured at each reporting date and settlement date. Any changes in the fair value of the liability are recognized in the consolidated statement of net income and comprehensive income.

m) Distribution Reinvestment and Unit Purchase Plan (“DRIP”)

The Trust has instituted a Dividend Reinvestment Plan (“DRIP”) in accordance with Article 5.8 of the Declaration of Trust which provides that the Trustees may in their sole discretion establish a distribution reinvestment plan at any time providing for the voluntary reinvestment of distributions by some or all the Trust Unitholders as the Trustees determine. Currently, Unitholders receive a 2% discount on Units purchased through DRIP. No commissions, service charges or brokerage fees are payable by participants in connection with the DRIP.

n) Income Taxes

The Trust qualifies as a Mutual Fund Trust for Canadian income tax purposes. In accordance with the terms of the Declaration of Trust, the Trust intends to distribute its income for income tax purposes each period to such an extent that it will not be liable for income taxes under Part I of the Income Tax Act (Canada). The Trust is eligible to claim a tax deduction for distributions paid and, intends to continue to meet the requirements under the Income Tax Act (Canada). Accordingly, no provision for income taxes payable has been made related to Canadian domiciled investments. Income tax obligations relating to distributions of the Trust are the obligations of the Unitholders.

The Trust's U.S. investment properties and certain equity accounted investments are held by U.S. subsidiaries are taxable legal entities. The Trust uses the liability method of accounting for U.S. income taxes. Under the liability method of tax allocation, current income tax assets and liabilities are based on the amount expected to be paid to tax authorities, net of recoveries, based on the tax rates and laws enacted or substantively enacted as at each reporting date.

Deferred income tax assets and liabilities are determined based on differences between the financial reporting and tax bases of assets and liabilities and are measured using substantively enacted tax rates and laws that will be in effect when the differences are expected to reverse. Deferred income tax assets are recognized for all deductible temporary differences, carryforward of unused tax credits and unused tax losses to the extent that it is probable that deductions, tax credits and tax losses can be utilized. The carrying amounts of deferred income tax assets are reviewed as at each reporting date and reduced to the extent it is no longer probable that the income tax asset will be recovered.

o) Net Assets Attributable to Unitholders

In accordance with *IAS 32 - Financial Instruments: Presentation* ("IAS 32"), puttable instruments are generally classified as financial liabilities. The Trust's units are puttable instruments, meeting the definition of financial liabilities in IAS 32. There are exception tests within IAS 32 that could result in a classification as equity; however, the Trust's units do not meet these exception requirements. Therefore, the Trust has no instrument that qualifies for equity classification on its Statement of Financial Position pursuant to IFRS. 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.

The Trust's units are carried on the Statement of Financial Position at net asset value. Although puttable instruments classified as financial liabilities are generally required to be remeasured to fair value at each reporting period, the alternative presentation as net assets attributable to Unitholders reflects that, in total, the interests of the Unitholders are limited to the net assets of the Trust.

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	June 30, 2024	December 31, 2023
Balance, beginning of period		\$ 5,795,044	\$ 5,106,772
Property acquisitions		34,800	391,115
Development costs		69,259	27,430
Acquisition costs		5,293	12,495
Property improvements		18,325	47,628
Fair value adjustments			
Fair value adjustments on operating properties		152,159	114,979
Fair value adjustments on properties under development		13,840	9,293
Other adjustments		238	(145)
Reclassification from equity accounted investments	5	—	85,477
Balance, end of period		\$ 6,088,958	\$ 5,795,044

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

1. Consideration of recent prices of similar properties within similar market areas;
2. The direct capitalization method, which is based on the conversion of estimated future normalized earnings potential directly into an expression of market value. The 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.

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. Current regulatory and macroeconomic developments, including the interest rate and inflationary environment, have impacted overall market activity, resulting in limited reliable market metrics, such as capitalization rates. As such, the fair values of the Trust's investment properties are subject to significant change, and such changes may be material.

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 NOI.

Capitalization Rate Sensitivity Analysis

As at June 30, 2024, 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 3.31% to 5.63% at June 30, 2024 (December 31, 2023 – 3.30% to 5.63%) with a weighted average capitalization rate across the investment properties portfolio of 4.24% (December 31, 2023 – 4.23%).

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)%	3.74%	\$ 6,902,990	\$ 814,032	13.4%
(0.35)%	3.89%	6,636,808	547,850	9.0%
(0.15)%	4.09%	6,312,269	223,311	3.7%
—	4.24%	6,088,958	—	—
0.15%	4.39%	5,880,907	(208,051)	3.4%
0.35%	4.59%	5,624,658	(464,300)	7.6%
0.50%	4.74%	5,446,663	(642,295)	10.5%

Acquisitions

During the six months ended June 30, 2024, the Trust completed the following investment property asset acquisitions, which contributed to the operating results effective from the acquisition date.

Acquisition Date	Rental Units	% Holding	Purchase Price ⁽¹⁾	New/Assumed Mortgage Funding	New/Assumed Mortgage Interest Rate	New/Assumed Mortgage Maturity Date
January 30, 2024	86	100%	\$ 34,800	\$ 25,503	4.38%	March 1, 2034
			\$ 34,800	\$ 25,503		

⁽¹⁾ The total purchase deposits used to support the acquisitions during the six months ended June 30, 2024 was \$1,000 with the remaining funds coming from the Trust's line of credit.

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During the year ended December 31, 2023, the Trust completed the following investment property asset acquisitions, which contributed to the operating results effective from the acquisition date.

Acquisition Date	Rental Units	% Holding	Purchase Price	New/ Assumed Mortgage Funding	New/Assumed Mortgage Interest Rate	New/Assumed Mortgage Maturity Date
January 25, 2023	— ⁽¹⁾	100%	\$ 25,800	\$ 15,351	3.82%	June 1, 2033
January 31, 2023	277	100%	103,000	71,135	3.82%	June 1, 2033
February 1, 2023	— ⁽¹⁾	100%	84,500	81,500	2.93%	October 9, 2032
June 20, 2023	60	100%	21,463	16,710	4.25%	June 1, 2033
July 27, 2023	158	100%	58,000	33,852	4.34%	June 1, 2033
August 31, 2023	125	100%	40,000	—	—%	—
November 15, 2023	99	100%	36,000	25,643	4.60%	March 1, 2034
December 7, 2023	61	100%	22,352	18,877	4.25%	April 1, 2034
			\$ 391,115	\$ 263,068		

⁽¹⁾The Trust acquired the investment property prior to rental units being operational.

Dispositions

The Trust did not make any investment property dispositions during the six months ended June 30, 2024 and the year ended December 31, 2023.

Transfers between Equity Accounted Investments and Joint Arrangements

During the six months ended June 30, 2024, the Trust did not transfer any properties from equity accounted investments to investment properties through new co-ownership structures.

During the year ended December 31, 2023, the Trust transferred four properties from equity accounted investments to investment properties through new co-ownership structures.

Acquisition Date	Rental Units	% Holding	Transfer Price	Mortgage Transferred	Mortgage Transferred Interest Rate	Mortgage Transferred Maturity Date
March 15, 2023	270	45%	\$ 31,500	\$ 22,796	3.80%	June 1, 2033
April 27, 2023	149	50%	14,500	12,469	6.95%	May 1, 2023
August 15, 2023	— ⁽¹⁾	66.67%	13,080	3,331	6.00%	December 5, 2023
October 15, 2023	126	50%	17,750	14,806	4.25%	March 1, 2034
			\$ 76,830	\$ 53,402		

⁽¹⁾The investment property has no rental units as it is still in the construction phase.

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Investment in Joint Arrangements

Included within investment properties are the following joint operations at the REIT's proportionate share, which are governed by co-ownership arrangements:

	June 30, 2024	December 31, 2023
75 Ann & 1 Beaufort Co-ownership	75%	75%
Harbourview Estates LP	60%	60%
Pandora	50%	50%
Pandora - Phase 2	75%	75%
The Residence of Seasons LP	50%	50%
Bridgewater Apartments	45%	45%
Bridgewater Apartments II	45%	45%
No. 21 Apartments LP	50%	50%
Sage Apartments LP	50%	50%
400 Albert & Main	50%	50%
View at Charlesworth	50%	50%
Bridgewater Apartments III	45%	45%
Ironclad	67%	67%
Acre 21	50%	50%

The Trust's share of assets, liabilities, revenues, expenses and net income and cash flows from investments in joint operations that are reflected on a proportionately consolidated basis in the consolidated financial statements are as follows:

As at	June 30, 2024		December 31, 2023	
Non-current assets	\$	571,670	\$	470,699
Current assets		16,940		20,187
Total assets	\$	588,610	\$	490,886
Non-current liabilities	\$	306,645	\$	250,353
Current liabilities		17,017		8,811
Total liabilities	\$	323,662	\$	259,164
For the six months ended	June 30, 2024		June 30, 2023	
Revenues	\$	13,994	\$	11,414
Expenses		(9,064)		(6,386)
Fair value adjustment on investment properties		30,810		8,918
Net income	\$	35,740	\$	13,946

5. Equity Accounted Investments

Investment properties held within equity accounted investments 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 capitalized net operating income 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 following table details the Trust's ownership share of assets, liabilities, revenues, expenses and net income from its equity accounted investments:

As at	June 30, 2024		December 31, 2023					
Non-current assets	\$	764,666	\$	783,522				
Current assets		19,879		23,465				
Total assets	\$	784,545	\$	806,987				
Non-current liabilities	\$	376,375	\$	426,487				
Current liabilities		91,014		98,968				
Total liabilities	\$	467,389	\$	525,455				
For the six months ended	June 30, 2024		June 30, 2023					
Revenues	\$	20,207	\$	18,429				
Expenses		(24,460)		(22,116)				
Net fair value gains (losses)		12,642		(3,431)				
Currency translation adjustment		(235)		—				
Net Income	\$	8,154	\$	(7,118)				
	Three Months Ended June 30		Six Months Ended June 30					
		2024	2023	2024	2023			
Preferred interest - EAI under development	\$	2,477	\$	2,098	\$	4,895	\$	4,035
Preferred interest - Operational	\$	1,096	\$	1,033	\$	2,166	\$	2,068
Equity income - Operational		906		735		1,591		1,176
Income from equity accounted investments	\$	4,479	\$	3,866	\$	8,653	\$	7,279

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The carrying value of equity accounted investments consist of the following entities with greater than 10% of the balances or activities as at June 30, 2024:

Entity	Ownership	January 1, 2024	Net Contributions/ (Distributions)	Preferred Interest and Equity Income	Fair Value and Currency Translation Adjustment	June 30, 2024
Under Development:						
CCA CBD Minneapolis LLC	48%	5,304	737	—	(3,822)	2,219
Other - Under Development		141,558	7,136	4,895	9,165	162,754
Total Under Development		\$ 146,862	\$ 7,873	\$ 4,895	\$ 5,343	\$ 164,973
Operational:						
Aukland and Main Developments LP	50%	56,612	—	158	(6,735)	50,035
The Hub Calgary LP	95%	47,797	—	751	4,192	52,740
Other - Operational		101,328	1,862	2,849	543	106,582
Total Operational		\$ 205,737	\$ 1,862	\$ 3,758	\$ (2,000)	\$ 209,357
Total		\$ 352,599	\$ 9,735	\$ 8,653	\$ 3,343	\$ 374,330

The carrying value of equity accounted investments consist of the following entities with greater than 10% of the balances or activities as at December 31, 2023:

Entity	Ownership	January 1, 2023	Net Contributions/ (Distributions)	Preferred Interest and Equity Income	Fair Value and Currency Translation Adjustment	Dispositions and Transfer	December 31, 2023
Centurion Appelt (520 Ellesmere) LP	85%	\$ 17,083	—	—	\$ 1,190	—	\$ 18,273
Aukland and Main Developments LP	50%	41,893	1,075	483	13,161	—	56,612
The Hub Calgary LP	95%	14,258	28,226	772	4,542	—	47,798
CCA CBD Minneapolis LLC	48%	16,145	4,609	—	(15,450)	—	5,304
Centurion Appelt (Ranger Portfolio) LP	75%	22,592	1,266	1,581	46	—	25,485
SoS LP	32%	19,375	641	1,542	(1,636)	—	19,922
Other		179,966	23,168	12,314	(6,228)	(30,015)	179,205
Total		\$ 311,312	\$ 58,985	\$ 16,692	\$ (4,375)	\$ (30,015)	\$ 352,599

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The following is the summarized financial information of the above investments at 100% as at June 30, 2024:

As at June 30, 2024	Aukland and Main Developments LP	The Hub Calgary LP	CCA CBD Minneapolis LLC	Others	Total
Ownership⁽¹⁾	50%	95%	48%		
Non-current assets	\$ 235,153	\$ 90,566	\$ 59,800	\$ 843,908	\$ 1,229,426
Current assets	2,342	4,247	2,428	23,173	32,190
Total assets	\$ 237,495	\$ 94,813	\$ 62,228	\$ 867,081	\$ 1,261,616
Non-current liabilities	\$ 149,961	\$ 46,652	\$ 80,002	\$ 366,488	\$ 643,103
Current liabilities	2,300	2,446	13,921	112,474	131,142
Total liabilities	\$ 152,261	\$ 49,098	\$ 93,923	\$ 478,962	\$ 774,245
Total revenue	\$ 6,229	\$ 3,066	\$ 2,759	\$ 19,151	\$ 31,205
Total expenses	(5,881)	(2,312)	(8,860)	(22,507)	(39,560)
Net fair value gains (losses)	(13,469)	4,413	(6,009)	32,860	17,795
Total currency translation adjustment	—	—	(494)	(63)	(557)
Net income (loss)⁽¹⁾	\$ (13,121)	\$ 5,167	\$ (12,604)	\$ 29,441	\$ 8,883

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

The following is the summarized financial information of the above investments at 100% as at December 31, 2023:

As at December 31, 2023	Centurion Rise (520 Ellesmere) LP	Station Place	4Square LP	CCA CBD Minneapolis LLC	Centurion Appelt LP	Shops of Steels LP	Other	Total
Ownership⁽¹⁾	85%	50%	95%	48%	75%	32%		
Non-current assets	\$ 50,424	\$ 261,872	\$ 81,529	\$ 69,088	\$ 102,593	\$ 2,350	\$ 715,872	\$ 1,283,728
Current assets	1,446	2,107	3,332	5,131	1,563	1,538	24,490	39,606
Total assets	\$ 51,870	\$ 263,979	\$ 84,861	\$ 74,218	\$ 104,156	\$ 3,888	\$ 740,362	\$ 1,323,334
Non-current liabilities	\$ 327	\$ 149,813	\$ 46,912	\$ 77,854	\$ 70,049	\$ 331	\$ 381,145	\$ 726,432
Current liabilities	36,548	2,321	1,616	9,377	3,243	382	97,297	150,784
Total liabilities	\$ 36,875	\$ 152,134	\$ 48,528	\$ 87,231	\$ 73,292	\$ 713	\$ 478,442	\$ 877,215
Total revenue	\$ 3,490	\$ 11,765	\$ 5,978	\$ 5,852	\$ 9,196	\$ 4,335	\$ 20,943	\$ 61,559
Total expenses	(4,838)	(11,509)	(5,959)	(8,849)	(12,339)	(3,003)	(21,094)	(67,592)
Total fair value gains (losses)	1,400	27,287	5,594	(29,414)	2,169	(294)	(7,406)	(663)
Total currency translation adjustment	—	—	—	(494)	—	—	(99)	(593)
Net income	\$ 53	\$ 27,543	\$ 5,612	\$ (32,905)	\$ (974)	\$ 1,038	\$ (7,655)	\$ (7,289)

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

6. Debt Investments

Total interest earned from mortgage investments and participating loan interests, net of interest expense to syndicate participants, is as follows:

	Note	Three Months Ended June 30		Six Months Ended June 30	
		2024	2023	2024	2023
Interest income from mortgage investments	\$	5,671	\$ 5,696	\$ 12,834	\$ 9,914
Interest income from participating loan interests		1,645	1,204	3,258	2,470
Interest expense on syndicated participating loan interests		(108)	\$ —	(215)	—
Total interest income	\$	7,208	\$ 6,900	\$ 15,877	\$ 12,384
Allowance for expected credit losses (ECL)		(153)	(303)	(125)	83

Total cash interest received, net of interest paid to syndicate participants, is as follows:

	Note	Three Months Ended June 30		Six Months Ended June 30	
		2024	2023	2024	2023
Interest received on mortgage investments	\$	3,714	3,872	\$ 10,379	\$ 6,446
Interest received on participating loan interests		1,593	4,715	1,693	4,715
Interest paid to syndicate participants		(157)	—	(167)	—
Total cash interest received	\$	5,150	\$ 8,587	\$ 11,905	\$ 11,161

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 2024 and 2026 is 12.26% (December 31, 2023: The weighted average effective interest rate on mortgage investments maturing between 2023 and 2025 is 12.75%).

As at June 30, 2024, mortgage investments and syndicated mortgage investment liability are as follows:

Mortgage Investments		June 30, 2024	December 31, 2023
Non-current mortgage investments ⁽¹⁾	\$	18,379	\$ 64,909
Current mortgage investments		156,974	160,406
		175,353	225,315
Allowance for ECL		(2,956)	(2,831)
Total mortgage investments	\$	172,397	\$ 222,484

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As at June 30, 2024, continuity of mortgage investments, including the allowance for ECL, is allocated between the internal credit risk stages as follows:

As at June 30, 2024	Stage 1	Stage 2	Stage 3	Total
Gross mortgage investments, beginning of the period	\$ 212,754	\$ —	\$ 12,561	\$ 225,315
Principal funded	11,833	—	17	11,850
Interest accrued	11,276	—	1,489	12,765
Interest repaid	(10,379)	—	—	(10,379)
Principal repaid	(64,198)	—	—	(64,198)
Gross mortgage investments, end of the period	\$ 161,286	\$ —	\$ 14,067	\$ 175,353
Allowance for ECL, beginning of the period	\$ 1,253	\$ —	\$ 1,578	\$ 2,831
Remeasurement	120	—	5	125
Allowance for ECL, end of the period	1,373	—	1,583	2,956
Total mortgage investments	\$ 159,913	\$ —	\$ 12,484	\$ 172,397

As at June 30, 2023, mortgage investments, including the allowance for ECL, is allocated between the internal credit risk stages as follows:

As at June 30, 2023	Stage 1	Stage 2	Stage 3	Total
Gross mortgage investments, beginning of the period	\$ 110,953	\$ 695	\$ 9,948	\$ 121,596
Principal funded	62,938	—	79	63,017
Interest accrued	7,915	30	1,153	9,098
Interest repaid	(7,062)	(30)	—	(7,092)
Principal repaid	(13,492)	(52)	—	(13,544)
Gross mortgage investments, end of the period	\$ 161,252	\$ 643	\$ 11,180	\$ 173,075
Allowance for ECL, beginning of the period	\$ 892	\$ 5	\$ 100	\$ 997
Remeasurement	(30)	—	—	(30)
Repayment	(54)	—	—	(54)
Allowance for ECL, end of the period	\$ 808	\$ 5	\$ 100	\$ 913
Total mortgage investments	\$ 160,444	\$ 638	\$ 11,080	\$ 172,162

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

	June 30, 2024	December 31, 2023
Within 1 year	\$ 156,974	\$ 160,406
1 to 2 years	4,255	49,012
2 to 3 years	14,124	15,897
Total repayments	\$ 175,353	\$ 225,315

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

	June 30, 2024	December 31, 2023
Low-Rise Residential	19 %	20 %
Land	23 %	17 %
Commercial/Mixed Use	4 %	3 %
High-Rise Condominium	5 %	18 %
Multi Family Apartments	45 %	39 %
Industrial	4 %	3 %
	100 %	100 %

As at June 30, 2024, the Trust's mortgage investments are comprised of a 78% interest in first mortgages (December 31, 2023: 84%) and a 22% interest in second mortgages (December 31, 2023: 16%).

b) Participating Loan Interests

As at June 30, 2024, 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.

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

	June 30, 2024	December 31, 2023
Balance, beginning of period	\$ 39,603	\$ 37,387
Advances	75	10,228
Interest income	3,043	5,379
Fair value losses	(1,111)	(2,520)
Repayment of principal or Partial repayment of principal	(531)	(5,380)
Repayment of interest, net of syndication	(1,526)	(5,491)
Balance, end of period	\$ 39,553	\$ 39,603

The Trust has co-invested with CFIT \$2,127 of participating loan interests as at June 30, 2024 (December 31, 2023: \$2,252).

7. Receivables and Other Assets

Receivables and other assets consist of the following:

	Note	June 30, 2024	December 31, 2023
Acquisition deposits		\$ 1,501	1,751
Prepaid CMHC premiums		56,819	56,663
Other current assets		14,862	19,495
Warehouse receivable	17	—	2,411
Prepaid expenses		17,443	6,709
Property and equipment		1,942	1,887
Financial asset		50,884	50,342
Leased assets		1,703	1,876
Net rent receivables		1,472	1,540
Current income tax recovery		1,933	2,137
		\$ 148,559	\$ 144,811

Prepaid CMHC premiums, represents CMHC premiums on mortgages payable, net of accumulated amortization of \$8,282 (December 31, 2023: \$7,344).

Total capitalized financing costs during the three and six months ended June 30, 2024 amounted to \$2,437 (three and six months ended June 30, 2023: \$5,663 and \$12,841) and total amortization of financing costs during the three and six months ended June 30, 2024 was \$1,304 and \$2,581 (three and six months ended June 30, 2023: \$1,075 and \$1,500).

8. Restricted Cash / Unit Subscriptions in Trust

As at June 30, 2024, restricted cash consists of cash not available for use of \$46,147 (December 31, 2023: \$7,702). This 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. All restricted cash as at June 30, 2024, is current in nature. Subsequent to quarter end, the restricted cash was released as units were issued to investors.

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9. Mortgages Payable and Credit Facilities

Mortgages payable and credit facilities consist of the following:

	June 30, 2024	December 31, 2023
Current	\$ 539,897	\$ 424,070
Non-current	2,751,036	2,731,285
	\$ 3,290,933	\$ 3,155,355

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

	June 30, 2024	December 31, 2023
First mortgages on investment properties, bearing interest rate between 1.62% and 5.43% (December 31, 2023: 1.62% and 4.60%), with a weighted average interest rate of 2.94% (December 31, 2023: 2.88%), and a weighted average maturity of 6.15 years (December 31, 2023: 6.54 years), secured by related investment properties	\$ 2,697,368	\$ 2,685,040
Second mortgages on investment properties, construction financing and land loan facility, mortgages on financial instruments, with a weighted average interest rate of 5.68%, and a weighted average maturity of 3.98	134,310	75,602
Line of credit facility, bearing a weighted average interest rate of 7.29% (December 31, 2023: 7.89%) secured by assets of REIT and its subsidiaries	274,800	208,000
REIT proportion of mortgages held through joint arrangements, bearing interest between 0% and 5.37% (December 31, 2023: 0% and 5.37%), with a weighted average interest rate of 2.99% (December 31, 2023: 2.99%) and a weighted average maturity of 6.36 years (December 31, 2023: 6.85 years), secured by related investment properties in the joint venture arrangement	204,687	207,245
	\$ 3,311,165	\$ 3,175,887
Less: Unamortized portion of financing fees	(20,232)	(20,532)
	\$ 3,290,933	\$ 3,155,355

First mortgages secured by investment properties with a fair value of \$5,440,487 as at June 30, 2024 (December 31, 2023: \$5,301,943). Overall, the weighted average mortgage interest rate at June 30, 2024, was 3.43% (December 31, 2023: 3.29%).

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Mortgages payable at June 30, 2024, are due as follows:

	Principal Repayments	Balance due at Maturity	Total
Period ended June 30, 2025	\$ 63,536	\$ 476,361	\$ 539,897
Period ended June 30, 2026	60,714	97,786	158,500
Period ended June 30, 2027	60,108	94,635	154,743
Period ended June 30, 2028	57,943	61,702	119,645
Period ended June 30, 2029	54,247	293,265	347,512
Thereafter	119,754	1,871,114	1,990,868
	\$ 416,302	\$ 2,894,863	\$ 3,311,165
Less: Unamortized portion of financing fees			(20,232)
			\$ 3,290,933

10. Accounts Payable and Other Liabilities

Accounts payable and other liabilities consist of the following:

	June 30, 2024	December 31, 2023
Accrued expenses	\$ 19,596	\$ 20,844
Prepaid rent	4,534	3,695
Tenant deposits	13,439	13,230
Accounts payable	58,486	25,236
Lease liability	1,981	2,144
Deferred long term incentive plan	4,969	4,961
	\$ 103,005	\$ 70,110

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 Trust Units

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

ii. Unlimited number of Class F Trust Units

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

iii. Unlimited number of Class I Trust Units

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

iv. Unlimited number of Class M Trust Units

Class M Trust Units are participating, reserved for Centurion Asset Management Inc., and represent a beneficial interest set as the ratio of the number of investor units, such that the amount of Class M Units will equal the number of investor units, subject to a high-water mark, divided by 0.95 less the number of Investor Trust Units and the cumulative amount of Class M Trust Units previously redeemed. Investor Trust Units are defined as the Class A Trust Units, the Class F Trust Units, the Class I Units and any new class of Trust Units. Apart from certain voting restrictions, the Class M unitholders are entitled to vote to that percentage of all Unitholder votes equal to the Class M unit percentage interest. The remaining Class M Units have been converted to Class A units as at September 1st, 2023 and no additional Class M units will be issued in the future.

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

Special Voting Units are non-participating, with one vote per share, issued on a one-for-one basis to holders of Exchangeable Securities of the original CAP LP II Partnership (the “Partnership”) which rolled into the Trust. The Exchangeable Securities of the Partnership are participating along with the Class A, F and I Trust Units, non-voting and exchangeable by the holder into an equivalent number of Class A Trust Units.

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Issued (in thousands of units)

	June 30, 2024	December 31, 2023
Class A Trust Units		
Units as at January 1,	80,232	76,872
New units issued	3,946	7,607
Distribution reinvestment plan	988	1,764
Redemption of units	(6,770)	(6,011)
	78,396	80,232
Class F Trust Units		
Units as at January 1,	61,472	55,721
New units issued	6,483	11,890
Distribution reinvestment plan	986	1,667
Redemption of units	(4,730)	(7,806)
	64,211	61,472
Class I Trust Units		
Units as at January 1,	16,174	13,439
New units issued	2,326	4,039
Distribution reinvestment plan	145	258
Redemption of units	(1,123)	(1,562)
	17,522	16,174
Exchangeable LP units		
Units as at January 1,	9,340	6,991
New units issued	344	2,051
Distribution reinvestment plan	183	324
Redemption of units	(1,302)	(26)
	8,565	9,340

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12. Revenue Recognition

Revenue from investment properties is comprised of the following:

	Three Months Ended June 30		Six Months Ended June 30	
	2024	2023	2024	2023
Rental income	\$ 81,963	\$ 73,129	\$ 163,780	\$ 143,559
Ancillary income	3,977	3,698	8,347	7,318
Expense recoveries	446	476	800	898
	\$ 86,386	\$ 77,303	\$ 172,927	\$ 151,775

13. Finance Costs

	Three Months Ended June 30		Six Months Ended June 30	
	2024	2023	2024	2023
Interest expense on mortgage payables secured by investment properties	\$ 21,889	\$ 19,623	\$ 42,915	\$ 36,211
Interest expense on line of credit	3,450	893	7,617	2,729
Other interest expense	19	562	52	(171)
Amortization of financing fees	831	657	1,643	720
Amortization of CMHC premiums	473	418	938	780
	\$ 26,662	\$ 22,153	\$ 53,165	\$ 40,269

14. Other Income and Expenses

	Three Months Ended June 30		Six Months Ended June 30	
	2024	2023	2024	2023
Trailer fee expense	(3,248)	(3,115)	(7,590)	(7,074)
Interest and miscellaneous	255	1,133	415	2,235
	\$ (2,993)	\$ (1,982)	\$ (7,175)	\$ (4,839)

15. General and Administrative Expenses

	Three Months Ended June 30		Six Months Ended June 30	
	2024	2023	2024	2023
Salaries and wages	\$ 6,877	\$ 6,044	\$ 10,330	\$ 11,778
Communications & IT	1,042	1,334	1,920	1,943
Office expenses	597	886	1,107	1,613
Fund administration costs	360	465	863	789
Professional fees	875	927	1,741	1,547
Advertising	851	677	1,389	1,315
Amortization of property and equipment	191	203	378	408
	\$ 10,793	\$ 10,536	\$ 17,728	\$ 19,393

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16. Fair Value

	Note	Three Months Ended June 30		Six Months Ended June 30	
		2024	2023	2024	2023
Fair value adjustment on investment properties	4	\$ 60,200	\$ (35,911)	\$ 165,999	\$ 64,831
Fair value from investment property held within equity accounted investments	5	(5,704)	(2,040)	569	(9,895)
Fair value adjustment on participating loan interests	6	(1,213)	(2,178)	(1,111)	(2,177)
Carry allocation	17	(14,510)	—	(29,956)	—
Net fair value gains		\$ 38,773	\$ (40,129)	\$ 135,501	\$ 52,759

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 revised on September 1, 2023. The initial term of the revised 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 and bear 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.

The Trust has entered into a warehouse agreement ("the agreement") with a related party through the same asset manager, Centurion Financial Trust ("CFIT"). This agreement allows the Trust, at its sole discretion to fund investments originated by the CFIT. All outstanding principal and interest under the warehouse loan shall be due and payable on maturity of the underlying loan. The following summarizes details of the warehouse agreement:

As at		June 30, 2024	December 31, 2023
Warehouse receivables	\$	—	\$ 2,411
Outstanding interest owed by CFIT		—	—
Total Assets related to the Warehouse Agreement	\$	—	\$ 2,411
For the six months ended June 30,		2024	2023
Interest income on Warehouse receivables	\$	73	\$ 816
Other information:		2024	2023
Weighted Average Interest Rate of Warehouse Agreement		— %	10.25%
Estimated Fair Value of CFIT's Investment Assets Securing the Warehouse Agreement	\$	—	\$ 2,411

Total additional contractual commitments are as follows:

As at	June 30, 2024	December 31, 2023
Additional contractual commitments for mortgage investments	128,925	100,182
Additional contractual commitments for participating loan interests	2,970	992
Additional contractual commitments for equity accounted investments	23,931	30,336
Total additional commitments	\$ 155,826	\$ 131,510

18. Contingencies

The Trust is currently not 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 unaudited condensed consolidated interim financial statements, related party balances and transactions include the following:

During the three and six months ended June 30, 2024, the Trust paid asset management fees of \$11,189 and \$22,241 (three and six months ended June 30, 2023: \$nil and \$nil). The Trust has accrued a carry allocation of \$14,510 and \$29,956 (three and six months ended June 30, 2023: \$nil and \$nil).

As at June 30, 2024, the Asset Manager and its related parties hold 1,099 Class A units of the REIT. The distributions in cash for these units were \$263 and \$527 for the three and six months ended June 30, 2024 (three and six months ended June 30, 2023: \$nil and \$nil). As at June 30, 2023, a related party of the Asset Manager held 2,140 Class M Trust units of the REIT. The distributions in cash for these units were \$272 and \$572 for the three and six months ended June 30, 2023.

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	
	2024	2023	2024	2023
Current income tax (recovery) expense	\$ 6	\$ (20)	\$ 6	\$ 3,032
Deferred income tax recovery	(854)	445	(947)	(5,988)
Income tax (recovery) expense	\$ (848)	\$ 425	\$ (941)	\$ (2,956)

During the three and six months ended June 30, 2024, the Trust did not make any tax installments on its current income tax liabilities (June 30, 2023: \$nil).

During the three and six months ended June 30, 2024, the Trust did not make any income tax payments (June 30, 2023: \$9,307). The trust received income tax refund of \$276. (June 30, 2023: nil).

d) Deferred Income Tax Liabilities

As at June 30, 2024, total net deferred income tax liabilities is \$4,023, which is predominantly due to the unrealized fair value gains recognized on the underlying real estate held within Equity Accounted Investments (December 31, 2023: \$4,803).

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, warehouse receivable, 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 and credit facilities are estimated by discounting the future cash flows associated with the debt at current market interest rates. The fair value at June 30, 2024, is \$3,022,649 (December 31, 2023: \$2,969,773). Carrying value at June 30, 2024 is \$3,290,933 (December 31, 2023: \$3,155,355).
- 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 is valued based on the Trust's Net asset value.
- 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.

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The table below analyzes assets and liabilities carried 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, 2024	Level 1	Level 2	Level 3	Total
Assets				
Investment properties	\$ —	\$ —	\$ 6,088,958	\$ 6,088,958
Equity accounted investments	—	—	374,330	\$ 374,330
Participating loan interests	—	—	39,553	39,553
Liabilities				
Long term Incentive Plan	—	—	(4,969)	(4,969)
Currency Derivative	—	(586)	—	(586)
Measured at fair value through profit and loss	\$ —	\$ (586)	\$ 6,497,872	\$ 6,497,286

December 31, 2023	Level 1	Level 2	Level 3	Total
Assets				
Investment properties	\$ —	\$ —	\$ 5,795,044	\$ 5,795,044
Equity accounted investments	—	—	352,599	\$ 352,599
Participating loan interests	—	—	39,603	39,603
Liabilities				
Long term Incentive Plan	—	—	(4,961)	(4,961)
Currency Derivative	—	(586)	—	(586)
Measured at fair value through profit and loss	\$ —	\$ (586)	\$ 6,182,285	\$ 6,181,699

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.

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.

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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 percent of distributable income and distributable income per unit.

The Declaration of Trust provides for a maximum total indebtedness level of up to 75% 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, 2024	December 31, 2023
Total assets less restricted cash	\$ 6,863,975	\$ 6,578,120
Mortgages payable and credit facilities	3,290,933	3,155,355
Ratio of Debt to GBV	47.95 %	47.97 %

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

	June 30, 2024	December 31, 2023
Mortgages payable and credit facilities	\$ 3,290,933	\$ 3,155,355
Net assets attributable to Unitholders	3,466,014	3,347,852
Total Capital Structure	\$ 6,756,947	\$ 6,503,207

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, 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 debt market parameters existing at the time will affect the success of debt refinancing.

Management prepares cash forecasts and budgets on an ongoing basis to manage liquidity risks, ensure efficient use of resources and monitor the ongoing timing of liquidity events.

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, 2024, the Trust had cash of \$40,178 (December 31, 2023: \$23,579) and restricted cash of \$46,147. The credit facilities is as follows:

	June 30, 2024	December 31, 2023
Credit facilities agreed	\$300,000	\$300,000
Available for use	\$300,000	\$300,000
Available as undrawn	\$24,704	\$91,504

As at June 30, 2024, the Trust has contractual obligations totaling \$837,925 (December 31, 2023: \$602,782) due in less than one year, which includes all current liabilities noted within the statement of financial position and the unfunded mortgage, equity accounted and participating interests commitments (Notes 5 and 6). For purposes of contractual obligations, no interest on the credit facility has been included as it is not practical to forecast the outstanding balance on the credit facility.

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, 2024, the Trust had mortgage investments and participating loans of \$166,915 (December 31, 2023: \$187,806) and a credit facility with a balance of \$370,816 (December 31, 2023: \$245,290) 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.

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	-1%			+1%	
	Carrying Amount	Income	Equity	Income	Equity
Financial assets					
Variable rate mortgage investments & participating loan investments	\$ 166,915	\$ (1,669)	(1,669)	\$ 1,669	1,669
Financial liabilities					
Variable rate debt	\$ (370,816)	\$ 3,708	3,708	\$ (3,708)	(3,708)
Net Variable Interest Rate Exposure	\$ (203,901)	\$ 2,039	\$ 2,039	\$ (2,039)	\$ (2,039)

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 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 Corporation's investments. The Trust's maximum exposure to credit risk is represented by the mortgage investments, profit participation and warehouse loans. 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, 2024, 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, 2024, the Trust has USD currency derivatives with an aggregate notional value of \$26,311 USD (December 31, 2023: \$33,935 USD) at a rate of \$0.73 and a weighted average maturity on June 14, 2024.

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

	June 30, 2024	December 31, 2023
Cash	\$ 286	\$ 119
Equity accounted investments	24,114	29,798
Total assets held in USD	24,400	29,917
USD currency derivatives (notional value)	(26,311)	(33,935)
Net exposure	\$ (1,911)	\$ (4,018)

For the six months ended June 30, 2024, 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	\$ (1,912)	\$ 19	19	\$ (19)	(19)

24. Supplemental Cash Flow Information

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

	June 30, 2024	June 30, 2023
Long-Term Debt		
Balance, beginning of period	\$ 2,947,355	\$ 2,532,857
New or refinanced mortgages and loans	113,726	299,844
Mortgage and loan repayments and discharges	(70,751)	(256,411)
Capitalized financing fees ⁽¹⁾	(1,343)	(793)
Non-cash Adjustments:		
Assumed mortgages and loans upon acquisition	25,503	184,696
Amortization of financing fees	1,643	720
Balance, end of period	\$ 3,016,133	\$ 2,760,913
Credit Facilities		
Balance, beginning of period	\$ 208,000	\$ 80,000
Credit Facility advances (repayments)	66,800	(4,500)
Balance, end of period	274,800	75,500
Balance, end of period	\$ 3,290,933	\$ 2,836,413

(1) Capitalized CMHC premiums of \$1,094 (June 30, 2023: \$12,048) 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, 2024	December 31, 2023
Receivable and other assets	(3,860)	(39,618)
Accounts payable and other liabilities	3,834	25,698
Current income tax liabilities	—	(386)
Net decrease in non-cash operating assets and liabilities	\$ (26) \$	(14,306)

25. Subsequent Events

- a) The Trust declared total distributions of approximately \$28,478, out of which \$12,179 were paid in cash and the remainder reinvested through DRIP.
- b) The Trust had redemptions of \$27,912.
- c) The Trust raised \$91,762 in capital.



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