

InterRent REIT

Management's Discussion & Analysis

For the Three Months Ended September 30, 2025

November 10, 2025

MANAGEMENT'S DISCUSSION & ANALYSIS

TABLE OF CONTENTS

FORWARD-LOOKING STATEMENTS	3
INTERRENT REAL ESTATE INVESTMENT TRUST	4
DECLARATION OF TRUST	4
ACCOUNTING POLICIES	4
NON-GAAP MEASURES	4
OVERVIEW	6
BUSINESS OVERVIEW AND STRATEGY.....	6
ARRANGEMENT AGREEMENT.....	6
OPERATIONS UPDATE.....	7
OUTLOOK.....	8
Q3 PERFORMANCE HIGHLIGHTS	9
PORTFOLIO SUMMARY	10
ACQUISITIONS.....	11
PROPERTIES UNDER DEVELOPMENT.....	11
ANALYSIS OF PROPORTIONATE OPERATING RESULTS	12
REVENUE.....	12
OTHER REVENUE.....	15
PROPERTY OPERATING COSTS.....	15
PROPERTY TAXES.....	15
UTILITY COSTS.....	15
PROPORTIONATE NET OPERATING INCOME (NOI).....	16
SAME PROPERTY PROPORTIONATE PORTFOLIO PERFORMANCE.....	16
PROPORTIONATE FINANCING AND ADMINISTRATIVE COSTS	18
FINANCING COSTS.....	18
ADMINISTRATIVE COSTS.....	19
PROPORTIONATE OTHER INCOME AND EXPENSES	20
OTHER INCOME AND FEES.....	21
FAIR VALUE ADJUSTMENTS OF INVESTMENT PROPERTIES.....	21
UNREALIZED FAIR VALUE GAIN/LOSS ON FINANCIAL LIABILITIES.....	21
DISTRIBUTION EXPENSE.....	22
INVESTMENT PROPERTIES	22
UNITHOLDERS' EQUITY	22
DISTRIBUTIONS.....	23
WEIGHTED AVERAGE NUMBER OF UNITS.....	23
NON-IFRS RECONCILIATIONS AND PERFORMANCE MEASURES	23
CASH FROM OPERATING ACTIVITIES AND CASH DISTRIBUTIONS.....	26
RECONCILIATION OF Q3 PROPORTIONATE INCOME STATEMENT.....	27
RECONCILIATION OF YTD PROPORTIONATE INCOME STATEMENT.....	28
RECONCILIATION OF PROPORTIONATE BALANCE SHEET.....	29
LIQUIDITY AND CAPITAL RESOURCES	29
INTEREST AND DEBT SERVICE COVERAGE.....	30
MORTGAGE AND DEBT SCHEDULE.....	30
ACCOUNTING	31
RISKS AND UNCERTAINTIES.....	31
OFF-BALANCE SHEET ARRANGEMENTS.....	32
RELATED PARTY TRANSACTIONS.....	32
OUTSTANDING SECURITIES DATA	33
COMMITMENTS	33
COMPARATIVE INFORMATION	33
ADDITIONAL INFORMATION	33

FORWARD-LOOKING STATEMENTS

CAUTION REGARDING FORWARD-LOOKING STATEMENTS

This Management's Discussion and Analysis ("MD&A") of InterRent Real Estate Investment Trust ("InterRent REIT", the "REIT" or the "Trust") contains "forward-looking statements" within the meaning of applicable securities legislation. This document should be read in conjunction with material contained in the Trust's audited consolidated financial statements for the year ended December 31, 2024, along with InterRent REIT's other publicly filed documents. 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 and 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", or "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 InterRent 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 InterRent REIT's securities, the general risks associated with real property ownership and acquisition, that future accretive acquisition opportunities will be identified and/or completed by InterRent REIT, risk management, liquidity, debt financing, credit risk, competition, general uninsured losses, interest rate fluctuations, environmental matters, restrictions on redemptions of outstanding InterRent REIT securities, lack of availability of growth opportunities, diversification, potential unitholder liability, potential conflicts of interest, the availability of sufficient cash flow, fluctuations in cash distributions, the market price of InterRent 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 the section entitled "Risks and Uncertainties" and in other sections of this Management's Discussion and Analysis.

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
- Overall population growth
- Regional economic and demographic factors, such as employment rates and immigration trends
- Inflationary/deflationary factors
- Long-, medium-, and short-term interest rates
- Availability of financing
- Housing starts
- Housing affordability
- Provincial government housing policies
- Canadian Mortgage and Housing Corporation ("CMHC") policies

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. InterRent 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. InterRent REIT does not undertake 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.

INTERRENT REAL ESTATE INVESTMENT TRUST

InterRent Real Estate Investment Trust (“InterRent REIT”, the “REIT” or the “Trust”) is an unincorporated, open-ended real estate investment trust created pursuant to a Declaration of Trust, dated October 10, 2006, as most recently amended on May 21, 2019, under the laws of the Province of Ontario. InterRent REIT was created to invest in income producing multi-family residential properties within Canada initially through the acquisition of InterRent International Properties Inc. (the “Corporation”) and of the Silverstone Group by the way of a plan of arrangement (the “Arrangement”) under the Business Corporations Act (Ontario), which was completed on December 7, 2006.

InterRent REIT’s principal objectives are to provide its unitholders (“Unitholders”) with stable and growing monthly cash distributions, partially on a Canadian income tax-deferred basis, and to increase the value of its trust units (the “Units”) through the effective management of its residential multi-family revenue producing properties, the acquisition of additional, accretive properties, and delivering new supply through intensification and development.

DECLARATION OF TRUST

The investment policies of the Trust are outlined in the Trust’s Amended and Restated Declaration of Trust (the “DOT”) dated as of May 21, 2019, and a copy of this document is available on SEDAR (www.sedarplus.ca). Amendments to the Declaration of Trust were approved by Unitholders on August 25, 2025 but are not yet in force, as described in more details in the REIT’s Management Information Circular dated July 24, 2025.

At September 30, 2025 the Trust was in material compliance with all investment guidelines and operating policies stipulated in the DOT.

ACCOUNTING POLICIES

InterRent REIT’s accounting policies are described in note 3 of the audited consolidated financial statements for the year ended December 31, 2024 and note 2 of the condensed consolidated interim financial statements for September 30, 2025.

In applying these policies, in certain cases it is necessary to use estimates, which management determines using information available to the Trust at the time. Management reviews key estimates on a quarterly basis to determine their appropriateness and any change to these estimates is applied prospectively in compliance with IFRS. Significant estimates are made with respect to the fair values of investment properties and the fair values of financial instruments.

NON-GAAP MEASURES

Proportionate results represent financial information adjusted to reflect the Trust’s equity accounted joint ventures on a proportionately consolidated basis at the Trust’s ownership percentage of the related investment. Under IFRS (GAAP), the Trust’s equity accounted joint ventures are presented on one line in the consolidated balance sheets and the consolidated statement of income (loss) in aggregate. In this MD&A the consolidated balance sheets and consolidated statement of income (loss) are presented as if the joint ventures were proportionately consolidated. The presentation of financial information at the Trust’s proportionate interest provide a more detailed view of performance and reflect how management operates the business. Reconciliations of the proportionate balance

sheet and proportionate statement of income (loss) to those prepared on a GAAP basis are found in the non-IFRS reconciliations and performance measures section of this MD&A.

Gross Rental Revenue, Net Operating Income, Same Property results, Funds from Operations, Normalized Funds from Operations, Adjusted Funds from Operations, Normalized Adjusted Funds from Operations, Adjusted Cash Flows from Operations and EBITDA (or, in each case, substantially similar terms) are measures sometimes used by Canadian real estate investment trusts as indicators of financial performance, however they do not have standardized meanings prescribed by IFRS (GAAP). 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.

Gross Rental Revenue is the total potential revenue from suite rentals before considering vacancy and rebates and excludes other revenue from ancillary sources.

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.

Same property results are revenues, expenses and NOI from properties owned by the Trust throughout the comparative periods, which removes the impact of situations that result in the comparative period to be less meaningful. Some examples include: acquisitions, dispositions, redevelopments or properties going through a lease-up period.

Repositioned properties are properties owned by the Trust prior to January 1, 2022.

Funds from Operations (“FFO”) and Adjusted Funds from Operations (“AFFO”) are financial measures commonly used by many Canadian real estate investment trusts which should not be considered as an alternative to net income, cash flow from operations, or any other operating or liquidity measure prescribed under GAAP. The Trust presents FFO and AFFO in accordance with the REALpac White Paper on Funds from Operations and Adjusted Funds from Operations for IFRS dated January 2022. Normalized FFO (“NFFO”) and Normalized AFFO (“NAFFO”) are defined as FFO and AFFO, respectively, net of adjustments for unique or non-recurring items that are not considered representative of ongoing operational activities of the REIT. Management considers FFO, NFFO, AFFO, and NAFFO useful measures of recurring economic earnings.

Adjusted Cash Flows from Operations (“ACFO”) is an additional financial measure of economic cash flow based on the operating cash flows of a business adjusted for specific items. The Trust presents ACFO in accordance with the REALpac White Paper dated February 2019. Management considers ACFO a useful measure of sustainable cash flow.

Earnings Before Interest, Taxes, Depreciation and Amortization (“EBITDA”) is calculated as earnings before interest, taxes, depreciation, amortization, and other adjustments including gain/loss on sale and fair value adjustments.

Readers are cautioned that Gross Rental Revenue, NOI, Same property, FFO, NFFO, AFFO, NAFFO, ACFO and EBITDA are not alternatives to measures under GAAP and should not, on their own, be construed as indicators of the Trust's performance or cash flows, measures of liquidity or as measures of actual return on Units of the Trust. These non-GAAP measures, as presented, should only be used in conjunction with the consolidated financial statements of the Trust.

As a result of the redeemable feature of the Trust Units, the Trust's Units are defined as a financial liability and not considered an equity instrument. Therefore, no denominator exists to calculate per unit calculations. Consequently, all per unit calculations are considered non-GAAP measures. Management feels that certain per unit calculations are an important method of measuring results from period to period and as such has determined basic and diluted weighted average number of units. Per unit calculations as computed by the Trust may differ from similar

computations as reported by other real estate investment trusts and, accordingly, may not be comparable to other such issuers.

OVERVIEW

BUSINESS OVERVIEW AND STRATEGY

InterRent REIT is a growth-oriented real estate investment trust engaged in increasing Unitholder value and creating a growing and sustainable distribution through the acquisition, development, and ownership of multi-residential properties. The REIT generates revenues, cash flows and earnings from rental operations and continually assesses its assets for accretive capital recycling purposes. InterRent REIT's largest and most consistent source of income is its rental operations, which involves leasing individual suites to residents for lease terms generally ranging from month-to-month to twelve-months.

InterRent's strategy is to expand its portfolio primarily within markets that have exhibited stable market vacancies, sufficient suites available to attain the critical mass necessary to implement an efficient portfolio management structure and, offer opportunities for accretive acquisitions.

InterRent's primary objectives are to use the proven industry experience of the Trustees, Management and Operational Team to: (i) grow both net asset value per Unit and funds from operations per Unit through investments in a diversified portfolio of multi-residential properties; (ii) provide Unitholders with sustainable and growing cash distributions, payable monthly; and (iii) maintain a conservative payout ratio and balance sheet.

In the first nine months of 2025, the Trust purchased one single-suite property in Ottawa, Ontario for a purchase price of \$0.6m. The property is adjacent to an existing property owned by the Trust and the acquisition allows for expanded future development potential at the site. The Trust also sold one property comprising 28 suites in Ottawa, Ontario for a sale price of \$9.5 million, or \$339,300 per suite; one property comprising 104 suites in Montréal, Quebec for a sale price of \$26.5 million, or \$255,100 per suite; and two properties comprising 118 suites in Hamilton, Ontario for a sale price of \$29.4 million, or \$249,400 per suite. Altogether, the properties were sold for \$1.2 million above their carrying value and the Trust received net proceeds of \$61.8 million after closing costs but before the repayment of \$23.2 million in mortgages on the disposed properties.

As at September 30, 2025, the Trust has 100% ownership interest in 11,123 suites, a 50% financial interest in 1,462 suites, and a 10% financial interest in 605 suites, representing 13,190 total suites, of which 12,696 are included in same property suites. On a proportionate basis, this amounts to 11,915 total suites and 11,545 on a same property basis (or 96.9% of the portfolio).

Historically, the Trust has reported results separately for repositioned and non-repositioned property suites. The Trust's repositioning program typically spans 3 to 4 years after the acquisition of a property, and therefore repositioned suites are defined as those owned by the Trust prior to January 1, 2022. As of September 30, 2025, 95.8% of the Trust's aggregate portfolio is considered repositioned. As a result of the majority of the portfolio meeting the definition of repositioned, repositioned results are no longer presented as the Trust does not believe that, going forward, such measures will provide investors with useful information to understand or evaluate the Trust's operations. If market conditions change and such disclosure becomes relevant, the Trust may reintroduce it in the future. In the calculation of AFFO the definition of repositioned suites remains in use for the calculation of actual maintenance capital investment on repositioned suites.

ARRANGEMENT AGREEMENT

On May 27, 2025, the Trust entered into an arrangement agreement (the "Arrangement Agreement") with Carriage Hill Properties Acquisition Corp. (the "Purchaser"), a newly formed entity owned by CLV Group and GIC, pursuant to which the Purchaser will acquire InterRent in an all-cash transaction valued at approximately \$4 billion, including the assumption of net debt (the "Transaction").

Under the terms of the Arrangement Agreement, InterRent unitholders, other than certain units of Retained Interest Holders (as such term is defined in the Arrangement Agreement), will receive \$13.55 per unit in cash.

Pursuant to the Arrangement Agreement, the Trust had an initial 40-day go-shop period, beginning on May 28, 2025 and ending on July 6, 2025 (the “Go-Shop Period”), during which the Trust, with the assistance of its advisors, could actively solicit and consider superior proposals from third parties that express an interest in acquiring the Trust. On July 7, 2025 the Trust announced the expiration of the Go-Shop Period and advised that it did not receive an Acquisition Proposal (as such term is defined in the Arrangement Agreement) during the Go-Shop Period.

The Transaction has received Investment Canada Act approval and clearance under the Competition Act (Canada), and the parties have received a final order from the Ontario Superior Court of Justice (Commercial List) approving the Transaction. The Transaction was approved by InterRent’s unitholders on August 25, 2025.

While several of the conditions to the closing of the Transaction have, as mentioned above, been met, the parties continue to work towards satisfying the remaining closing conditions, including CMHC Consents (as defined in the Arrangement Agreement) and other customary closing conditions. Therefore, the parties now anticipate that the Transaction will close in the first half of 2026.

The Transaction subjects InterRent to additional risks and uncertainties such as the risks of non-completion, including among others, the costs to the REIT incurred in pursuing the Arrangement, the consequences and opportunity costs of the suspension of strategic pursuits of the REIT in accordance with the terms of the Arrangement Agreement and the risks associated with the temporary diversion of management’s attention away from the conduct of the REIT’s business in the ordinary course. In addition, if the Arrangement is not completed for any reason, there are risks that the announcement of the Arrangement, the dedication of substantial resources of the REIT and its management to the completion thereof and the restrictions that were imposed on the REIT under the Arrangement Agreement could have a negative impact on the REIT’s current business relationships (including with future and prospective employees, customers, suppliers and partners) and could have a material adverse effect on the current and future operations, financial condition, results of operations, and prospects of the REIT. If the Transaction is not completed and the Board decides to seek an alternative transaction, there can be no assurance that it will be able to find a party willing to pay consideration for the Units that is equivalent to, or more attractive than, the consideration to be received by the Unitholders (other than the Retained Interest Holders) pursuant to the Transaction or willing to proceed at all with a similar or alternative transaction. In addition, since the completion of the Transaction is subject to uncertainty, officers and employees of the REIT may experience uncertainty about their future roles with the REIT. This may adversely affect the REIT’s ability to attract or to retain key management and personnel in the period until the Transaction is completed or terminated.

For additional details regarding the Transaction, including a more detailed discussion of the additional risks and uncertainties related to the Transaction, see the Management Information Circular available under InterRent’s profile on www.sedarplus.ca.

OPERATIONS UPDATE

- Total portfolio occupancy of 96.8% for September 2025 was up 150 basis points from 95.3% in June 2025 and up 40 basis points from 96.4% in September 2024.
- Delivered average monthly rent (“AMR”) growth of 3.3% for the total portfolio and 2.6% for the same property portfolio for September 2025, as compared to September 2024.
- The Trust signed 1,547 new leases during the quarter, as compared to 1,279 during the same period in 2024, a 21.0% increase year-over-year. New leases were signed at an average rent of 0.1% lower than outgoing rents, supporting the occupancy gains achieved during the quarter in a competitive market.
- Turnover has continued to increase over the past four quarters, climbing to 26.9% for the trailing twelve months, excluding disposed properties. Turnover occurred primarily in suites leased within the past three years at elevated rent levels, which further increased the impact of moderating market rents.

- Same-property proportionate NOI of \$41.1 million, an increase of \$0.8 million, or 1.9% compared to the same period in 2024. Same-property proportionate NOI margin was 67.5%, a decrease of 70 basis points from Q3 2024. Vacancy and rebates were a significant contributor, increasing by \$45 per suite or 17.5% over Q3 2024. Operating expenses were also up, with sales and marketing costs up \$31 per suite and waste removal expenses up \$10 due to the City of Ottawa increasing their Solid Waste Bin charges by 83.5%.
- The Trust continues to invest in its portfolio as a driver of future organic growth, spending \$23.6 million during the quarter on a proportionate basis, of which \$2.8 million was spent on properties under development and \$20.8 million on the operating portfolio (\$1,746 per suite). This investment in the portfolio and the programming offered at the properties allows the Trust to capture above average market rents within its various communities.

OUTLOOK

- a) The Arrangement Agreement represents an exciting opportunity for Unitholders and InterRent's other stakeholders. During the pendency of the Arrangement, management remains committed to growing the REIT in a strategic and structured manner, although timing is being impacted by the current economic environment, future growth is still anticipated to come from:
 - i. continuously looking for new ways and opportunities to drive existing revenues, create new revenue streams and reduce operating costs within our portfolio;
 - ii. re-deploying capital from areas where management believes that properties have reached their economic peak or that the area will not allow the REIT to reach the desired level of scale;
 - iii. continuing to source properties in our core markets that allow us to build scale within these areas and apply our repositioning experience and expertise in a manner that continues to provide long term accretion for our Unitholders;
 - iv. participating in joint ventures where the REIT can add value through its experience and expertise in owning and operating multi-family rentals; and
 - v. developing purpose-built rental on existing sites that have the ability to add more density.
- b) The bulk of ongoing near-term development spend will be directed towards 360 Laurier. In order to retain optionality at the REIT's other ongoing development projects, a minimal amount of capital will be directed towards continuing development at those properties. The Trust will continue to monitor capital allocation priorities and market conditions.
- c) Liquidity Update:
 - With a debt-to-GBV ratio of 42.0%, the REIT has significant liquidity available through both CMHC insured and conventional mortgage financing to fund future capital programs, development opportunities and acquisitions.
 - The Trust's current credit facilities total \$225.0 million of available credit. There was \$96.0 million drawn on these facilities as at September 30, 2025 and approximately \$102.9 million drawn as of November 10, 2025.
 - Throughout the quarter, the Trust's variable rate exposure, including credit facilities, increased to 7%.
 - As of the date of this report, the Trust had approximately \$125.3 million in unencumbered properties that do not have mortgages nor provide security for any credit facilities.
 - The Trust continues to pursue opportunities to unlock equity by topping up maturing CMHC insured mortgages and converting conventional debt to CMHC insured mortgages at favourable rates.

Q3 PERFORMANCE HIGHLIGHTS

The following table presents a summary of InterRent's proportionate operating performance for the three months ended September 30, 2025 compared to the same period in 2024:

Selected Consolidated Information In \$000's, except per Unit amounts and other non-financial data	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	Change
Total suites	11,915 ⁽¹⁾	12,031 ⁽¹⁾	-1.0%
Average rent per suite (September)	\$ 1,742	\$ 1,687	+3.3%
Occupancy rate (September)	96.8%	96.4%	+40 bps
Proportionate operating revenues	\$ 62,765	\$ 61,213	+2.5%
Proportionate net operating income (NOI)	\$ 42,390	\$ 41,730	+1.6%
NOI %	67.5%	68.2%	-70 bps
Same Property average rent per suite (September)	\$ 1,741	\$ 1,697	+2.6%
Same Property occupancy rate (September)	96.8%	96.5%	+30 bps
Same Property proportionate operating revenues	\$ 60,831	\$ 59,089	+2.9%
Same Property proportionate NOI	\$ 41,067	\$ 40,317	+1.9%
Same Property proportionate NOI %	67.5%	68.2%	-70 bps
Net income/(loss)	\$ 3,516	\$ (74,153)	+104.7%
Funds from Operations (FFO)	\$ 14,136	\$ 23,410	-39.6%
FFO per weighted average unit – diluted	\$ 0.101	\$ 0.159	-36.5%
Normalized Funds from Operations (NFFO) ⁽²⁾	\$ 22,595	\$ 23,410	-3.5%
NFFO per weighted average unit – diluted	\$ 0.162	\$ 0.159	+1.9%
Adjusted Funds from Operations (AFFO)	\$ 10,774	\$ 20,910	-48.5%
AFFO per weighted average unit – diluted	\$ 0.077	\$ 0.142	-45.8%
Normalized Adjusted Funds from Operations (NAFFO) ⁽²⁾	\$ 19,233	\$ 20,910	-8.0%
NAFFO per weighted average unit – diluted	\$ 0.138	\$ 0.142	-2.8%
Distributions per unit	\$ 0.0992	\$ 0.0945	+5.0%
Adjusted Cash Flow from Operations (ACFO)	\$ 14,704	\$ 22,394	-34.3%
Debt-to-GBV	42.0%	38.5%	+350 bps
Interest coverage (rolling 12 months)	2.57x	2.65x	-0.08x
Debt service coverage (rolling 12 months)	1.67x	1.66x	+0.01x

⁽¹⁾ Represents 11,123 (2024 - 11,363) suites fully owned by the REIT, 1,462 (2024 - 1,214) suites owned 50% by the REIT, and 605 (2024 - 605) suites owned 10% by the REIT.

⁽²⁾ Normalized FFO and AFFO remove the transaction costs associated with the Arrangement Agreement of \$8.5 million (2024 - nil).

• Overall Portfolio:

- The comparability of FFO, AFFO, and Net Loss are materially impacted by transaction costs associated with the Arrangement Agreement. Transaction costs consist of professional, legal, Board Special Committee fees, and change of control entitlements related to the Transaction. During the three months ended September 30, 2025 the Trust incurred \$8.5 million of transaction costs, which are included in general and administrative expenses on the statement of profit and loss.
- Proportionate operating revenues for the quarter increased by \$1.6 million to \$62.8 million, an increase of 2.5% over Q3 2024.
- Average monthly rent per suite increased to \$1,742 (September 2025) from \$1,687 (September 2024), an increase of 3.3%, and from \$1,736 (June 2025) an increase of 0.3%.
- Occupancy for September 2025 was 96.8%, an increase of 40 basis points when compared to September 2024 occupancy of 96.4%, and up 150 basis points from June 2025 occupancy of 95.3%.

- e) Proportionate NOI for the quarter was \$42.4 million, an increase of \$0.7 million, or 1.6%, over Q3 2024. NOI margin for the quarter was 67.5%, a decrease of 70 basis points from Q3 2024.
- Same Property Portfolio:
 - a) Proportionate operating revenues for the quarter increased by \$1.7 million to \$60.8 million, an increase of 2.9% from Q3 2024.
 - b) Average monthly rent per suite for the same property portfolio increased to \$1,741 (September 2025) from \$1,697 (September 2024), an increase of 2.6%, and from \$1,735 (June 2025) an increase of 0.3%.
 - c) Occupancy for September 2025 was 96.8%, an increase of 30 basis points when compared to September 2024 occupancy of 96.5%, and up 150 basis points from June 2025 occupancy of 95.3%.
 - d) Same property proportionate NOI for the quarter was \$41.1 million, an increase of \$0.8 million, or 1.9% over Q3 2024. Same property NOI margin for the quarter was 67.5%, a decrease of 70 basis points from Q3 2024.
- Net income for the quarter was \$3.5 million, an increase of \$77.7 million compared to a net loss of \$74.2 million in Q3 2024. The improvement was primarily driven by the change in fair value adjustments on investment properties, which reflected an \$11.2 million loss in Q3 2025 compared to a \$93.5 million loss in Q3 2024, the prior period having been impacted by cap rate adjustments. Unrealized gains and losses on the fair value of financial liabilities also contributed, with a \$0.6 million gain in Q3 2025 compared to a \$4.1 million loss in Q3 2024. The unrealized losses in the prior year were due to an increase in the Trust's unit price during the quarter. The impact of these unrealized gains and losses were offset by the \$8.5 million of transaction costs, as well as the \$0.8 million decrease in Normalized FFO, due primarily to the dispositions.
- These were offset by lower FFO due primarily to the transaction costs associated with the Arrangement Agreement.
- FFO for the quarter was \$14.1 million, a decrease of \$9.3 million, or 39.6%, from Q3 2024. On a per unit basis, FFO decreased by 36.5% from Q3 2024. Normalized FFO for the quarter was \$22.6 million, a decrease of \$0.8 million, or 3.5%, from Q3 2024. On a per unit basis, NFFO increased by 1.9% over Q3 2024.
- AFFO for the quarter was \$10.8 million, a decrease of \$10.1 million, or 48.5%, from Q3 2024. On a per unit basis, AFFO decreased by 45.8% from Q3 2024. Normalized AFFO for the quarter was \$19.2 million, a decrease of \$1.7 million, or 8.0%, from Q3 2024. On a per unit basis, NAFFO decreased by 2.8% from Q3 2024. The decrease in NAFFO was driven by a 21.9% increase in per suite maintenance capex, with two large life-cycle projects accounting for 78.0% of that increase.
- ACFO decreased by \$7.7 million, or 34.3%, to \$14.7 million compared to Q3 2024.
- Debt-to-GBV at quarter end was 42.0%, an increase of 350 basis points compared to September 2024. This increase was a direct result of the fair value adjustments made to investment properties during 2024 and 2025, our active NCIB program, and costs associated with the Arrangement Agreement.

PORTFOLIO SUMMARY

The Trust started the year with 12,160 suites. During the nine months ended September 30, 2025, the Trust:

- acquired a one-suite property in the National Capital Region;
- added one suite to an existing property in the Other Ontario region;
- added one suite to an existing property in the Greater Montréal Area;
- added two suites to existing properties in the Greater Toronto and Hamilton Area;
- disposed of one property comprising 28 suites in the National Capital region;
- disposed of one property comprising 104 suites in the Greater Montréal Area; and
- disposed of two properties comprising 118 suites in the Greater Toronto and Hamilton Area.

At September 30, 2025, the Trust owned 11,915 suites. Management continuously reviews the markets that the REIT operates in to maintain a suitable portfolio mix. Management believes that there are still strong organic growth opportunities within the portfolio, once the impacts of immigration and supply return to normalized levels, through continued robust rent growth, further operational streamlining, and reductions in operating costs. At September 30, 2025, 96.9% of the portfolio was included in same property suites.

▼ SUITES BY REGION AT SEPTEMBER 30, 2025

Region	Total Portfolio			Same Property		
	Suites – 100% basis	Suites – proportionate	% of Portfolio	Suites – 100% basis	Suites – proportionate	% of Portfolio
Greater Toronto & Hamilton Area	4,635	4,044	33.9%	4,390	3,799	32.9%
National Capital Region	2,512	2,512	21.1%	2,511	2,511	21.7%
Other Ontario	2,008	2,008	16.9%	2,008	2,008	17.4%
Greater Montreal Area	3,169	2,918	24.5%	2,921	2,794	24.2%
Greater Vancouver Area	866	433	3.6%	866	433	3.8%
Total	13,190	11,915	100.0%	12,696	11,545	100.0%

ACQUISITIONS

During Q3 2025, the REIT completed the acquisition of a single-suite property in Ottawa, Ontario for a purchase price of \$0.6 million. The property is adjacent to an existing property owned by the Trust and the acquisition allows for expanded future development potential at the site.

PROPERTIES UNDER DEVELOPMENT

Development activity is another way in which the REIT generates long-term value through FFO and NAV accretion. Development opportunities are regularly reviewed by management and are selectively undertaken based on a rigorous analysis of projected returns relative to the REIT's cost of capital, market dynamics, and broader capital allocation decision making.

Project	City	Suite Count	Commercial Sq. Ft.	Ownership Interest	Target Completion Date
360 Laurier	Ottawa	139	1,736	25.0%	Q1 2026
Richmond & Churchill	Ottawa	177	11,591	100.0%	TBD
Burlington GO Lands	Burlington	1,526 (Phases 1-2) 989 (Phases 3-4)	20,081 (Phases 1-2) 19,779 (Phases 3-4)	25.0%	TBD
900 Albert Street	Ottawa	1,241	597,368	50.0%	TBD

360 LAURIER

360 Laurier Ave W is an office conversion project located in downtown Ottawa, with 139 residential suites and 1,736 sq ft of retail space across 11 storeys. All major long lead items have been tendered and awarded, and the construction costs have all been substantially contracted as we work towards partial occupancy commencing in Q4 2025. Financing was secured through the CMHC's Apartment Construction Loan Program (ACLP) during Q1 2025 and the project was fully capitalized, with excess equity being repatriated to the joint-venture partners upon closing of the financing.

ANALYSIS OF PROPORTIONATE OPERATING RESULTS

The following operating results are presented on a proportionate basis, inclusive of the Trust's proportionate share of equity accounted joint ventures, for the periods indicated. For a reconciliation to the Trust's operating results as reported under GAAP, see the "Non-IFRS Reconciliations and Performance Measures" section of this MD&A.

In \$ 000's	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Gross rental revenue	\$ 62,618	\$ 60,866	\$ 187,673	\$ 183,391
Less: vacancy & rebates	(3,637)	(3,135)	(10,312)	(8,786)
Other revenue	3,784	3,482	10,861	10,499
Operating revenues	\$ 62,765	\$ 61,213	\$ 188,222	\$ 185,104
Expenses				
Property operating costs	10,768 17.2%	9,960 16.2%	30,767 16.3%	29,213 15.8%
Property taxes	6,362 10.1%	6,407 10.5%	19,911 10.6%	19,612 10.6%
Utilities	3,245 5.2%	3,116 5.1%	13,192 7.0%	12,420 6.7%
Operating expenses	\$ 20,375 32.5%	\$ 19,483 31.8%	\$ 63,870 33.9%	\$ 61,245 33.1%
Net operating income	\$ 42,390	\$ 41,730	\$ 124,352	\$ 123,859
Net operating margin	67.5%	68.2%	66.1%	66.9%

REVENUE

Management expects to continue to grow rent organically, as well as continuing to drive other ancillary revenue streams such as parking, commercial, laundry, cable and telecom revenue share agreements, and locker rentals.

Despite the impact of the dispositions, gross rental revenue on a total portfolio basis for the three months ended September 30, 2025 increased 2.9% to \$62.6 million compared to \$60.9 million for the three months ended September 30, 2024. Operating revenue for the quarter was up \$1.6 million to \$62.8 million, or 2.5% compared to Q3 2024.

The Trust owned, on a weighted average basis, 11,913 suites for the three months ended September 30, 2025 as compared to 12,027 for the three months ended September 30, 2024, a decrease of 114 suites over the period. On a per weighted average suite basis, operating revenue for the three months ended September 30, 2025 was an average of \$1,756 per month (\$1,697 in 2024) a 3.5% year-over-year increase.

Average monthly rent for September 2025 of \$1,742 per suite has increased compared to \$1,687 for September 2024, (3.3% increase), and \$1,736 for June 2025 (0.3% increase). On a same property basis, the average rent increased by \$44 per suite (or up 2.6%) over September 2024 and by \$9 per suite (or up 0.5%) over June 2025.

GAIN-ON-LEASE

Organic growth for the REIT occurs in large part from the movement of rental rates from older in-place rents to current market rates when new residents take occupancy. The REIT executed 1,547 new leases during Q3 2025, as compared to 1,279 move-ins during Q3 2024, an increase of 268 suites or 21.0%. Expiring rents in Q3 2025 were 5.8% higher than expiring rents in Q3 2024. New rents achieved in Q3 2025 were 0.1% lower than the expiring rents for the quarter, resulting in a minimal annualized incremental revenue loss.

The small backwards movement on incoming AMR reflects that turnover is occurring primarily in suites leased within the past three years at elevated rent levels while we balance occupancy and rent growth in a competitive market.

Seasonal variation in turnover is expected, with the first quarter being quite low, and the third quarter of the year generally the strongest quarter for move-ins. The following table presents the number of new leases signed, as well as the outgoing and newly signed rents on these suites and a calculation of the annualized gain-on-lease.

Quarter	New Leases ⁽¹⁾	Outgoing AMR ⁽¹⁾	New AMR ⁽¹⁾	Realized Gain-On-Lease ⁽¹⁾	Annualized Gain/(Loss)-On-Lease ⁽²⁾
Q3 2025	1,547	\$ 1,963	\$ 1,962	(0.1%)	\$ (137)
Q2 2025	719	2,022	2,097	3.7%	528
Q1 2025	475	1,979	2,124	8.5%	796
Q4 2024	635	1,947	2,091	7.4%	1,955
Total/Average	3,354	\$ 1,975	\$ 2,041	3.5%	\$ 3,142

⁽¹⁾ Includes 100% of new leases from joint ventures

⁽²⁾ Calculated on a proportionate basis

On a same property basis, the REIT signed 1,463 new leases during the quarter, or 11.5% of the same property portfolio, as compared to 1,207 for Q3 2024, or 9.5% of the same property portfolio, an increase of 256 leases or 21.2%.

Average market rental gap on the total portfolio has decreased to approximately 18% while suite turnover, excluding disposed properties, for the trailing 12 months increased to 26.9%. InterRent is closely monitoring market conditions in each region and remains flexible in its strategy, including adjusting target occupancy levels as needed to optimize portfolio performance and the strategic use of incentives and targeted marketing.

▼ AVERAGE RENT BY REGION⁽¹⁾

Region	Total Portfolio			Same Property		
	September 2025	September 2024	Change	September 2025	September 2024	Change
Greater Toronto & Hamilton Area	\$1,822	\$1,768	+3.1%	\$1,822	\$1,780	+2.4%
National Capital Region ⁽¹⁾	\$1,850	\$1,807	+2.4%	\$1,851	\$1,806	+2.5%
Other Ontario	\$1,674	\$1,628	+2.8%	\$1,690	\$1,643	+2.9%
Greater Montreal Area	\$1,538	\$1,463	+5.1%	\$1,511	\$1,466	+3.1%
Greater Vancouver Area	\$2,067	\$2,007	+3.0%	\$2,067	\$2,007	+3.0%
Total	\$1,742	\$1,687	+3.3%	\$1,741	\$1,697	+2.6%

⁽¹⁾ Excludes extended stay suites.

PORTFOLIO OCCUPANCY

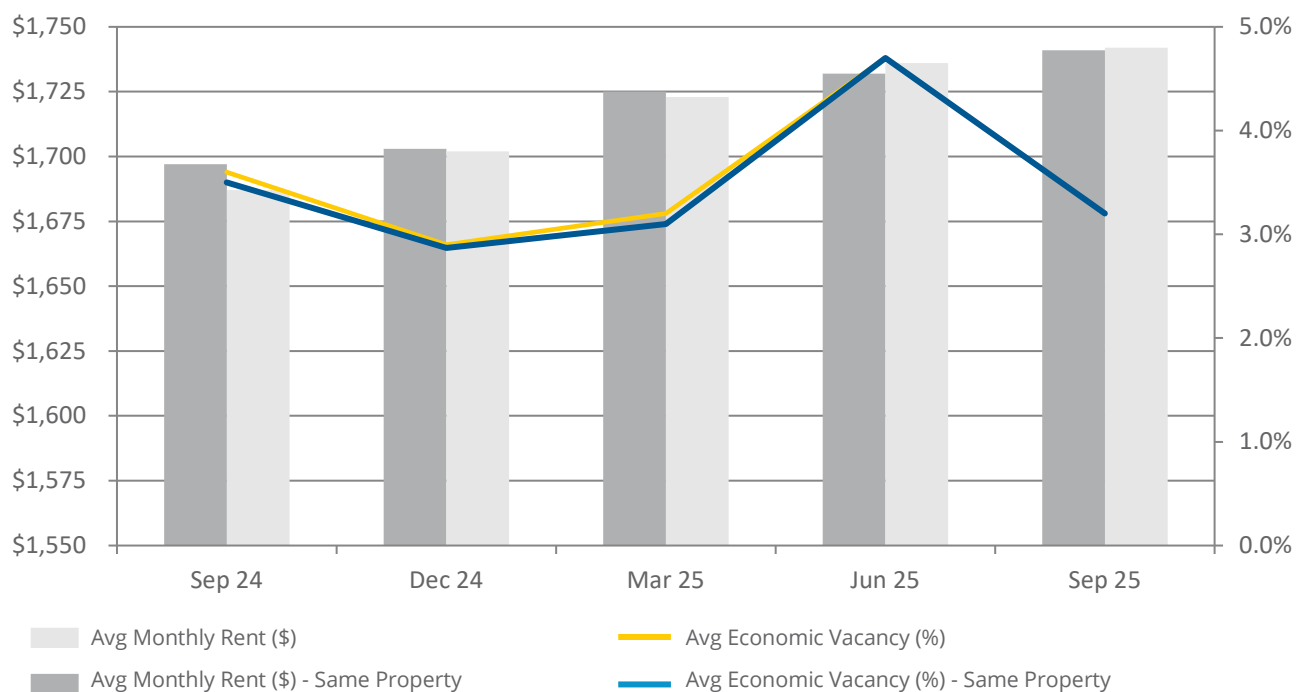
As part of the ongoing effort to balance organic revenue growth and occupancy levels, the vacancy rate on an annual basis is expected to be in the 3%-4% range once a property is repositioned. Going forward, management believes that minor variations in economic vacancy will continue to occur from one quarter to another given the seasonal nature of rental activity. The rental growth objectives are being achieved as a direct result of:

1. ensuring that properties are safe, secure and well maintained;
2. ensuring suites are properly repaired and maintained before being rented to new residents;
3. tailoring marketing to the specific features, location and demographics of each individual community; and,
4. ensuring that operations are running as efficiently and cost effectively as possible to ensure the well-being of residents and resident enjoyment of their homes.

This is part of the Trust's repositioning strategy to maximize rental revenues, lower operating costs and create safe, quality communities for its residents, extending the useful life of its buildings, and thereby creating value for all

stakeholders. Management intends to continue to pursue this strategy both within the existing portfolio and as it looks to add new properties within targeted regions.

The following chart represents both the average monthly rents and the economic vacancy for the entire portfolio for the months listed. Economic occupancy is calculated by taking financial vacancy loss and dividing it by gross rental revenue.



	September 2024	December 2024	March 2025	June 2025	September 2025
Average monthly rents same property	\$1,697	\$1,706	\$1,728	\$1,735	\$1,741
Average monthly rents all properties	\$1,687	\$1,702	\$1,723	\$1,736	\$1,742

The overall economic vacancy for the month of September 2025 across the entire portfolio was 3.2%, a decrease of 40 basis points from 3.6% in September 2024 and an increase of 150 basis points from June 2025.

The economic vacancy for the month of September 2025 on a same property portfolio basis was 3.2%, a decrease of 30 basis points as compared to the 3.5% vacancy in September 2024, and a decrease of 150 basis points from 4.7% in June 2025.

▼ VACANCY BY REGION

Region	Total Portfolio			Same Property		
	September 2025	September 2024	Change	September 2025	September 2024	Change
Greater Toronto & Hamilton Area	3.3%	3.7%	-40 bps	3.3%	3.7%	-40 bps
National Capital Region	2.9%	2.8%	+10 bps	2.9%	2.8%	+10 bps
Other Ontario	2.5%	4.9%	-240 bps	2.4%	4.2%	-180 bps
Greater Montreal Area	3.9%	3.7%	+20 bps	4.1%	3.6%	+50 bps
Greater Vancouver Area	3.0%	2.7%	+30 bps	3.0%	2.7%	+30 bps
Total	3.2%	3.6%	-40 bps	3.2%	3.5%	-30 bps

OTHER REVENUE

Other revenue for the three months ended September 30, 2025 increased slightly to \$3.8 million compared to \$3.5 million for September 30, 2024, despite the dispositions in the portfolio. Increased revenues from commercial space as well as ancillary sources such as parking, laundry, locker rentals, and cable and telecom continues to be a focus as a source of organic revenue growth.

PROPERTY OPERATING COSTS

Property operating costs for the investment properties include repairs and maintenance, insurance, caretaking, wages and benefits, property management salaries and benefits, uncollectible accounts, marketing, advertising, and leasing costs.

Property operating costs for the three months ended September 30, 2025 amounted to \$10.8 million or 17.2% of revenue compared to \$10.0 million or 16.2% of revenue for the three months ended September 30, 2024. As a percentage of revenue, operating costs increased by 100 basis points as compared to Q3 2024.

On a per weighted average suite basis, property operating costs for the three months ended September 30, 2025 were \$904, a \$76 per suite, or 9.2%, increase over \$828 for the three months ended September 30, 2024. The increase reflects a \$29 per suite increase in sales and marketing costs associated with the increased turnover during the quarter, as well as a \$10 per suite increase in waste removal expenses due to the City of Ottawa increasing their Solid Waste Bin Charges by 83.5%.

PROPERTY TAXES

Property taxes for the three months ended September 30, 2025 amounted to \$6.4 million or 10.1% of revenue compared to \$6.4 million or 10.5% of revenue for September 30, 2024.

On a per weighted average suite basis, property taxes for the three months ended September 30, 2025 were \$534, a 0.2% increase over \$533 for the three months ended September 30, 2024. The City of Ottawa began implementing a phased reduction of the multi-residential property tax ratio with a goal of achieving parity with the residential tax class over the next four years. This initiative resulted in an approximate 4.5 per cent decrease in 2025 property taxes in Ottawa from the prior year. The Trust recognized a reduction in property taxes of \$0.3 million during the quarter to account for the year-to-date impact of this reduction.

The Trust is constantly reviewing property tax assessments for its properties and this active approach shall continue to help mitigate property tax increases. Where appropriate, the Trust will appeal individual property assessments.

UTILITY COSTS

Utility costs for the three months ended September 30, 2025 amounted to \$3.2 million or 5.2% of revenue, an increase of \$0.1 million from \$3.1 million or 5.1% of revenue for the three months ended September 30, 2024. On a per weighted average suite basis, utility costs have increased 5.0% compared to Q3 2024, to \$272 per suite. Electricity expenses increased by \$8 per suite, with a 6% increase in usage offset by a 4% reduction in overall average

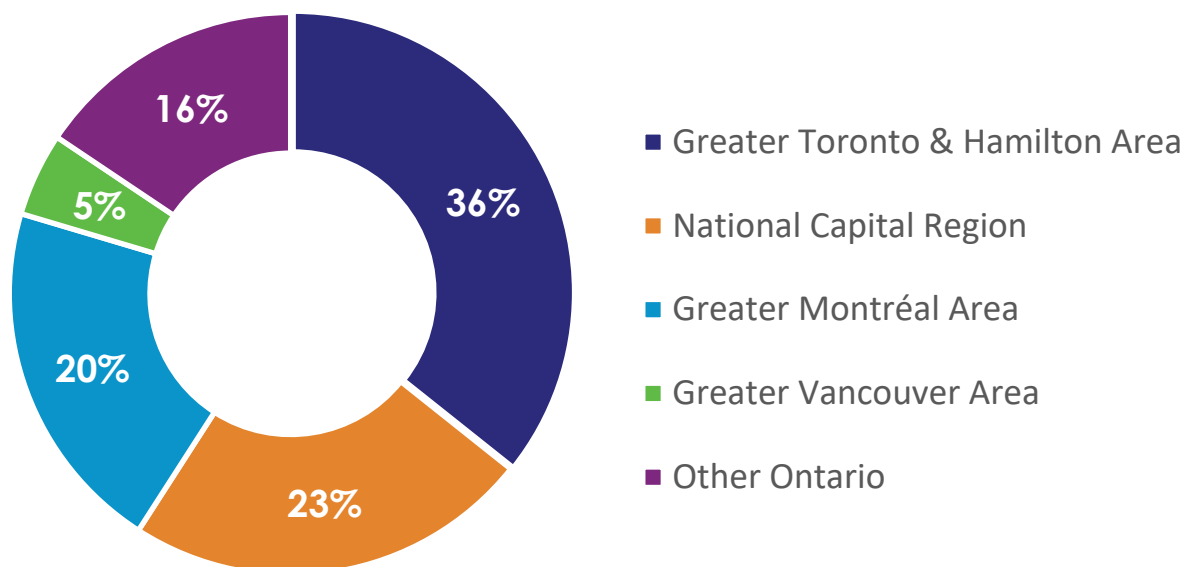
rates. Water expenses increased \$12 per suite driven by higher rates. Gas costs were down \$6 per suite, supported by the elimination of the Consumer Carbon Pricing in April 2025 for Ontario and BC, as well as lower usage.

The Trust continues to manage its electricity costs through its hydro sub-metering initiative, which reduced electricity costs by 38.0%, or \$0.8 million for the quarter (2024 - \$0.7 million), representing a contribution of 1.2% to NOI margin (2024 - 1.2%). At September 30, 2025, the REIT has approximately 82% of its portfolio that has the capability to sub-meter hydro in order to recover the cost. Of these, approximately 85% were on hydro extra leases whereby the resident either pays the local utility provider directly or the REIT recovers the cost from the resident. This represents approximately 71% of the total portfolio. Having residents responsible for utility costs encourages more conscientious behaviour and lowers consumption.

PROPORTIONATE NET OPERATING INCOME (NOI)

Proportionate NOI for the three months ended September 30, 2025 amounted to \$42.4 million or 67.5% of operating revenues compared to \$41.7 million or 68.2% of operating revenue for the three months ended September 30, 2024. Despite growth in gross rental revenue and other revenue, the decrease in margin was due to higher year-over-year vacancy and incentives, and increased operating expenses.

▼ NOI BY REGION – 3 MONTHS ENDED SEPTEMBER 30, 2025



SAME PROPERTY PROPORTIONATE PORTFOLIO PERFORMANCE

Same property results for the three months September 30, 2025 are defined as all properties owned and operated by the Trust throughout the comparative periods being reported, and therefore do not take into account the impact on performance of acquisitions, dispositions or properties going through a lease-up during the period from January 1, 2024 to September 30, 2025. As at September 30, 2025, the Trust has 11,545 suites in the same property portfolio. The same property portfolio represents 96.9% of the overall portfolio.

The following same property operating results are presented on a proportionate basis, inclusive of the Trust's proportionate share of equity accounted joint ventures, for the periods ended:

In \$ 000's	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Gross rental revenue	\$ 60,641	\$ 58,674	\$ 180,640	\$ 173,072
Less: vacancy & rebates	(3,492)	(2,973)	(9,801)	(8,235)
Other revenue	3,682	3,388	10,526	9,952
Operating revenues	\$ 60,831	\$ 59,089	\$ 181,365	\$ 174,789
Expenses				
Property operating costs	10,468 17.2%	9,608 16.3%	29,631 16.4%	27,454 15.8%
Property taxes	6,118 10.1%	6,127 10.4%	18,929 10.4%	18,398 10.5%
Utilities	3,178 5.2%	3,037 5.1%	12,756 7.0%	11,749 6.7%
Operating expenses	\$ 19,764 32.5%	\$ 18,772 31.8%	\$ 61,316 33.8%	\$ 57,601 33.0%
Net operating income	\$ 41,067	\$ 40,317	\$ 120,049	\$ 117,188
Net operating margin	67.5%	68.2%	66.2%	67.0%

For the three months ended September 30, 2025, operating revenues were \$60.8 million, up 2.9% from \$59.1 million compared to the three months ended September 30, 2024. Property operating costs were 17.2% of revenues, up 90 basis points, from 16.3%. Property taxes were 10.1% down 30 basis points, and utilities were up 10 basis points. This resulted in an overall increase in operating expenses, as a percentage of operating revenues, of 70 basis points as compared to the same period last year. Similar to the total portfolio results, the increase reflects strategic investments in marketing and community presentation aimed at supporting leasing activity in a more competitive environment.

The 2.9% increase in operating revenue and the 5.3% increase in operating expenses resulted in a net increase in same property proportionate NOI of \$0.8 million, or 1.9%, as compared to the same period last year. NOI margin for Q3 2025 was 67.5% as compared to 68.2% for Q3 2024, a 70 basis point decrease. Vacancy and rebates were a significant contributor, increasing by \$45 per suite or 17.5% over Q3 2024. As a percentage of revenues, vacancy and rebates were 5.8% in Q3 2025, an increase of 70 basis points over 5.1% in Q3 2024. Operating expenses were also up, with sales and marketing costs up \$31 per suite and waste removal expenses up \$10 due to the City of Ottawa increasing their Solid Waste Bin charges by 83.5%. Management continues to focus on top line revenue growth through selective acquisitions, suite additions, organic revenue growth and ancillary revenue as well as operating cost reductions (such as efficiencies of scale, investment in energy saving initiatives, and investments in infrastructure and technology).

The average monthly rent for September 2025 for same property increased to \$1,741 per suite from \$1,697 (September 2024), an increase of 2.6%. Economic vacancy for the month of September 2025 for the same property portfolio was 3.2%, as compared to 3.5% for September 2024, and 4.7% for June 2025.

	September 2024	December 2024	March 2025	June 2025	September 2025
Average monthly rent same property	\$1,697	\$1,706	\$1,728	\$1,735	\$1,741
Average monthly vacancy same property	3.5%	2.9%	3.1%	4.7%	3.2%

PROPORTIONATE FINANCING AND ADMINISTRATIVE COSTS

Financing and administrative costs below are presented on a proportionate basis, inclusive of the Trust's proportionate share of equity accounted joint ventures, for the periods indicated. For a reconciliation to the Trust's financing and administrative costs as reported under GAAP, see the "Non-IFRS Reconciliations and Performance Measures" section of this MD&A.

In \$ 000's	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Net operating income	\$ 42,390	\$ 41,730	\$ 124,352	\$ 123,859
Expenses				
Financing costs	15,309	13,867	44,507	43,300
Administrative costs	13,073	4,469	27,279	12,950
Income before other income and expenses	\$ 14,008	\$ 23,394	\$ 52,566	\$ 67,609

FINANCING COSTS

Total proportionate financing costs amounted to \$15.3 million or 24.4% of operating revenue for the three months ended September 30, 2025 compared to \$13.9 million or 22.7% of operating revenue for the three months ended September 30, 2024.

In \$ 000's	3 Months Ended September 30, 2025			3 Months Ended September 30, 2024		
	GAAP Basis	Proportionate Basis		GAAP Basis	Proportionate Basis	
	Amount	Amount	% of Revenue	Amount	Amount	% of Revenue
Cash based:						
Mortgage interest	\$ 13,999	\$ 14,250	22.8%	\$ 14,172	\$ 14,484	23.7%
Credit facilities	1,265	1,265	2.0%	291	291	0.5%
Interest capitalized	(378)	(574)	(0.9%)	(780)	(1,037)	(1.7%)
Interest income	(287)	(287)	(0.5%)	(505)	(505)	(0.8%)
Non-Cash based:						
Amortization of deferred finance cost and premiums on assumed debt	617	655	1.0%	596	634	1.0%
Total	\$ 15,216	\$ 15,309	24.4%	\$ 13,774	\$ 13,867	22.7%

Financing costs amounted to \$44.5 million or 23.6% of operating revenue for the nine months ended September 30, 2025 compared to \$43.3 million or 23.4% of operating revenue for the nine months ended September 30, 2024.

In \$ 000's	9 Months Ended September 30, 2025			9 Months Ended September 30, 2024		
	GAAP Basis	Proportionate Basis		GAAP Basis	Proportionate Basis	
	Amount	Amount	% of Revenue	Amount	Amount	% of Revenue
Cash based:						
Mortgage interest	\$ 42,020	\$ 43,257	23.0%	\$ 43,475	\$ 44,296	23.9%
Credit facilities	3,287	3,287	1.7%	1,230	1,230	0.7%
Interest capitalized	(1,999)	(3,071)	(1.6%)	(2,467)	(3,124)	(1.7%)
Interest income	(901)	(901)	(0.5%)	(1,063)	(1,063)	(0.6%)
Non-Cash based:						
Amortization of deferred finance cost and premiums on assumed debt	1,822	1,935	1.0%	1,848	1,961	1.1%
Total	\$ 44,229	\$ 44,507	23.6%	\$ 43,023	\$ 43,300	23.4%

In Q3 2025, the Bank of Canada reduced its overnight rate by 25 bps at its September meeting, bringing the policy rate to 2.50% at quarter-end. This trend continued after quarter-end, as the Bank of Canada lowered the overnight rate by a further 25 bps in its October announcement to 2.25%. CMHC-insured mortgage rates rose early in the quarter before declining in the latter half, finishing below where they began. Five-year rates ended at approximately 3.40-3.50%, a decrease of about 25 bps, while ten-year rates ended at approximately 4.00-4.10%, a decrease of about 10 bps. The spread between five- and ten-year rates continued to widen, reflecting a further steepening of the yield curve. The REIT continues to actively manage its mortgage ladder, closely monitor debt markets, and use early rate locks or hedges to strategically mitigate interest rate risk where appropriate.

Mortgage interest represents a significant expense for the REIT. On a proportionate basis, mortgage interest costs for the quarter decreased by \$0.2 million and for the first three quarters of the year by \$1.0 million when compared to the same periods in 2024. This decrease was primarily driven by mortgage discharges associated with dispositions in 2024 and 2025, along with several successful upfinancings and refinancings of CMHC insured mortgages over that period. The weighted average interest of the outstanding mortgages at the end of the quarter was 3.29%, down from 3.33% at June 30, 2025 and from 3.37% at December 31, 2024.

For the quarter ended September 30, 2025, the REIT carried higher balances on its credit facilities compared to the prior year, supporting general operations and capital investment activities. The increase primarily reflected timing differences between capital recycling, upfinancing transactions, and the NCIB in the first half of the year. The REIT benefited from lower interest rates following the Bank of Canada's rate cuts throughout 2024 and 2025. As a result of higher balances outstanding, credit facility interest expense increased by \$1.0 million for the quarter and by \$2.1 million for the first three quarters of the year compared to the same periods in 2024.

As at September 30, 2025, the REIT's total variable rate exposure increased to 7% due to higher balances drawn on its credit facilities, up from 6% reported as at June, 2025 and 4% as at December 31, 2024.

On a proportionate basis, the REIT capitalized \$0.5 million less interest in Q3 and \$0.1 million less for the first three quarters of the year compared to the same periods in 2024. The lower interest capitalization reflects a shift in development activity across the portfolio. The REIT capitalizes the amount of interest that could have been avoided during the development period if expenditures for the assets had not been made. In assessing avoidable interest,

the REIT first applies interest from any liabilities secured by the properties under development whose funds are used specifically for that property. To the extent that expenditures exceed those liabilities, the REIT then uses the prevailing rate on its drawn credit facilities. To the extent the expenditures exceed the drawn amounts on its credit facilities, the REIT then uses the prevailing CMHC insured mortgage rate to calculate the remaining interest.

Interest income decreased by \$0.2 million for both the three and nine months ended September 30, 2025, compared to the same periods in the prior year.

ADMINISTRATIVE COSTS

Administrative costs include such items as: director pay; salaries and incentive payments; employee benefits; investor relations; sustainability initiatives; transfer agent listing and filing fees; legal, tax, audit, other professional fees; and amortization on corporate assets.

Administrative costs for the three months ended September 30, 2025 amounted to \$13.1 million, or 20.8% of proportionate operating revenue, compared to \$4.5 million for the same period in 2024, being 7.3% of proportionate operating revenue.

Administrative costs during 2025 include transaction costs associated with the Arrangement Agreement. Transaction costs consist of professional and legal fees and change of control entitlements related to the Transaction. During the three months ended September 30, 2025 the Trust incurred \$8.5 million of transaction costs. During the nine months ended September 30, 2025 transaction costs amounted to \$15.2 million.

The Trust incurs property management costs representing salaries, employee benefits, travel, and other expenses incurred in order to earn fees for the property and project management services for 2,067 residential suites within its joint operations and joint ventures. Property management fees are presented in other income and fees and were consistent year-over-year.

PROPORTIONATE OTHER INCOME AND EXPENSES

The following table of other income and expenses is presented on a proportionate basis, inclusive of the Trust's proportionate share of equity accounted joint ventures, for the periods indicated. For a reconciliation to the Trust's other income and expenses as reported under GAAP, see the "Non-IFRS Reconciliations and Performance Measures" section of this MD&A.

In \$ 000's	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Income before other income and expenses	\$ 14,008	\$ 23,394	\$ 52,566	\$ 67,609
Other income and expenses				
Fair value adjustments of investment properties	(11,197)	(93,507)	(31,699)	(119,718)
Other income and fees	698	529	1,944	1,539
Gain/(loss) on sale of investment properties	-	71	(2,419)	(1,659)
Unrealized gain/(loss) on financial liabilities	577	(4,127)	(16,943)	5,546
Distributions expense on units classified as financial liabilities	(570)	(513)	(1,692)	(1,843)
Net income (loss)	\$ 3,516	\$ (74,153)	\$ 1,757	\$ (48,526)

OTHER INCOME AND FEES

The Trust has contractual arrangements and receives compensation to perform the property and project management services for 2,067 residential suites within its joint operations and joint ventures. Other income also includes fees earned by the Trust for providing loan guarantees on behalf of its development partners.

FAIR VALUE ADJUSTMENTS OF INVESTMENT PROPERTIES

The fair value of the portfolio at September 30, 2025 and 2024 was determined internally by the Trust. In order to substantiate management's valuation, the Trust engaged a leading independent national real estate appraisal firm to provide appraisals for substantially all of the portfolio at December 31, 2024. The Trust engaged the firm once again to review and advise of any significant changes in any of the key input assumptions in the model (such as capitalization rate, turnover rate and market rental rate estimates) as at September 30, 2025. For the three months ended September 30, 2025, a proportionate fair value loss of \$11.2 million was recorded as a result of changes in the fair value of investment properties. The weighted average capitalization rate used across the portfolio at September 30, 2025 was 4.47%, down 2 basis points from June 2025, and up 13 basis points from the 4.34% for Q3 2024.

UNREALIZED FAIR VALUE GAIN/LOSS ON FINANCIAL LIABILITIES

The Trust used a price of \$13.37 (June 30, 2025 - \$13.52) based on the closing price of the TSX listed InterRent REIT Trust Units to determine the fair value of the deferred unit compensation liability.

The total fair value of the deferred units recorded on the consolidated balance sheet at September 30, 2025 was \$62.2 million and a corresponding fair value gain of \$0.8 million was recorded on the consolidated statement of income for the three months ended September 30, 2025.

The total fair value of the performance and restricted units recorded on the consolidated balance sheet at September 30, 2025 was \$7.1 million with a \$0.2 million fair value loss recorded on the consolidated statement of income for the three months ended September 30, 2025.

The Trust determined the fair value of the option plan (unit-based compensation liability) at September 30, 2025 was \$0.2 million with a minimal fair value gain recorded on the consolidated statement of income for the three months ended September 30, 2025.

The total fair value of the Class B LP Unit Liability recorded on the consolidated balance sheet at September 30, 2025 was nil as all remaining units were exchanged during the previous year.

The Trust uses rate swaps and forward rate locks in order to reduce its exposure to movements in interest rates. As a result of the market interest rates at the end of the quarter and settlements during the quarter, the REIT recognized a minimal unrealized gain on interest rate swaps for the three months ended September 30, 2025.

In \$ 000's	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Fair value gain/(loss) on financial liabilities:				
Deferred unit compensation plan	\$ 800	\$ (3,898)	\$ (14,837)	\$ 1,950
Performance and restricted unit compensation plan	(231)	693	(1,930)	1,355
Option plan	5	(55)	(126)	6
Class B LP unit liability	-	-	-	3,150
Rate swaps	3	(867)	(50)	(1,338)
Forward rate locks	-	-	-	423
Fair value gain/(loss) on financial liabilities	\$ 577	\$ (4,127)	\$ (16,943)	\$ 5,546

DISTRIBUTION EXPENSE

The distribution expense is comprised of distributions earned on the deferred, performance, and restricted unit plans, and historically, distributions to holders of the Class B LP units, as all are classified as liabilities.

INVESTMENT PROPERTIES

The following chart shows the changes in investment properties from December 31, 2024 to September 30, 2025:

In \$ 000's	September 30, 2025	
	GAAP Basis	Proportionate Basis
Balance, December 31, 2024	\$ 4,078,627	\$ 4,163,551
Acquisition	637	637
Dispositions	(64,257)	(64,257)
Changes in assets held for sale	(51,601)	(51,601)
Property capital investments	55,617	63,242
Fair value losses	(31,635)	(31,699)
Total investment properties	\$ 3,987,388	\$ 4,079,873

The Trust continues to invest in its portfolio as a driver of future organic growth, spending \$63.2 million on property capital investments during the nine months ended September 30, 2025 on a proportionate basis, of which \$9.9 million was spent on properties under development and \$53.3 million on the operating portfolio (\$4,449 per suite). This investment in the portfolio and the programming offered at the properties allows the Trust to capture above average market rents within its various communities, which is of the utmost importance especially in an environment of declining turnover.

UNITHOLDERS' EQUITY

The following chart shows the changes in reported Unitholders' equity from December 31, 2024 to September 30, 2025.

Summary of Unitholders' Capital Contributions	Trust Units	Amount (in \$ 000's)
December 31, 2024	147,503,404	\$1,121,494
Units purchased under NCIB and cancelled ⁽¹⁾	(7,849,836)	(83,857)
Units issued under the deferred unit plan	21,741	279
Units issued under performance and restricted unit plan	6,442	64
Units issued from options exercised	20,000	218
September 30, 2025	139,701,751	\$1,038,198

⁽¹⁾ Includes \$1,641 for the 2% tax on Trust Unit repurchases, which became effective on January 1, 2024

As at September 30, 2025 there were 139,701,751 Trust Units issued and outstanding. During the nine months ended September 30, 2025 the Trust cancelled 90,000 units purchased for \$0.9 million at the end of 2024, and purchased and cancelled 7,759,836 units for \$83.0 million (September 30, 2024 - nil). Average price per Unit for purchases during 2025 was \$10.48, excluding the 2% tax on Trust Unit repurchases which became effective January 1, 2024.

DISTRIBUTIONS

The distributions per Unit were \$0.0992 and \$0.0945 for the three months ended September 30, 2025 and 2024, respectively. The Trust is currently making monthly distributions of \$0.033075 per Unit, which equates to \$0.3969 per Unit on an annualized basis. For the three months ended September 30, 2025, the Trust's FFO and AFFO were \$0.101 and \$0.077 per unit (diluted) respectively, compared to \$0.159 and \$0.142 for the three months ended September 30, 2024.

Distributions to Unitholders are as follows:

In \$ 000's	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Distributions declared to Unitholders	\$ 13,864	\$ 13,950	\$ 42,063	\$ 41,493
Distributions reinvested through DRIP ⁽¹⁾	-	(4,714)	-	(14,171)
Distributions declared to Unitholders, net of DRIP	\$ 13,864	\$ 9,236	\$ 42,063	\$ 27,322
DRIP participation rate ⁽¹⁾	n/a	33.8%	n/a	34.2%

⁽¹⁾ On December 16, 2024 the Trust announced a suspension of the Dividend Reinvestment Plan until further notice.

InterRent's Declaration of Trust provides the Trustees with the discretion to determine the payout of distributions that would be in the best interest of the Trust. In establishing the level of distributions to Unitholders, consideration is given to future cash requirements of the Trust as well as forward-looking cash flow information.

WEIGHTED AVERAGE NUMBER OF UNITS

The following table sets forth the weighted average number of Units outstanding:

	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Trust units	139,700,308	147,618,164	142,015,213	147,441,738
LP Class B units	-	-	-	1,325,667
Weighted average units outstanding - Basic	139,700,308	147,618,164	142,015,213	148,767,405
Unexercised dilutive options ⁽¹⁾	10,849	27,281	10,849	27,281
Weighted average units outstanding - Diluted	139,711,157	147,645,445	142,026,062	148,794,686

⁽¹⁾ Calculated using the treasury method.

NON-IFRS RECONCILIATIONS AND PERFORMANCE MEASURES

Management believes that Funds from Operations (FFO), Normalized Funds from Operations (NFFO), Adjusted Funds from Operations (AFFO), and Normalized Adjusted Funds from Operations (NAFFO) are key measures for real estate investment trusts, however they do not have standardized meanings prescribed by IFRS (GAAP). 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.

As these measures exclude the fair value adjustments on investment properties and gains and losses from property dispositions, they provide operating performance measures that, when compared period over period, reflect the impact on operations of trends in occupancy levels, rental rates, operating costs and realty taxes, acquisition activities and interest costs, and provide a perspective of the financial performance that is not immediately apparent from net income determined in accordance with GAAP. As these measures are based on historical performance, they lag current operation and are negatively impacted, most notably on a per unit basis, during periods of significant growth. This is further amplified when the growth stems primarily from development properties.

FFO Reconciliation In \$000's, except per Unit amounts and Units outstanding	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Net income (loss)	\$ 3,516	\$ (74,153)	\$ 1,757	\$ (48,526)
Add (deduct):				
Fair value adjustments on investment property	11,014	92,619	31,635	119,082
Loss/(gain) on sale of investment properties	-	(71)	2,419	1,659
Adjustment for equity accounted joint ventures	183	888	30	636
Unrealized (gain) loss on financial instruments	(577)	4,127	16,943	(5,546)
Interest expense on puttable units classified as liabilities	-	-	-	329
Funds from Operations (FFO)	\$ 14,136	\$ 23,410	\$ 52,784	\$ 67,634
FFO per weighted average unit - basic	\$ 0.101	\$ 0.159	\$ 0.372	\$ 0.455
FFO per weighted average unit - diluted	\$ 0.101	\$ 0.159	\$ 0.372	\$ 0.455

NFFO Reconciliation In \$000's, except per Unit amounts and Units outstanding	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Funds from Operations	\$ 14,136	\$ 23,410	\$ 52,784	\$ 67,634
Add (deduct):				
Transaction costs related to the Arrangement Agreement	8,459	-	15,217	-
Normalized Funds from Operations (FFO)	\$ 22,595	\$ 23,410	\$ 68,001	\$ 67,634
NFFO per weighted average unit - basic	\$ 0.162	\$ 0.159	\$ 0.479	\$ 0.455
NFFO per weighted average unit - diluted	\$ 0.162	\$ 0.159	\$ 0.479	\$ 0.455

AFFO Reconciliation In \$000's, except per Unit amounts and Units outstanding	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Funds from Operations	\$ 14,136	\$ 23,410	\$ 52,784	\$ 67,634
Add (deduct):				
Actual maintenance capital investment	(3,362) ⁽¹⁾	(2,500) ⁽¹⁾	(9,911) ⁽¹⁾	(7,785) ⁽¹⁾
Adjusted Funds from Operations (AFFO)	\$ 10,774	\$ 20,910	\$ 42,873	\$ 59,849
AFFO per weighted average unit - basic	\$ 0.077	\$ 0.142	\$ 0.302	\$ 0.402
AFFO per weighted average unit - diluted	\$ 0.077	\$ 0.142	\$ 0.302	\$ 0.402

⁽¹⁾ Maintenance capital investment total is for the 11,416 (2024 - 10,278) repositioned suites

NAFFO Reconciliation In \$000's, except per Unit amounts and Units outstanding	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Adjusted Funds from Operations	\$ 10,774	\$ 20,910	\$ 42,873	\$ 59,849
Add (deduct):				
Transaction costs related to the Arrangement Agreement	8,459	-	15,217	-
Normalized Adjusted Funds from Operations (NAFFO)	\$ 19,233	\$ 20,910	\$ 58,090	\$ 59,849
NAFFO per weighted average unit - basic	\$ 0.138	\$ 0.142	\$ 0.409	\$ 0.402
NAFFO per weighted average unit - diluted	\$ 0.138	\$ 0.142	\$ 0.409	\$ 0.402

The following table shows the proportionate NOI and FFO contributions from properties disposed during 2024 and 2025:

Disposed Properties In \$000's	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Proportionate NOI	\$ -	\$ 697	\$ 650	\$ 4,486
FFO	\$ -	\$ 469	\$ 416	\$ 3,315

Adjusted Cash Flow from Operations (ACFO) was introduced in February 2017, and updated February 2019, in REALpac's "White Paper on Adjusted Cashflow from Operations (ACFO) for IFRS" as a sustainable, economic cash flow metric. Management believes ACFO can be a useful measure to evaluate the Trust's ability to fund distributions to unitholders. ACFO should not be construed as an alternative to cash flows provided by or used in operating activities determined in accordance with IFRS. ACFO is calculated in accordance with the REALpac definition but may differ from other REIT's methods and accordingly, may not be comparable to ACFO reported by other issuers.

ACFO Reconciliation In \$000's, except per Unit amounts and Units outstanding	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Cash generated from operating activities	\$ 18,763	\$ 10,566	\$ 61,884	\$ 35,254
Add (deduct):				
Changes in non-cash working capital not indicative of sustainable cash flows	-	15,000	-	30,000
Amortization of finance costs	(617)	(596)	(1,822)	(1,848)
Principal portion of lease payments	(80)	(76)	(235)	(221)
Actual maintenance capital investment	(3,362)	(2,500)	(9,911)	(7,785)
ACFO	\$ 14,704	\$ 22,394	\$ 49,916	\$ 55,400
Distributions declared ⁽¹⁾	\$ 13,864	\$ 13,950	\$ 42,063	\$ 41,822
Excess of ACFO over distributions declared	\$ 840	\$ 8,444	\$ 7,853	\$ 13,578
ACFO payout ratio	94.3%	62.3%	84.3%	75.5%

⁽¹⁾ Includes distributions on LP Class B units

For the three months ended September 30, 2025, ACFO exceeded distributions declared by \$0.8 million. Amounts retained in excess of the declared distributions are used to fund acquisitions and capital expenditure requirements.

CASH FROM OPERATING ACTIVITIES AND CASH DISTRIBUTIONS

The following table outlines the differences between cash flows from operating activities and net income and cash distributions in accordance with National Policy 41-201, "Income Trusts and Other Indirect Offerings":

In \$ 000's	3 Months Ended September 30, 2025	3 Months Ended September 30, 2024	9 Months Ended September 30, 2025	9 Months Ended September 30, 2024
Net income (loss)	\$ 3,516	\$ (74,153)	\$ 1,757	\$ (48,526)
Cash flows from operating activities	18,763	10,566	61,884	35,254
Distributions paid ⁽¹⁾	13,864	9,235	42,003	27,557
Distributions declared ⁽¹⁾	13,864	13,950	42,063	41,822
Excess (deficit) of net income/loss compared to distributions paid	(10,348)	(83,388)	(40,246)	(76,083)
Deficit of net income/loss compared to distributions declared	(10,348)	(88,103)	(40,306)	(90,348)
Excess (deficit) of cash flows from operations over distributions paid	4,899	1,331	19,881	7,697
Excess (deficit) of cash flows from operations over distributions declared	4,899	(3,384)	19,821	(6,568)

⁽¹⁾ Includes distributions on LP Class B units

For the three months ended September 30, 2025, cash flows from operating activities exceeded distributions paid by \$4.9 million. Net income (loss) is not used as a proxy for distributions as it includes fair value changes on investment properties and fair value change on financial instruments, which are not reflective of the Trust's ability to make distributions. Amounts retained in excess of the declared distributions are used to fund acquisitions and capital expenditure requirements.

RECONCILIATION OF Q3 PROPORTIONATE INCOME STATEMENT

The following table reconciles the Trust's consolidated statement of income (loss) on a GAAP basis to a proportionate basis for the periods ended:

In \$ 000's	3 Months Ended September 30, 2025			3 Months Ended September 30, 2024		
	GAAP Basis	Adjustments for Proportionate Interest	Proportionate Share Basis	GAAP Basis	Adjustments for Proportionate Interest	Proportionate Share Basis
Operating revenues						
Revenue from Investment properties	\$ 62,389	\$ 376	\$ 62,765	\$ 60,816	\$ 397	\$ 61,213
Operating expenses						
Property operating costs	10,699	69	10,768	9,900	60	9,960
Property taxes	6,314	48	6,362	6,365	42	6,407
Utilities	3,219	26	3,245	3,086	30	3,116
Total operating expenses	20,232	143	20,375	19,351	132	19,483
Net operating income	42,157	233	42,390	41,465	265	41,730
Financing costs	15,216	93	15,309	13,774	93	13,867
Administrative costs	13,071	2	13,073	4,467	2	4,469
Income before other income and expenses	13,870	138	14,008	23,224	170	23,394
Other income and expenses						
Fair value adjustments on investment properties	(11,014)	(183)	(11,197)	(92,619)	(888)	(93,507)
Other income and fees	698	-	698	529	-	529
Income from investment in joint ventures	(45)	45	-	(718)	718	-
Gain on sale of investment properties	-	-	-	71	-	71
Other fair value gains/losses	577	-	577	(4,127)	-	(4,127)
Interest on units classified as financial liabilities	(570)	-	(570)	(513)	-	(513)
Net loss for the period	\$ 3,516	\$ -	\$ 3,516	\$ (74,153)	\$ -	\$ (74,153)

RECONCILIATION OF YTD PROPORTIONATE INCOME STATEMENT

The following table reconciles the Trust's consolidated statement of income (loss) on a GAAP basis to a proportionate basis for the periods ended:

In \$ 000's	9 Months Ended September 30, 2025			9 Months Ended September 30, 2024		
	GAAP Basis	Adjustments for Proportionate Interest	Proportionate Share Basis	GAAP Basis	Adjustments for Proportionate Interest	Proportionate Share Basis
Operating revenues						
Revenue from Investment properties	\$ 187,099	\$ 1,123	\$ 188,222	\$ 184,005	\$ 1,099	\$ 185,104
Operating expenses						
Property operating costs	30,564	203	30,767	29,036	177	29,213
Property taxes	19,777	134	19,911	19,489	123	19,612
Utilities	13,113	79	13,192	12,328	92	12,420
Total operating expenses	63,454	416	63,870	60,853	392	61,245
Net operating income	123,645	707	124,352	123,152	707	123,859
Financing costs	44,229	278	44,507	43,023	277	43,300
Administrative costs	27,273	6	27,279	12,946	4	12,950
Income before other income and expenses	52,143	423	52,566	67,183	426	67,609
Other income and expenses						
Fair value adjustments on investment properties	(31,635)	(64)	(31,699)	(119,082)	(636)	(119,718)
Other income and fees	1,944	-	1,944	1,539	-	1,539
Income from investment in joint ventures	359	(359)	-	(210)	210	-
Loss on sale of investment properties	(2,419)	-	(2,419)	(1,659)	-	(1,659)
Other fair value gains/losses	(16,943)	-	(16,943)	5,546	-	5,546
Interest on units classified as financial liabilities	(1,692)	-	(1,692)	(1,843)	-	(1,843)
Net income (loss) for the period	\$ 1,757	\$ -	\$ 1,757	\$ (48,526)	\$ -	\$ (48,526)

RECONCILIATION OF PROPORTIONATE BALANCE SHEET

The following table reconciles the Trust's consolidated balance sheet on a GAAP basis to a proportionate basis as at:

In \$ 000's	September 30, 2025			December 31, 2024		
	GAAP Basis	Adjustments for Proportionate Interest	Proportionate Share Basis	GAAP Basis	Adjustments for Proportionate Interest	Proportionate Share Basis
Assets						
Investment properties	\$ 3,987,388	\$ 92,436	\$ 4,079,824 ⁽¹⁾	\$ 4,078,627	\$ 84,924	\$ 4,163,551 ⁽¹⁾
Investment in joint ventures	52,017	(52,017)	-	53,194	(53,194)	-
Prepays and deposits	41,878	(19)	41,859	35,972	145	36,117
Receivables and other assets	22,063	143	22,206	22,996	198	23,194
Assets held for sale	51,778	-	51,778	-	-	-
Cash	3,172	1,788	4,960	4,524	1,630	6,154
Total Assets	\$ 4,158,296	\$ 42,331	\$ 4,200,627	\$ 4,195,313	\$ 33,703	\$ 4,229,016
Liabilities						
Mortgages payable	\$ 1,637,646	\$ 40,768	\$ 1,678,414	\$ 1,646,942	\$ 32,720	\$ 1,679,662
Credit facilities	96,000	-	96,000	42,000	-	42,000
Unit-based compensation liabilities	69,453	-	69,453	47,976	-	47,976
Lease liabilities	1,130	-	1,130	1,372	-	1,372
Tenant rental deposits	21,861	154	22,015	21,728	130	21,858
Liabilities associated with assets held for sale	15,911	-	15,911	-	-	-
Accounts payable and accrued liabilities	45,260	1,409	46,669	40,658	853	41,511
Total liabilities	1,887,261	42,331	1,929,592	1,800,676	33,703	1,834,379
Unitholders' equity						
Unit capital	1,038,198	-	1,038,198	1,121,494	-	1,121,494
Retained earnings	1,232,837	-	1,232,837	1,273,143	-	1,273,143
Total unitholders' equity	2,271,035	-	2,271,035	2,394,637	-	2,394,637
Total liabilities and unitholders' equity	\$ 4,158,296	\$ 42,331	\$ 4,200,627	\$ 4,195,313	\$ 33,703	\$ 4,229,016

⁽¹⁾ Proportionate investment properties consist of \$3,959,199 of income producing properties (December 2024 - \$4,003,393) and \$120,625 of properties under development (December 2024 - \$49,326).

LIQUIDITY AND CAPITAL RESOURCES

InterRent REIT's overall debt level, including debt associated with assets held for sale, was at 42.0% of Gross Book Value ("GBV") at September 30, 2025. GBV is a non-GAAP term that is defined in the DOT and includes all operations. The following chart sets out the Trust's computed Debt-to-GBV:

In \$ 000's	September 30, 2025	December 31, 2024
Total assets per balance sheet	\$ 4,158,296	\$ 4,195,313
Mortgages payable	1,637,646	1,646,942
Mortgages payable included in liabilities associated with assets held for sale	14,329	-
Credit facilities	96,000	42,000
Total debt	\$ 1,747,975	\$ 1,688,942
Debt-to-GBV	42.0%	40.3%

With a DOT limit of 75% of Debt-to-Gross Book Value, InterRent REIT has the ability to further leverage the existing portfolio to assist with future investments in new assets. The Trust is conscious of the current credit environment and how this affects the ability of the Trust to grow. Management continues to evaluate on-going repositioning efforts, potential new acquisition opportunities as well as potential dispositions in order to continue to grow the Trust in a fiscally prudent manner.

INTEREST AND DEBT SERVICE COVERAGE

The following schedule summarizes the interest and debt service coverage ratios for InterRent for the comparable rolling 12-month periods ending September 30, 2025 (GAAP basis):

In \$000's	12 Months Ended September 30, 2025	12 Months Ended September 30, 2024
NOI	\$ 165,429	\$ 163,519
Add: Management fees ⁽¹⁾	2,177	1,900
Add: Amortization	940	735
Less: Administrative costs	(31,798)	(17,346)
Add: Transaction costs ⁽²⁾	15,217	-
EBITDA	\$ 151,965	\$ 148,808
Interest expense ⁽³⁾	\$ 59,037	\$ 56,080
Interest coverage ratio	2.57x	2.65x
Contractual principal repayments	\$ 31,966	\$ 30,718
Total debt service payments	\$ 91,003	\$ 89,824
Debt service coverage ratio	1.67x	1.66x

⁽¹⁾ Compensation for property and project management services.

⁽²⁾ Transaction costs associated with the Arrangement Agreement included in administrative costs.

⁽³⁾ Interest expense includes interest on mortgages and credit facilities, including interest capitalized to properties under development and interest income, and excludes interest (distributions) on units classified as financial liabilities.

MORTGAGE AND DEBT SCHEDULE

The following schedule summarizes the aggregate future minimum principal payments and debt maturities for the mortgages of InterRent REIT, excluding mortgages associated with assets held for sale:

Year Maturing	Mortgage Balances At September 30, 2025 (in \$ 000's)	Weighted Average by Maturity	Weighted Average Interest Rate
2025	\$ 125,544	7.5%	2.61%
2026	\$ 175,204	10.4%	3.22%
2027	\$ 172,110	10.2%	3.71%
2028	\$ 279,111	16.6%	3.13%
2029	\$ 153,039	9.1%	4.29%
Thereafter	\$ 778,853	46.2%	3.18%
Total	\$ 1,683,861	100.0%	3.29%

At September 30, 2025, the average term to maturity of the mortgage debt was approximately 4.1 years and the weighted average cost of mortgage debt was 3.29%. At September 30, 2025, approximately 96% of InterRent REIT's mortgage debt was backed by CMHC insurance.

As at September 30, 2025, the Trust had the following credit facilities:

- A \$5.0 million demand credit facility with a Canadian chartered bank secured by a general security agreement. Interest is charged at prime plus a pre-defined spread. As at September 30, 2025, the Trust had no amounts drawn on this facility.
- A \$105.0 million term credit facility, maturing in 2027, with a Canadian chartered bank secured by a general security agreement, first mortgage on one of the Trust's properties and second collateral mortgages on nine of the Trust's properties. Interest is charged at a floating rate plus a pre-defined spread. As at September 30, 2025, the Trust had no amounts drawn on this facility.
- A \$100.0 million term credit facility, maturing in 2026, with a Canadian chartered bank secured by a general security agreement, first mortgages on two of the Trust's properties and second collateral mortgages on two of the Trust's properties. Interest is charged at a floating rate plus a pre-defined spread. As at September 30, 2025, the Trust had \$96.0 million drawn on this facility.
- A \$15.0 million term credit facility, maturing in 2025, with a Canadian chartered bank secured by a general security agreement, a first mortgage on one of the Trust's properties and second collateral mortgages on one of the Trust's properties. Interest is charged at prime plus a pre-defined spread. As at September 30, 2025, the Trust had no amounts drawn on this facility.

ACCOUNTING

RISKS AND UNCERTAINTIES

A comprehensive description of the risks and uncertainties can be found in InterRent REIT's December 31, 2024 MD&A and other securities filings at www.sedarplus.com.

FINANCIAL RISK MANAGEMENT AND FINANCIAL INSTRUMENTS

a) Overview

The Trust is exposed to credit risk, liquidity risk and market risk. The Trust's primary risk management objective is to protect earnings and cash flow and, ultimately, unitholders value. Risk management strategies, as discussed below, are designed and implemented to ensure the Trust's risks and the related exposures are consistent with its business objectives and risk tolerance.

b) Credit Risk

The Trust's credit risk is attributable to its rents and other receivables and loan receivable long-term incentive plan.

Credit risk arises from the possibility that: (i) residents may experience financial difficulty and be unable to fulfil their lease commitments; and (ii) a party defaults on the repayment of their debt causing a financial loss to the Trust.

The Trust has established various internal controls designed to mitigate credit risk such as credit checks and, where permitted, adequate security to assist in potential recoveries. While the Trust's credit controls and processes have been effective in mitigating credit risk, these controls cannot eliminate credit risk and there can be no assurance that these controls will continue to be effective or that the Trust's current credit loss experience will improve. The Trust monitors its collection process on a regular basis and all receivables from past residents and resident receivables over 30 days are provided for in allowances for doubtful accounts. The Trust believes that the concentration of credit risk of accounts receivable is limited due to its broad resident base, dispersed across varying geographic locations.

Credit risk relating to other receivables and loan receivable long-term incentive plan is mitigated through recourse against such parties and/or the underlying security. These receivables are considered to have low credit risk.

The amounts disclosed as rents and other receivables and loan receivable long-term incentive plan in the consolidated balance sheet are net of allowances for doubtful accounts. At September 30, 2025, the Trust had past

due rents and other receivables of \$11.0 million net of an allowance for doubtful accounts of \$3.4 million which adequately reflects the Trust's credit risk.

c) Liquidity Risk

Liquidity risk is the risk that the Trust will not be able to meet its financial obligations as they fall due. The Trust manages liquidity risk through the management of its capital structure and financial leverage, as outlined in note 26(c) in the September 30, 2025 consolidated financial statements. It also manages liquidity risk by continuously monitoring actual and projected cash flows to ensure that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Trust's reputation.

As at September 30, 2025, the Trust had credit facilities as described in note 12 in the September 30, 2025 condensed consolidated financial statements.

Note 11 in the September 30, 2025 condensed consolidated financial statements reflects the contractual maturities for mortgages payable of the Trust at September 30, 2025. The Trust continues to refinance the outstanding debts as they mature. Given the Trust's available credit and its available liquid resources from both financial assets and on-going operations, management assesses the Trust's liquidity risk to be low.

d) Fair Value

Financial instruments are defined as a contractual right to receive or deliver cash or another financial asset. The fair values of the Trust's financial instruments, except for mortgages payable, approximate their recorded values due to their short-term nature and or the credit terms of those instruments.

The fair value of the mortgages payable has been determined by discounting the cash flows using current market rates of similar instruments. These estimates are subjective in nature and therefore cannot be determined with precision. The fair value of mortgages payable and credit facilities is approximately \$1,779 million as at September 30, 2025 excluding any deferred financing costs.

Fair value estimates are made at a specific point in time, based on relevant market information and information about the financial instrument. These estimates are subjective in nature and involve uncertainties and matters of significant judgment and therefore cannot be determined with precision. Changes in assumptions could significantly affect estimates.

e) Market Risk

Market risk includes the risk that changes in interest rates will affect the Trust's cash flows or the fair value of its financial instruments.

At September 30, 2025, 2% (December 31, 2024 - 2%) of the Trust's mortgage debt was at variable interest rates. The Trust's credit facilities bear interest at variable rates. If there was a 100 basis point change in the interest rate, cash flows would have changed by approximately \$0.7 million for the nine months ended September 30, 2025.

OFF-BALANCE SHEET ARRANGEMENTS

As of September 30, 2025 the Trust did not have any off-balance sheet arrangements in place.

RELATED PARTY TRANSACTIONS

The Audit Committee and Nominations and Governance Committee have reviewed and recommended approval to the Board, and the Board has subsequently approved, the entering into of a services agreement with CLV Group Developments to carry out certain entitlement, development, and construction services on behalf of the REIT in relation to the REITs developments. CLV Group Developments is a private company controlled by an officer and Trustee of the REIT with a long track record of developing and constructing multifamily properties in Ontario. In order to mitigate the potential conflict of interest, both firms retained separate and independent legal representation for this matter. In addition, an independent external consultant reviewed the services to be supplied

and provided a report in regards to the typical range of fees that would be charged for such services. The fees included in the agreement are either at or below the bottom end of the range provided by the consultant. During the nine months ended September 30, 2025, the Trust incurred \$0.2 million (2024 - \$0.6 million) in entitlement, development, and construction management services related to the agreement which have been capitalized to the investment properties.

OUTSTANDING SECURITIES DATA

As of November 10, 2025, the Trust had issued and outstanding: (i) 139,842,486 units; (ii) options exercisable to acquire 30,000 units of the Trust; and (iii) deferred units that are redeemable for 4,817,704 units of the Trust. Additionally, the Trust has 375,928 Restricted Units and 304,729 Performance Units outstanding under the Trust's Performance and Restricted Unit Plan.

COMMITMENTS

The Trust has committed to sell four properties consisting of 245 suites in Stratford, Ontario which is scheduled to close in November 2025 for a sale price of \$61.0 million or \$249,000 per suite. These assets are included in assets held for sale in the Trust's Q3 2025 financial statements.

SUBSEQUENT EVENTS

Subsequent to the end of the quarter, the Trust has committed to sell two properties consisting of 224 suites in Montréal, Quebec which is scheduled to close in January 2026 for a sale price of \$55.0 million or \$224,500 per suite.

COMPARATIVE INFORMATION

Certain comparative figures have been reclassified to conform to the current year's presentation. An adjustment to assets held within our joint ventures from other assets to investment properties was made to the non-GAAP proportionate balance sheet. The calculation of EBITDA in the interest and debt service coverage section has been adjusted to include the compensation the REIT receives to perform the property and project management services for 2,067 residential suites within its joint operations and joint ventures as well as non-cash amortization expense.

ADDITIONAL INFORMATION

Additional information concerning InterRent REIT, including InterRent REIT's annual information form, is available on SEDAR at www.sedarplus.com.