

# **InterRent Real Estate Investment Trust**

**Consolidated Financial Statements**

**For the years ended December 31, 2025, and 2024**

## INDEPENDENT AUDITOR'S REPORT

To the Unitholders of InterRent Real Estate Investment Trust

### *Opinion*

We have audited the consolidated financial statements of InterRent Real Estate Investment Trust and its subsidiaries (the "Trust"), which comprise the consolidated balance sheets as at December 31, 2025 and 2024, and the consolidated statements of income/(loss), changes in unitholders' equity, and cash flows for the years then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Trust as at December 31, 2025 and 2024, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

### *Basis for Opinion*

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### *Key Audit Matter*

A key audit matter is a matter that, in our professional judgment, was of most significance in our audit of the consolidated financial statements for the year ended December 31, 2025. This matter was addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

### Fair Value of Income Properties

Refer to consolidated financial statements note 2 – Basis of presentation – Investment properties, note 3 – Material accounting policies – Critical accounting estimates and judgments in applying accounting policies, and note 4 – Investment properties.

The fair value of income properties as at December 31, 2025 is \$3,894,958. Management used an internal valuation model based on the direct capitalization income approach to determine the fair value of income properties as at December 31, 2025. Management engaged an external valuation expert to appraise substantially all of the income properties held as at December 31, 2025. Determining the fair value of income properties required management to make significant estimates and assumptions within the internal valuation model.

We identified the fair value of income properties as a key audit matter because management made critical assumptions relating to the capitalization rate, vacancy rate, and forecasted stabilized net operating income for each income property used in its internal model. These significant assumptions involve heightened estimation uncertainty and complexity. This has resulted in significant audit effort, including the use of valuation specialists and a high degree of auditor judgment to evaluate the audit evidence obtained.

## How Our Audit Addressed the Key Audit Matter

Our audit procedures related to the valuation of income properties included the following, among others:

- We evaluated the reasonableness of the underlying data used in the calculation of stabilized net operating income used in management's direct capitalization method by auditing current year net operating income inputs and evaluating forecasted data by benchmarking the data to market information.
- For a sample of income properties, we utilized professionals with specialized skill and knowledge in the field of real estate valuations to assist in:
  - Developing independent ranges for management's assumptions and estimates from comparable market benchmarks; and
  - Evaluating the appropriateness of critical assumptions used by management including the capitalization rate, vacancy rate, and forecasted stabilized net operating income by comparing them to independent regional market data, industry averages, and improved comparable sales.

### *Other Information*

Management is responsible for the other information. The other information comprises:

- Management's Discussion and Analysis
- The information, other than the consolidated financial statements and our auditor's report thereon, included in the Annual Report

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

We obtained the Management Discussion and Analysis and the Annual Report prior to the date of this auditor's report. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### *Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards as issued by the IASB, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Trust or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust's financial reporting process.

### *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements*

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Trust as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purpose of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Mark Jakovcic.

RSM Canada LLP

Chartered Professional Accountants  
Licensed Public Accountants  
March 2, 2026  
Toronto, Ontario

# InterRent Real Estate Investment Trust

## Consolidated Balance Sheets

(Cdn \$ Thousands)

	Note	December 31, 2025	December 31, 2024
<b>Assets</b>			
Investment properties	4	\$ 3,946,031	\$ 4,078,627
Investment in joint ventures	8	52,230	53,194
Prepays and deposits	10	41,237	35,972
Assets held for sale	5	56,881	-
Receivables and other assets	11	21,224	22,996
Cash		3,679	4,524
<b>Total assets</b>		<b>\$ 4,121,282</b>	<b>\$ 4,195,313</b>
<b>Liabilities</b>			
Mortgages payable	12	\$ 1,599,833	\$ 1,646,942
Credit facilities	13	87,000	42,000
Unit-based compensation liabilities	15	65,079	47,976
Lease liabilities	17	1,047	1,372
Tenant rental deposits	18	22,679	21,728
Liabilities associated with assets held for sale	5	31,754	-
Accounts payable and accrued liabilities	14	37,939	40,658
<b>Total liabilities</b>		<b>1,845,331</b>	<b>1,800,676</b>
<b>Unitholders' equity</b>			
Unit capital	19	1,040,245	1,121,494
Retained earnings		1,235,706	1,273,143
<b>Total unitholders' equity</b>		<b>2,275,951</b>	<b>2,394,637</b>
<b>Total liabilities and unitholders' equity</b>		<b>\$ 4,121,282</b>	<b>\$ 4,195,313</b>

Commitments and contingencies (note 29)

Subsequent events (note 30)

The accompanying notes are an integral part of these consolidated financial statements.

On behalf of the Trust

Ronald Leslie  
Trustee

Brad Cutsey  
Trustee

# InterRent Real Estate Investment Trust

Consolidated Statements of Income/(Loss)

For the years ended December 31

(Cdn \$ Thousands)

	Note	2025	2024
<b>Operating revenues</b>			
Revenue from investment properties	20	\$ 249,110	\$ 246,254
<b>Operating expenses</b>			
Property operating costs		40,383	38,627
Property taxes		26,111	25,832
Utilities		17,721	16,859
Total operating expenses		84,215	81,318
<b>Net operating income</b>		<b>164,895</b>	164,936
Financing costs	21	60,159	57,290
Administrative costs		32,977	17,471
<b>Income before other income and expenses</b>		<b>71,759</b>	90,175
<b>Other income and expenses</b>			
Fair value adjustments on investment properties	4	(35,120)	(262,791)
Other income and fees		2,645	2,035
Income from investment in joint ventures	8	234	32
Loss on sale of investment properties	7	(2,341)	(1,485)
Other fair value gains/(losses)	22	(16,445)	18,761
Interest on units classified as financial liabilities	23	(2,237)	(2,373)
<b>Net income/(loss) for the year</b>		<b>\$ 18,495</b>	<b>\$ (155,646)</b>

The accompanying notes are an integral part of these consolidated financial statements.

# InterRent Real Estate Investment Trust

## Consolidated Statements of Changes in Unitholders' Equity

For the years ended December 31

(Cdn \$ Thousands)

	Trust units	Cumulative profit	Cumulative distributions to Unitholders	Retained earnings	Total Unitholders' equity
Balance, January 1, 2024	\$ 1,088,679	\$ 1,816,960	\$ (332,258)	\$ 1,484,702	\$ 2,573,381
Units purchased under NCIB and cancelled (note 19)	(13,483)	-	-	-	(13,483)
Units issued (note 19)	46,298	-	-	-	46,298
Net loss for the year	-	(155,646)	-	(155,646)	(155,646)
Distributions declared to Unitholders (note 24)	-	-	(55,913)	(55,913)	(55,913)
<b>Balance, December 31, 2024</b>	<b>\$ 1,121,494</b>	<b>\$ 1,661,314</b>	<b>\$ (388,171)</b>	<b>\$ 1,273,143</b>	<b>\$ 2,394,637</b>
Balance, January 1, 2025	\$ 1,121,494	\$ 1,661,314	\$ (388,171)	\$ 1,273,143	\$ 2,394,637
Units purchased under NCIB and cancelled (note 19)	(83,857)	-	-	-	(83,857)
Units issued (note 19)	2,608	-	-	-	2,608
Net income for the year	-	18,495	-	18,495	18,495
Distributions declared to Unitholders (note 24)	-	-	(55,932)	(55,932)	(55,932)
<b>Balance, December 31, 2025</b>	<b>\$ 1,040,245</b>	<b>\$ 1,679,809</b>	<b>\$ (444,103)</b>	<b>\$ 1,235,706</b>	<b>\$ 2,275,951</b>

The accompanying notes are an integral part of these consolidated financial statements.

# InterRent Real Estate Investment Trust

## Consolidated Statements of Cash Flows For the years ended December 31 (Cdn \$ Thousands)

	Note	2025	2024
<b>Cash flows from (used in) operating activities</b>			
Net income/(loss) for the year		\$ 18,495	\$ (155,646)
Add items not affecting cash			
Income from investment in joint ventures	8	(234)	(32)
Amortization		979	775
Loss on sale of investment properties	7	2,341	1,485
Fair value adjustments on investment properties	4	35,120	262,791
Other fair value (gains)/losses	22	16,445	(18,761)
Unit-based compensation expense	15	7,035	7,423
Financing costs	21	60,159	57,290
Interest expense	21	(57,197)	(54,840)
Tenant inducements		4,633	3,334
		<b>87,776</b>	<b>103,819</b>
Net income items related to financing activities	23	-	329
Changes in non-cash operating assets and liabilities	24	(4,314)	(36,667)
<b>Cash from operating activities</b>		<b>83,462</b>	<b>67,481</b>
<b>Cash flows from (used in) investing activities</b>			
Acquisition of investment properties	6	(637)	(55,768)
Investment in joint ventures	8	(1,352)	(5,828)
Distributions received from joint ventures	8	2,550	120
Proceeds from sale of investment properties	7	113,666	139,565
Additions to investment properties	4	(79,873)	(63,635)
<b>Cash from investing activities</b>		<b>34,354</b>	<b>14,454</b>
<b>Cash flows from (used in) financing activities</b>			
Mortgage and loan repayments	24	(198,749)	(229,281)
Mortgage advances	24	183,868	205,502
Financing fees		(4,679)	(5,204)
Credit facility advances/(repayments)	24	45,000	1,153
Principal repayments on lease liabilities		(315)	(297)
Trust units issued, net of issue costs	15, 19	191	237
Trust units purchased and cancelled	19	(83,857)	(13,483)
Trust units purchased	19	-	(917)
Deferred units purchased and cancelled	15, 19	(2,979)	(1,132)
Performance and restricted units purchased and cancelled	15, 19	(951)	-
Interest paid on Class B LP unit liability	23	-	(329)
Distributions paid	24	(56,190)	(36,207)
<b>Cash used in financing activities</b>		<b>(118,661)</b>	<b>(79,958)</b>
Increase (decrease) in cash during the year		(845)	1,977
Cash at the beginning of year		4,524	2,547
<b>Cash at end of year</b>		<b>\$ 3,679</b>	<b>\$ 4,524</b>

The accompanying notes are an integral part of these consolidated financial statements.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 1. ORGANIZATIONAL INFORMATION

InterRent Real Estate Investment Trust (the "Trust" or the "REIT") is an unincorporated, open-ended real estate investment trust created pursuant to a Declaration of Trust, dated October 10, 2006, and most recently amended and restated on May 21, 2019, under the laws of the Province of Ontario. 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.

The Trust was created to invest in income producing residential properties within Canada. InterRent REIT Trust Units are listed on the Toronto Stock Exchange under the symbol IIP.UN. The registered office of the Trust and its head office operations are located at 485 Bank Street, Suite 207, Ottawa, Ontario, K2P 1Z2.

These consolidated financial statements were authorized for issuance by the Trustees of the Trust on March 2, 2026.

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 Retained Interest Holders, as such term is defined in the Arrangement Agreement and which, as of the date of the Arrangement Agreement included CLV Group and its affiliated entities) 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, 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.

Completion of the Transaction requires consents and approvals from Canada Mortgage and Housing Corporation ("CMHC") and certain other Required Lenders (as defined in the Arrangement Agreement, and including in respect of the Purchaser's debt financing in connection with the Transaction and the security granted thereunder) and satisfaction of other customary closing conditions. The parties anticipate that the Transaction will close in the first half of 2026.

Pursuant to the terms of the Arrangement Agreement, the Purchaser exercised their right to extend the outside date for closing of the arrangement to May 11, 2026.

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](http://www.sedarplus.ca).

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 2. BASIS OF PRESENTATION

#### Statement of compliance

These consolidated financial statements have been prepared using accounting policies in accordance with International Financial Reporting Standards (“IFRS”), as issued by the International Accounting Standards Board (“IASB”). The accounting policies set out below have been applied consistently to all years presented.

The financial statements have been presented in Canadian dollars, which is the Trust’s functional currency, rounded to the nearest thousand unless otherwise indicated.

#### Basis of presentation

The Trust presents its consolidated balance sheets based on the liquidity method, whereby all assets and liabilities are presented in increasing order of liquidity.

These consolidated financial statements have been prepared on a historical cost basis except for:

- i) Investment properties, which are measured at fair value (except for investment properties under development where fair value is not reliably determinable);
- ii) Financial assets and financial liabilities classified as “fair value through profit and loss”, which are measured at fair value; and
- iii) Unit-based compensation liabilities which are measured at fair value.

The Trust has not presented a statement of comprehensive income as there is no other comprehensive income.

#### Functional currency

The Trust and its subsidiaries' functional currency is Canadian dollars and all figures are rounded to the nearest thousand except when otherwise noted.

#### Basis of consolidation

The consolidated financial statements include the accounts of the Trust and its wholly-owned subsidiaries. All intercompany balances and transactions have been eliminated upon consolidation. Subsidiaries are entities over which the Trust has control and are consolidated from the date control commences until control ceases. Control is achieved when the Trust has power over the investee; is exposed, or has rights, to variable returns from its involvement with the investee; and has the ability to use its power to affect its returns.

#### Critical accounting estimates and judgments in applying accounting policies

The preparation of these consolidated financial statements requires management to apply judgment when making estimates and assumptions that have a risk of causing material adjustments to the reported amounts recognized in the consolidated financial statements. Estimates made by management are based on events and circumstances at the balance sheet date. Accordingly actual results may differ from these estimates.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 2. BASIS OF PRESENTATION (Continued)

#### Investment properties

Investment properties, except for investment properties under development where fair value is not reliably determinable, are re-measured to fair value at each reporting date, determined based on internal valuation models incorporating market evidence and valuations performed by third-party appraisers. When estimating the fair value of investment properties, management makes multiple estimates and assumptions that have a significant effect on the measurement of investment properties. Estimates used in determining the fair value of the investment properties include capitalization rates, inflation rates, turnover estimates, market rent, vacancy rates, standard costs and stabilized net operating income used in the overall capitalization rate valuation method as well as direct comparison model for vacant land held for development.

#### Financial liabilities

The fair value measurement of the unit-based compensation liabilities require management to make estimates and assumptions that affect the reported amount of the liabilities and the corresponding compensation expense, and gain or loss on changes in fair value. Estimates and assumptions used in determining the fair value of these liabilities include the expected life of the instruments and the volatility of the Trust's unit prices.

### 3. MATERIAL ACCOUNTING POLICIES

#### Property asset acquisitions

At the time of acquisition of a property or a portfolio of investment properties, the Trust evaluates whether the acquisition is a business combination or asset acquisition. IFRS 3 is only applicable if it is considered that a business has been acquired. A business, according to IFRS 3, is defined as an integrated set of activities and assets conducted and managed for the purpose of providing a return to investors or lower costs or other economic benefits directly and proportionately to the Trust. When an acquisition does not represent a business as defined under IFRS 3, the Trust classifies these properties or a portfolio of properties as an asset acquisition. Identifiable assets acquired and liabilities assumed in an asset acquisition are measured initially at their relative fair values at the acquisition date. Acquisition-related transaction costs are capitalized to the property.

#### Investment properties

The Trust uses the fair value method to account for real estate classified as investment properties. The Trust's investment properties include multi-family residential properties that are held to earn rental income, capital appreciation, or both or properties (including land) that are being developed or redeveloped for future use as investment properties. Investment properties acquired through an asset purchase are initially recognized at cost, which includes all amounts directly related to the acquisition of the properties. Investment properties acquired through a business combination are recognized at fair value. All costs associated with upgrading and extending the economic life of the existing properties, other than ordinary repairs and maintenance, are capitalized to investment properties.

Investment properties are re-measured to fair value at each reporting date in accordance with International Accounting Standard 40 - Investment Property ("IAS 40"). Fair value is determined based on internal valuation models incorporating market evidence and valuations performed by third-party appraisers. Changes in the fair value of investment properties are recorded in the consolidated statement of income/(loss) in the period in which they arise. Investment properties are not amortized.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 3. MATERIAL ACCOUNTING POLICIES (Continued)

#### Investment properties under development

Properties under development include properties that are undergoing activities that will take a substantial period of time and effort to complete in order to prepare the property for its intended use to earn rental income. The cost of development properties includes the cost of acquiring the property and direct development costs, realty taxes and borrowing costs directly attributable to the development. Capitalization of costs continue until all activities necessary to prepare the property for its intended use as a rental property are substantially complete. Land held for development is transferred to investment properties under development when development type of activities begin that will change the property condition.

Under the requirements of IAS 40, an investment property under development is measured at fair value at each reporting date, with the recognition of gains or losses in the consolidated statement of income/(loss). If the fair value of an investment property under development is not reliably determinable, but the Trust expects the fair value of the property to be reliably determinable when development is complete, it measures that investment property under development at cost until either its fair value becomes reliably determinable or development is completed (whichever is earlier).

Interest is capitalized to Properties Under Development using the amount of interest that would have been avoided during the development period if expenditures for the asset had not been made.

#### Joint arrangements

The Trust enters into joint arrangements which include joint ventures and joint operations. A joint arrangement is an arrangement pursuant to which the Trust and other parties undertake an economic activity that is subject to joint control. Joint control exists when the joint arrangements require the unanimous consent of the parties sharing control for decisions about relevant activities.

#### Investment in joint ventures

Joint arrangements that involve the establishment of a separate entity in which parties to the arrangement have joint control over the economic activity of the entity and rights to the net assets are referred to as a joint venture.

The Trust's investments in joint ventures are accounted for using the equity method. Under the equity method, the investment in a joint venture is initially recognized at cost, which includes cost directly attributable to the acquisition. The carrying amount of the investment is adjusted to recognize changes in the Trust's share of net assets of the joint ventures since the acquisition date less any identified impairment loss. Distributions received from a joint venture reduce the carrying amount of the investment. The consolidated statement of income/(loss) reflects the Trust's share of the results of operations of the joint ventures.

If the Trust's share of losses of a joint venture exceeds the Trust's interest in that joint venture, the Trust discontinues recognizing its share of further losses, unless it has undertaken obligations or made payments on behalf of the joint venture.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 3. MATERIAL ACCOUNTING POLICIES (Continued)

#### Joint operations

A joint operation is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets and obligations for the liabilities relating to the arrangement. The Trust records only its proportionate share of the assets, liabilities and the results of operations of the joint operation. The assets, liabilities and results of joint operations are included within the respective line items of the consolidated balance sheets, consolidated statements of income/(loss), and consolidated statements of cash flows.

#### Assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continued use in accordance with IFRS 5. For non-current assets to be classified as held for sale, they must be available for immediate sale in their present condition and their sale must be highly probable. Investment properties classified as held for sale continue to be held at fair value in accordance with IAS 40. Non-current assets held for sale and their associated liabilities are presented separately from other assets and liabilities on the consolidated balance sheets and in the notes to the consolidated financial statements beginning from the period in which they were first classified as held for sale.

#### Revenue recognition

Revenue from investment properties includes rents from residents under leases, parking, laundry and other ancillary revenues. Most leases are for one-year terms or less; consequently, the Trust accounts for leases with its residents as operating leases as the Trust has retained substantially all of the risks and benefits of ownership of its investment properties. Lease revenue earned directly from leasing the asset is recognized and measured in accordance with IFRS 16.

In addition to revenue generated directly from the operating lease, rental revenue includes non-lease revenue earned from the resident, which is recognized and measured under IFRS 15. Non-lease revenue includes laundry, income earned from telephone and cable providers, commercial common area maintenance and ancillary services. These revenues are recognized when earned.

Any gain or loss from the sale of an investment property is recognized when the significant risks and rewards have been transferred to the buyer (usually at the time when title passes to the purchaser).

Tenant inducements such as free rent or move-in allowances are initially deferred and included in other assets. The balance is amortized over the term of the related lease, reducing the revenue recognized. In the event that a resident vacates their leased space prior to the contractual term of the lease, any unamortized balance is recorded as an expense in the consolidated statement of income/(loss).

Compensation is earned from project and property management services provided to the jointly controlled properties and is recorded in other income and fees as the services are provided.

IFRS 15 requires revenue recognized from customer contracts (non-lease components) to be disclosed separately from its other sources of revenue (note 20).

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 3. MATERIAL ACCOUNTING POLICIES (Continued)

#### Financial instruments

The Trust recognizes financial assets and financial liabilities when the Trust becomes a party to a contract. Financial assets and financial liabilities, with the exception of financial assets and financial liabilities classified as fair value through profit or loss, are measured at fair value plus or minus transaction costs on initial recognition. Financial assets and financial liabilities at fair value through profit or loss are measured at fair value on initial recognition and transaction costs are expensed when incurred.

The following summarizes the Trust's classification and measurement of financial assets and financial liabilities:

- Cash, rents and other receivables, mortgage receivable, promissory note receivable, and loan receivable long-term incentive plan, are classified as amortized cost.
- Interest rate swaps are classified as fair value through profit and loss.
- Mortgages and loans payable, credit facilities, tenant rental deposits and accounts payable and accrued liabilities are classified as amortized cost.
- Unit-based compensation liabilities are classified as fair value through profit and loss.

Measurement in subsequent periods depends on the classification of the financial instrument:

#### Financial assets at amortized cost

Cash, rents and other receivables, mortgage receivable, promissory note receivable, and loan receivable long-term incentive plan are held with the objective of collecting contractual cash flows and classified as amortized cost.

Subsequent to initial recognition, these assets are carried at amortized cost, using the effective interest method, less any impairment loss. The carrying amount of the financial asset is reduced through an allowance account, and the amount of the loss is recognized in the consolidated statement of income/(loss). Any subsequent reversal of an impairment loss is recognized in profit or loss.

#### Financial assets at FVTPL

Derivative financial assets, consisting of interest rate swaps, are classified as FVTPL, are measured at fair value, with changes recognized in the consolidated statement of income/(loss), and are presented on the consolidated balance sheets in mortgages payable.

#### Financial liabilities at amortized cost

Credit facilities, accounts payable and accrued liabilities, tenant rental deposits and mortgages and loans payable are classified as amortized cost.

Subsequent to initial recognition, these liabilities are carried at amortized cost, using the effective interest method. The effective interest method is a method of calculating the amortized cost of an instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that discounts estimated future cash receipts (including all transaction costs and other premiums or discounts) through the expected life of the debt instrument to the net carrying amount on initial recognition.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 3. MATERIAL ACCOUNTING POLICIES (Continued)

#### Financial liabilities at FVTPL

Financial liabilities are classified as FVTPL if they are classified as held for trading, or they are derivative liabilities. Derivative financial liabilities, consisting of interest rate swaps, are presented on the consolidated balance sheets in mortgages payable. Financial liabilities classified as FVTPL are measured at fair value, with changes recognized in the consolidated statement of income/(loss).

Unit-based compensation liabilities are measured at FVTPL.

#### Impairment of financial assets

At each reporting date, each financial asset measured at amortized cost is assessed for impairment under an expected credit loss (ECL) model. The Trust applies the simplified approach which uses lifetime ECLs for contractual rents receivable and the general approach for other and loans receivable.

The Trust uses an accounts receivable aging provision matrix to measure the ECL for contractual rents receivable and applies loss factors to aging categories greater than 30 days past due.

Other receivables and loans receivables are classified as impaired when there is objective evidence that the full carrying amount of the loan or mortgage receivable is not collectible.

#### Fair value measurement

The Trust measures certain financial instruments and non-financial assets, such as investment properties, at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of an asset or liability is measured using the assumptions that market participants would use when pricing the asset or liability assuming that market participants act in their economic best interests. A fair value measurement on a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Trust uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs. All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1: Quoted prices in active markets for identical assets or liabilities
- Level 2: Quoted prices in active markets for similar assets or liabilities or valuation techniques where significant inputs are based on either directly or indirectly observable market data
- Level 3: Valuation techniques for which any significant input is unobservable

Transfers between levels of the fair value hierarchy are recognized at the end of the reporting period during which the change occurred.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 3. MATERIAL ACCOUNTING POLICIES (Continued)

#### Leases, the Trust as a lessee

At the inception of a contract, the Trust assesses whether a contract is, or contains, a lease by assessing if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration using the definition of a lease in IFRS 16. The Trust recognizes a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee, however it applies the recognition exemptions for leases of low-value assets and short-term leases with a lease term of 12 months or less.

Right-of-use assets are measured at cost less any accumulated amortization and are included within receivables and other assets. Such right-of-use assets are depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

Lease liabilities are measured at the present value of lease payments to be made over the lease term less any variable payments and lease incentives receivable. Variable payments are recognized as an expense in the period in which the event or condition that triggers the payment occurs. After the commencement date, the amount of the lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. The carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments, or a change in the assessment to the purchase underlying asset.

#### Trust units

Effective December 29, 2010, changes were made to the Declaration of Trust so that distributions are made at the discretion of the Trustees. Subsequent to this change the trust units, while still defined as a liability, meet the conditions that permit classification as equity. At this time, the trust units were reclassified from liabilities to unitholders' equity. The carrying value of the trust units reflects their fair value on the date of the reclassification to unitholders' equity. As a result of the redemption feature of the trust units, these units are not considered equity for the purposes of calculating net income on a per unit basis under IAS 33 Earnings per Share. Accordingly, the Trust has elected not to present an earnings per unit calculation, as is permitted under IFRS.

#### Unit-based compensation

The Trust maintains compensation plans which include the granting of deferred, performance, and restricted units to Trustees and employees, and previously maintained a unit option plan. The Trust records the expense associated with these awards over the vesting period. Unit options, deferred, performance, and restricted units are settled with the issuance of trust units. However, due to the fact that trust units are redeemable, awards of unit options, deferred, performance, and restricted units are considered to be cash-settled. As such, the fair value of unit options, deferred, performance, and restricted units are recognized as a liability and re-measured at each reporting date, with changes recognized in the consolidated statements of income/(loss). The additional deferred, performance, and restricted units earned on the deferred, performance, and restricted units granted are recognized in the consolidated statements of income/(loss) as interest expense.

#### Provisions

Provisions are recognized when the REIT has a present legal or constructive obligation as a result of past events, it is more likely than not that an outflow of resources will be required to settle the obligation, and the amount can be reliably estimated. Provisions are measured at management's best estimate of the expenditure required to settle the obligation at the end of the reporting period, and are discounted to present value when the effect is material.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 3. MATERIAL ACCOUNTING POLICIES (Continued)

#### Income taxes

The Trust is taxed as a Mutual Fund Trust for income tax purposes and intends to distribute its income for income tax purposes each year to Unitholders to such an extent that it would not be liable for income tax under Part I of the Income Tax Act (Canada) ("Tax Act"). Accordingly, no provision for income taxes is included in the consolidated financial statements.

Throughout 2025 and 2024, the Trust and its wholly owned subsidiaries satisfied certain conditions available to REITs (the "REIT Exception") under amendments to the Tax Act, intended to permit a corporate income tax rate of nil as long as the specified conditions continue to be met. Without satisfying these conditions, the Trust would have been liable for income taxes.

Deferred income taxes are not recognized in the consolidated financial statements on the basis that the Trust can deduct distributions paid such that its liability for income taxes is substantially reduced or eliminated for the year. In applying this accounting policy, management has made the judgment that the Trust intends to continue to distribute its taxable income and continue to qualify as a real estate investment trust for the foreseeable future.

#### Investment properties

Management makes judgments in determining the extent and frequency of independent appraisals and establishing an internal valuation model to measure fair value of investment properties. With respect to properties under development, management makes judgments to determine the reliability of fair value of investment properties undergoing development and the related costs included in the property value as well as identifying the point at which substantial completion of the property occurs. The Trust also undertakes capital improvements and upgrades and management applies judgement in determining the costs to be capitalized to investment properties.

#### Investment in joint arrangements

Management makes judgments to determine whether a joint arrangement should be classified as a joint venture or a joint operation and in determining whether there is any objective evidence of impairment and if so, estimating the amount of loss.

#### Property asset acquisitions

Management is required to apply judgment as to whether or not transactions should be accounted for as an asset acquisition or business combination. IFRS 3 is only applicable if it is considered that a business has been acquired. When an acquisition does not represent a business as defined under IFRS 3, the Trust classifies the transaction as an asset acquisition. All of the Trust's property acquisitions as well as the property management internalization have been accounted for as asset acquisitions.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 3. MATERIAL ACCOUNTING POLICIES (Continued)

#### Future accounting changes

##### *IFRS 18, Presentation and Disclosure in Financial Statements*

In April 2024, IFRS 18, "Presentation and Disclosure in Financial Statements" was issued to achieve comparability of the financial performance of similar entities. The standard, which replaces IAS 1, "Presentation of Financial Statements", impacts the presentation of primary financial statements and notes, including the statement of earnings where companies will be required to present separate categories of income and expense for operating, investing, and financing activities with prescribed subtotals for each new category. The standard will also require management-defined performance measures to be explained and included in a separate note within the consolidated financial statements. The standard is effective for annual reporting periods beginning on or after January 1, 2027, including interim financial statements, and requires retrospective application. The REIT is currently assessing the impact of the new standard.

##### *IFRS 9, Financial Instruments and IFRS 7, Financial Instruments: Disclosures*

In May 2024, amendments to IFRS 9, "Financial Instruments" and IFRS 7, "Financial Instruments: Disclosures" were issued. The amendments clarify the timing of recognition and derecognition for a financial asset or financial liability, including clarifying that a financial liability is derecognized on the settlement date. Further, the amendments introduce an accounting policy choice to derecognize financial liabilities settled using an electronic payment system before the settlement date, if specific conditions are met. In addition, the amendments clarify the classification of financial assets with features linked to environmental, social and corporate governance. The amendments also require additional disclosures for financial instruments with contingent features and investments in equity instruments classified at fair value through other comprehensive income. These amendments are effective for annual reporting periods beginning on or after January 1, 2026. Early adoption is permitted, with an option to early adopt only the amendments related to the classification of financial assets. The adoption is not expected to have a material impact on the Trust's consolidated financial statements.

### 4. INVESTMENT PROPERTIES

Investment properties include income properties, properties under development and land held for development.

	December 31, 2025	December 31, 2024
Income properties	\$ 3,894,958	\$ 4,030,624
Properties under development	51,073	48,003
	<b>\$ 3,946,031</b>	<b>\$ 4,078,627</b>

#### Income properties:

	December 31, 2025	December 31, 2024
Balance, beginning of year	\$ 4,030,624	\$ 4,321,663
Acquisitions (note 6)	637	55,768
Dispositions (note 7)	(116,007)	(141,050)
Property capital investments	71,531	57,034
Fair value adjustments <sup>(1)</sup>	(35,120)	(262,791)
	<b>\$ 3,951,665</b>	<b>\$ 4,030,624</b>
Reclassification to assets held for sale (note 5)	(56,707)	-
	<b>\$ 3,894,958</b>	<b>\$ 4,030,624</b>

(1) Includes fair value adjustments on income properties and income properties held for sale.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 4. INVESTMENT PROPERTIES (Continued)

#### Properties under development:

Properties that are undergoing a significant amount of development work to prepare the property for use as income properties.

	December 31, 2025	December 31, 2024
Balance, beginning of year	\$ 48,003	\$ 39,447
Property capital investments	3,070	8,556
	<b>\$ 51,073</b>	<b>\$ 48,003</b>

The fair value of the income properties is determined internally by the Trust. The fair value methodology of the Trust's income properties is considered a level 3 valuation as significant unobservable inputs are required to determine fair value.

The Trust determined the fair value of each income property internally based upon the direct capitalization income approach method of valuation. The fair value was determined by applying a capitalization rate ("Cap Rate") to forecasted stabilized net operating income ("SNOI"), which incorporates turnover estimates, market rent adjustments, allowances for vacancy, management fees, labour and repairs and maintenance for the property. 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, 2025, and 2024. These external appraisals provided the Trust with a summary of the major assumptions and market data by city (such as capitalization rate, turnover estimate and market rent adjustments) in order for the Trust to complete its internal valuations.

The capitalization rate assumptions for the income properties are included in the following table:

	December 31, 2025		December 31, 2024	
	Range	Weighted average	Range	Weighted average
<b>Capitalization rate</b>	3.25% - 6.25%	4.47%	3.25% - 6.25%	4.49%

The direct capitalization income approach method of valuation requires that SNOI be divided by a Cap Rate to determine a fair value. As such, changes in both SNOI and Cap Rate could significantly alter the fair value of the investment properties. The tables below summarize the impact of changes in both SNOI and Cap Rate on the Trust's fair value of the income properties:

#### As at December 31, 2025

Forecasted stabilized net operating income	-3%	-1%	As estimated	+1%	+3%
	\$ 168,882	\$ 172,364	<b>\$ 174,105</b>	\$ 175,846	\$ 179,328
<b>Capitalization rate</b>					
-0.25%	\$ 4,001,940	\$ 4,084,454	\$ 4,125,711	\$ 4,166,968	\$ 4,249,482
Cap rate used <b>4.47%</b>	\$ 3,778,117	\$ 3,856,017	<b>\$ 3,894,958</b>	\$ 3,933,916	\$ 4,011,815
+0.25%	\$ 3,578,005	\$ 3,651,779	\$ 3,688,665	\$ 3,725,552	\$ 3,799,325

#### As at December 31, 2024

Forecasted stabilized net operating income	-3%	-1%	As estimated	+1%	+3%
	\$ 175,546	\$ 179,165	<b>\$ 180,975</b>	\$ 182,785	\$ 186,404
<b>Capitalization rate</b>					
-0.25%	\$ 4,140,230	\$ 4,225,596	\$ 4,268,278	\$ 4,310,961	\$ 4,396,327
Cap rate used <b>4.49%</b>	\$ 3,909,705	\$ 3,990,317	<b>\$ 4,030,624</b>	\$ 4,070,930	\$ 4,151,542
+0.25%	\$ 3,703,497	\$ 3,779,858	\$ 3,818,038	\$ 3,856,218	\$ 3,932,579

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 4. INVESTMENT PROPERTIES (Continued)

The two (2024 - two) properties under development are valued at acquisition cost plus development costs. The direct capitalization income approach method of valuation is not a reliable measure as the properties are undergoing a significant amount of work which will affect multiple components of the estimated net operating income as well as the Cap Rate. The Trust expects the fair value of the properties to be reliably determinable when development is substantially complete, and will measure both investment properties under development at cost until either its fair value becomes reliably determinable or development is completed (whichever is earlier).

Cash outflow used for additions to investment properties for the years ended:

	2025	2024
Property capital investments	\$ (74,601)	\$ (65,590)
Changes in non-cash investing accounts payable and accrued liabilities	(5,272)	1,955
	<b>\$ (79,873)</b>	<b>\$ (63,635)</b>

### 5. ASSETS HELD FOR SALE

As at December 31, 2025, the Trust classified two investment properties (224 suites) as assets held for sale as a result of the Trust initiating an active program to dispose of these properties. As of December 31, 2025, the Trust had committed to sell the two properties and the sale closed in February 2026 for a sale price of \$55,000 (note 30).

As at December 31, 2024, the Trust had no assets classified as held for sale.

The following tables set forth the assets and liabilities associated with these properties.

	December 31, 2025	December 31, 2024
Properties	2	-
Suites	224	-
Investment properties (note 4)	\$ 56,707	\$ -
Prepays and deposits	54	-
Receivables and other assets (note 11)	120	-
	<b>\$ 56,881</b>	<b>\$ -</b>
Mortgages payable	30,365	-
Accounts payable and accrued liabilities (note 14)	1,253	-
Tenant rental deposits	136	-
	<b>\$ 31,754</b>	<b>\$ -</b>

### 6. INVESTMENT PROPERTY ACQUISITIONS

During the year ended December 31, 2025, the Trust completed the following investment property acquisition:

Acquisition Date	Suite Count	Ownership Interest	Total Acquisition Costs	Mortgage Funding	Interest Rate	Maturity Date
September 2, 2025	1	100%	\$ 637	-	-	-

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 6. INVESTMENT PROPERTY ACQUISITIONS (Continued)

During the year ended December 31, 2024, the Trust completed the following investment property acquisition:

Acquisition Date	Suite Count	Ownership Interest	Total Acquisition Costs <sup>(1)</sup>	Mortgage Funding	Interest Rate	Maturity Date
October 15, 2024	248	50%	\$ 55,768	-	-	-

<sup>(1)</sup> The total acquisition costs represent the Trust's ownership interest.

The total acquisition costs of \$637 (2024 - \$55,768) represent the total cash outflows related to the acquisition of investment properties for the Trust for the years ended December 31, 2025 and 2024.

### 7. INVESTMENT PROPERTY DISPOSITIONS

During the year ended December 31, 2025, the Trust completed the following investment property dispositions. These dispositions do not meet the definition of discontinued operations under IFRS:

Disposition Date	Suite Count	Ownership Interest	Sale Price	Closing Costs	Net Proceeds	Mortgage Discharged
February 18, 2025	28	100%	\$ 9,500	\$ 354	\$ 9,146	\$ 2,943
April 10, 2025	104	100%	\$ 26,527	\$ 1,469	\$ 25,058	\$ 13,883
April 25, 2025	118	100%	\$ 29,432	\$ 1,798	\$ 27,634	\$ 6,243
November 18, 2025	245	100%	\$ 53,250	\$ 1,422	\$ 51,828	\$ 14,699

During the year ended December 31, 2024 the Trust completed the following investment property dispositions. These dispositions do not meet the definition of discontinued operations under IFRS:

Disposition Date	Suite Count	Ownership Interest	Sale Price	Closing Costs	Net Proceeds	Mortgage Discharged
February 15, 2024	224	100%	\$ 46,000	\$ 1,771	\$ 44,229	\$ 22,762
June 5, 2024	497	100%	\$ 92,000	\$ 1,967	\$ 90,033	\$ 23,540
June 20, 2024	27	100%	\$ 5,525	\$ 222	\$ 5,303	-

A loss of \$2,341 was recognized for the year ended December 31, 2025 in connection with these dispositions (2024 - \$1,485). The loss represents the difference between the net proceeds (sale price less closing costs) and the carrying value of the properties at the date of disposition. Closing costs consist of commissions, legal fees, mortgage discharge penalties, and the write-off of deferred financing fees related to the discharged mortgage.

Calculation of loss on sale of investment properties:

	2025	2024
Sale price	\$ 118,709	\$ 143,525
Less: Book value of investment properties (note 4)	(116,007)	(141,050)
Excess of sale price over book value	2,702	2,475
Closing costs	(5,043)	(3,960)
Loss on sale of investment properties	\$ (2,341)	\$ (1,485)

The total net proceeds of \$113,666 (2024 - \$139,565) represent the total cash inflows related to the disposition of investment properties for the Trust for the years ended December 31, 2025 and 2024.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 8. INVESTMENT IN JOINT VENTURES

The Trust accounts for its joint venture interests using the equity method. The following table details the Trust's ownership interest in its equity accounted investments:

Equity Investee	Location	Principal Activity	December 31, 2025	December 31, 2024
TIP Albert Limited Partnership	Ottawa	Develop, own and operate investment property	40.0% <sup>(1)</sup>	40.0% <sup>(1)</sup>
Fairview Limited Partnership	Burlington	Develop, own and operate investment property	25.0%	25.0%
2-4 Hanover Limited Partnership	Brampton	Own and operate investment property	10.0%	10.0%
OTT A360 Laurier Limited Partnership	Ottawa	Develop, own and operate investment property	25.0%	25.0%

<sup>(1)</sup> TIP Albert Limited Partnership has ownership interest of 83.33% in 801 Albert Street Inc. The Trust has ownership interest of 33.33% in 801 Albert Street Inc. through its 40% ownership in TIP Albert Limited Partnership. The Trust holds the remaining ownership of 16.67% interest directly in 801 Albert Street Inc. This 16.67% interest is reported under Property under Development (note 4) as a joint operation (note 9). In total, the Trust holds a 50% interest in the development property.

The Trust is contingently liable for certain obligations of the joint ventures. All of the net assets of the joint ventures are available for the purpose of satisfying such obligations and guarantees.

The Trust is responsible to fund its total investment in the joint ventures for the operation and development of the investment properties. The following table shows the changes in the carrying value of the investment in joint ventures:

	December 31, 2025	December 31, 2024
Balance, beginning of year	\$ 53,194	\$ 47,454
Additions	1,352	5,828
Distributions	(2,550)	(120)
Share of net income	234	32
	\$ 52,230	\$ 53,194

The following tables show the summarized financial information of the Trust's joint ventures:

	December 31, 2025	December 31, 2024
Current assets	\$ 6,444	\$ 9,048
Non-current assets	469,855	427,221
Current liabilities	(7,990)	(5,436)
Non-current liabilities	(212,912)	(174,586)
Net assets	\$ 255,397	\$ 256,247
Trust's share	\$ 52,230	\$ 53,194

	2025	2024
Revenue	\$ 14,383	\$ 14,536
Expenses	(9,985)	(8,863)
Fair value adjustments on investment properties	624	(5,402)
Net income	\$ 5,022	\$ 271
Trust's share	\$ 234	\$ 32

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 9. JOINT OPERATIONS

The Trust has interest in twenty-four investment properties (December 31, 2024 - twenty-four) and one property under development (December 31, 2024 - one) that are subject to joint control and have been determined to be joint operations. The Trust records only its proportionate share of the assets, liabilities and the results of operations of the joint operations. The assets, liabilities and results of joint operations are included within the respective line items of the consolidated balance sheets and consolidated statements of income/(loss). The Trust's ownership in the joint operations are as follows:

Joint Operation	Region	Type	Ownership Interest (December 31, 2025)	Ownership Interest (December 31, 2024)
Vancouver No. 1 Apartments Partnership	Greater Vancouver Area	Investment properties	50.00%	50.00%
Ontario No. 1 Apartments Partnership	Greater Toronto and Hamilton Area	Investment properties	50.00%	50.00%
Quebec No. 1 Apartments Partnership	Greater Montréal Area	Investment properties	50.00%	50.00%
801 Albert Street Inc.	National Capital Region	Properties under development	16.67%	16.67%

### 10. PREPAIDS AND DEPOSITS

	December 31, 2025	December 31, 2024
Current	\$ 7,758	\$ 4,351
Non-current	33,479	31,621
	\$ 41,237	\$ 35,972

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 11. RECEIVABLES AND OTHER ASSETS

	December 31, 2025	December 31, 2024
Rents and other receivables, net of allowance for uncollectable amounts (note 27(b))	\$ 7,178	\$ 7,241
Lease incentives <sup>(1)</sup>	2,348	2,119
Automobiles, software, equipment and furniture and fixtures, net of accumulated amortization of \$6,412 (2024 - \$5,812)	2,815	3,094
Deferred finance fees on credit facilities, net of accumulated amortization of \$2,976 (2024 - \$2,804)	172	346
Loan receivable long-term incentive plan (note 16)	5,985	7,217
Right-of-use asset, net of accumulated amortization of \$520 (2024 - \$388)	346	479
Other investments	500	500
Mortgage receivable <sup>(2)</sup>	1,500	1,500
Promissory note receivable <sup>(3)</sup>	500	500
	<b>\$ 21,344</b>	<b>\$ 22,996</b>
Reclassification to assets held for sale (note 5)	(120)	-
	<b>\$ 21,224</b>	<b>\$ 22,996</b>
	<b>December 31, 2025</b>	<b>December 31, 2024</b>
Current	\$ 11,227	\$ 10,159
Non-current	9,997	12,837
	<b>\$ 21,224</b>	<b>\$ 22,996</b>

<sup>(1)</sup> Comprised of straight-line rent. This amount is excluded from the determination of the fair value of the investment properties.

<sup>(2)</sup> At December 31, 2025 and 2024 the balance is comprised of one mortgage with a maturity date of July 2027, at an interest rate of 3.5% for August 2023 to July 2025, and 4.5% for August 2025 to July 2027. The mortgage is secured by the related properties and a personal guarantee from the buyer of the property.

<sup>(3)</sup> At December 31, 2025 and 2024 the balance is comprised of one promissory note with a maturity date of July 2027, at an interest rate of 3.5% for August 2023 to July 2025, and 4.5% for August 2025 to July 2027.

### 12. MORTGAGES PAYABLE

Mortgages are secured by the investment properties and bear interest at a weighted average interest rate of 3.43% (December 31, 2024 - 3.37%).

The mortgages mature at various dates between the years 2026 and 2034.

The aggregate future minimum principal payments, including maturities and excluding mortgages on assets held for sale, are as follows:

2026	\$ 291,792
2027	171,632
2028	278,592
2029	152,515
2030	274,892
Thereafter	474,600
	1,644,023
Less: Deferred finance costs and mortgage premiums	(44,190)
	<b>\$ 1,599,833</b>

	December 31, 2025	December 31, 2024
Current	\$ 308,901	\$ 294,977
Non-current	1,290,932	1,351,965
	<b>\$ 1,599,833</b>	<b>\$ 1,646,942</b>

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 13. CREDIT FACILITIES

	December 31, 2025	December 31, 2024
Demand credit facility <sup>(i)</sup>	\$ -	\$ -
Term credit facility <sup>(ii)</sup>	-	-
Term credit facility <sup>(iii)</sup>	87,000	30,000
Term credit facility <sup>(iv)</sup>	-	12,000
	<b>\$ 87,000</b>	<b>\$ 42,000</b>

(i) The Trust has a \$5,000 (2024 - \$5,000) demand credit facility with a Canadian chartered bank secured by a general security agreement. The weighted average interest rate on amounts drawn during the year ended December 31, 2025 was 5.41%.

(ii) The Trust has a \$105,000 (2024 - \$105,000) term credit facility, maturing in 2027, with a Canadian chartered bank secured by a general security agreement, and second collateral mortgages on nine (2024 – first mortgage on one, and second mortgage on nine) of the Trust's properties. Interest is charged at a floating rate plus a pre-defined spread. The weighted average interest rate on amounts drawn during the year ended December 31, 2025 was 4.85%.

(iii) The Trust has a \$100,000 (2024 - \$100,000) term credit facility, maturing in 2026, with a Canadian chartered bank secured by a general security agreement, first mortgages on two (2024 - two) of the Trust's properties and second collateral mortgages on two (2024 - two) of the Trust's properties. Interest is charged at a floating rate plus a pre-defined spread. The weighted average interest rate on amounts drawn during the year ended December 31, 2025 was 4.72%. As the amount is maturing in 2026, it is classified as a current liability.

(iv) The Trust has a \$15,000 (2024 - \$15,000) term credit facility, maturing in 2026, with a Canadian chartered bank secured by a general security agreement, first mortgage on one (2024 - one) of the Trust's properties and second collateral mortgages on one (2024 - one) of the Trust's properties. Interest is charged at a floating rate plus a pre-defined spread. The weighted average interest rate on amounts drawn during the year ended December 31, 2025 was 5.36%. As the amount is maturing in 2026, it is classified as a current liability.

### 14. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	December 31, 2025	December 31, 2024
Accounts payable	\$ 4,394	\$ 3,704
Accrued liabilities	25,889	28,303
Accrued distributions	4,621	4,879
Mortgage interest payable	4,288	3,772
	<b>\$ 39,192</b>	<b>\$ 40,658</b>
Reclassification to liabilities associated with assets held for sale (note 5)	(1,253)	-
	<b>\$ 37,939</b>	<b>\$ 40,658</b>

All accounts payable and accrued liabilities are classified as current liabilities.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 15. UNIT-BASED COMPENSATION LIABILITIES

Unit-based compensation liabilities are comprised of awards issued under the deferred unit plan (“DUP”), the performance and restricted unit plan (“PRU”) and the unit option plan as follows:

	December 31, 2025	December 31, 2024
Unit-based liabilities, beginning of year	\$ 47,976	\$ 59,721
Compensation expense - deferred unit plan	1,873	2,814
Compensation expense - performance and restricted unit plan	2,925	2,565
Distribution - deferred unit plan	1,937	1,817
Distribution - performance and restricted unit plan	300	227
DUP units converted, cancelled and forfeited	(4,414)	(2,158)
PRU units converted, cancelled and forfeited	(1,840)	-
Unit options exercised and expired	(93)	(210)
(Gain)/loss on fair value of liability (note 22)	16,415	(16,800)
Unit-based liabilities, end of year	\$ 65,079	\$ 47,976

  

	December 31, 2025	December 31, 2024
Current <sup>(1)</sup>	\$ 63,957	\$ 47,357
Non-current	1,122	619
	\$ 65,079	\$ 47,976

<sup>(1)</sup> Deferred units and unit options are redeemable on demand by the holder and are therefore classified as current liabilities

Unit options, deferred, performance, and restricted units are settled with the issuance of Trust Units. However, due to the fact that Trust Units are redeemable, awards of unit options, deferred, performance, and restricted units are considered to be cash-settled. As such, the fair value of unit options, deferred, performance, and restricted units are recognized as a financial liability and re-measured at each reporting date, with changes recognized in the statement of income/(loss).

The maximum number of Trust Units issuable under the Trust's equity incentive compensation plans, which includes the DUP, the NET DUP, and the PRU is 8,370,886 units (being 6% of the issued and outstanding Trust Units at July 23, 2025). The unit option plan as well as the long-term incentive plan (note 16) are closed to new issuances.

#### (i) DEFERRED UNIT PLAN AND DEFERRED UNIT PLAN FOR NON-EMPLOYEE TRUSTEES

The deferred unit plan entitles Trustees, officers and employees, at the participant's option, to elect to receive deferred units (elected portion) in consideration for trustee fees or bonus compensation under the employee incentive plan, as the case may be. The Trust matches the elected portion of the deferred units received for officers and employees. The matched portion of the deferred units vest 50% on the third anniversary and 25% on each of the fourth and fifth anniversaries, subject to provisions for earlier vesting in certain events. The deferred units earn additional deferred units for the distributions that would otherwise have been paid on the deferred units (i.e. had they instead been issued as Trust Units on the date of grant).

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 15. UNIT-BASED COMPENSATION LIABILITIES (Continued)

A summary of Deferred Unit activity is presented below:

Number of Units	Non-Employee Trustees	Other Participants	Total
<b>Balance - December 31, 2023</b>	<b>360,889</b>	<b>4,309,584</b>	<b>4,670,473</b>
Units issued under deferred unit plan	76,693	90,950	167,643
Reinvested distributions on deferred units	12,174	142,003	154,177
Deferred units exercised into Trust Units (note 19)	(12,500)	(75,366)	(87,866)
Deferred units purchased and cancelled	(12,500)	(32,103)	(44,603)
Deferred units cancelled	-	(57,582)	(57,582)
<b>Balance - December 31, 2024</b>	<b>424,756</b>	<b>4,377,486</b>	<b>4,802,242</b>
Units issued under deferred unit plan	35,831	121,566	157,397
Reinvested distributions on deferred units	11,535	151,065	162,600
Deferred units exercised into Trust Units (note 19)	(11,153)	(98,252)	(109,405)
Deferred units purchased and cancelled	(12,847)	(82,138)	(94,985)
Deferred units cancelled	(59,110)	(83,326)	(142,436)
<b>Balance - December 31, 2025</b>	<b>389,012</b>	<b>4,386,401</b>	<b>4,775,413</b>

The fair value of each unit granted is determined based on the weighted average observable closing market price of the REIT's Trust Units for the ten trading days preceding the date of grant.

The aggregate fair value of vested deferred units was \$58,748 at December 31, 2025 (December 31, 2024 - \$45,242). The fair value of the vested deferred units represents the closing price of the Trust Units on the TSX on the reporting date, or the first trading date after the reporting date, representing the fair value of the redemption price.

#### (ii) UNIT OPTIONS

The Trust had a unit option plan that provided for options to be granted to the benefit of employees, Trustees and certain other third parties. The Board has terminated the unit option plan, the termination of this plan will not impact any currently outstanding options, but the plan is now closed to new issuances. The exercise price of options granted under the unit option plan was determined by the Trustees, but was at least equal to the volume weighted average trading price of the Trust Units for the five trading days immediately prior to the date the option was granted. The term of any option granted did not exceed 10 years or such other maximum permitted time period under applicable regulations. At the time of granting options, the Board of Trustees determined the time, or times, when an option or part of an option was exercisable. The Trust did not provide financial assistance to any optionee in connection with the exercise of options.

Options granted, exercised and expired during the year ended December 31 are as follows:

	2025		2024	
	Number of units	Weighted average exercise price	Number of units	Weighted average exercise price
Balance, beginning of year	55,000	\$ 7.67	89,840	\$ 7.35
Exercised (note 19)	(25,000)	\$ 7.67	(34,840)	\$ 6.84
<b>Balance, end of year</b>	<b>30,000</b>	<b>\$ 7.67</b>	<b>55,000</b>	<b>\$ 7.67</b>

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 15. UNIT-BASED COMPENSATION LIABILITIES (Continued)

Options outstanding at December 31, 2025:

Exercise price	Number of units	Remaining life in years	Number of units exercisable
\$ 7.67	30,000	1.57	30,000

The weighted average market price of options exercised in the year ended December 31, 2025 was \$13.40 (2024 - \$10.61).

The unit options represented an aggregate fair value of \$150 at December 31, 2025 (December 31, 2024 - \$133). The fair value of unit options is re-valued at each reporting period based on an estimate of the fair value using the Black-Scholes option pricing model using the following weighted average valuation assumptions:

	December 31, 2025	December 31, 2024
Market price of Unit	\$ 13.19	\$ 10.15
Expected option life	0.5 years	1.1 years
Risk-free interest rate	2.28%	2.93%
Expected volatility (based on historical)	21%	21%
Expected distribution yield	5.0%	5.0%

### (iii) PERFORMANCE AND RESTRICTED UNIT PLAN

The performance and restricted unit plan enables the Trustees to grant performance units and restricted units to officers and employees of the REIT. Performance units vest on the vesting date set out in the grant agreement according to a performance payout criteria, based on the REIT's relative performance against peers and achievement against sustainability goals. Restricted units vest 100% on the vesting date set out in the grant agreement. The performance and restricted units earn additional units for the distributions that would otherwise have been paid on the units (i.e. had they instead been issued as Trust Units on the date of grant).

A summary of performance and restricted unit activity is presented below:

<b>Number of Units</b>	
<b>Balance - December 31, 2023</b>	<b>398,242</b>
Units issued under performance and restricted unit plan	193,236
Reinvested distributions on performance and restricted units	19,027
Removed by performance factor on vested performance units	(84,876)
<b>Balance - December 31, 2024</b>	<b>525,629</b>
Units issued under performance and restricted unit plan	257,521
Reinvested distributions on performance and restricted units	26,320
Added by performance factor on vested performance units	8,744
Performance and restricted units exercised into Trust Units (note 19)	(68,109)
Performance and restricted units purchased and cancelled	(71,037)
<b>Balance - December 31, 2025</b>	<b>679,068</b>

The initial fair value of each unit granted is determined based on the weighted average observable closing market price of the REIT's Trust Units for the five trading days preceding the date of grant. The fair value of the performance units is estimated at each reporting period using a Monte Carlo pricing model. Changes in fair value are recognized in the consolidated statement of income/(loss).

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 15. UNIT-BASED COMPENSATION LIABILITIES (Continued)

The liability for performance and restricted units is recognized on a pro-rated basis over the vesting period. The aggregate fair value of the performance and restricted units at December 31, 2025 was \$6,181 (December 31, 2024 - \$2,601).

Vested performance and restricted units, or those within 1 year of their vesting date are classified as current liabilities, the remainder are classified as non-current.

### 16. LONG-TERM INCENTIVE PLAN

In the past, the Board awarded long-term incentive plan ("LTIP") units to certain officers and key employees, collectively the "Participants". The Board terminated the LTIP in 2022, the termination of this plan did not impact any currently outstanding awards, but the plan was closed to new issuances. The Participants could subscribe for Trust Units at a purchase price equal to the weighted average trading price of the Trust Units for the five trading days prior to issuance. The purchase price is payable in instalments, with an initial instalment of 5% paid when the Trust Units are issued. The balance represented by a loan receivable (note 11) is due over a term not exceeding ten years. Participants are required to pay interest at a ten-year fixed rate based on the Trust's fixed borrowing rate for long-term mortgage financing and are required to apply cash distributions received on these units toward the payment of interest and the remaining instalments. Participants may pre-pay any remaining instalments at their discretion. The Trust has recourse on the loans receivable and has reasonable assurance that the Trust will collect the full amount of the loan receivable. The loans receivable are secured by the units as well as the distributions on the units. If a Participant fails to pay interest and/or principal, the Trust can enforce repayment which may include the election to reacquire or sell the units in satisfaction of the outstanding amounts.

Date of award	Number of units	Interest rate	Loan receivable
June 30, 2016	275,000	2.82%	\$ 1,731
July 28, 2017	310,000	3.09%	1,960
March 5, 2018	260,000	3.30%	2,294
	845,000		\$ 5,985
<b>December 31, 2025</b>			
Current			\$ 1,821
Non-Current			4,164
			\$ 5,985

### 17. LEASE LIABILITIES

The aggregate future lease principal payments are as follows:

2026	\$ 351
2027	351
2028	286
2029	59
	\$ 1,047

### 18. TENANT RENTAL DEPOSITS

Tenant rental deposits are classified as current liabilities.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 19. TRUST UNITS

As a result of the redeemable feature of the Trust Units, the Trust Units are defined as a financial liability; however, for the purposes of financial statement classification and presentation, the Trust Units are presented as equity instruments in accordance with IAS 32, Financial Instruments.

	Trust Units	Amount
<b>Balance - December 31, 2023</b>	<b>144,783,151</b>	<b>\$ 1,088,679</b>
Units purchased under NCIB and cancelled <sup>(1)</sup>	(1,210,300)	(13,483)
Units issued from exchange of Class B Units	2,160,766	25,437
Units Issued under the deferred unit plan	87,866	1,026
Units Issued under distribution reinvestment plan	1,647,081	19,388
Units Issued from options exercised	34,840	447
<b>Balance - December 31, 2024</b>	<b>147,503,404</b>	<b>\$ 1,121,494</b>
Units purchased under NCIB and cancelled <sup>(1)</sup>	(7,849,836)	(83,857)
Units issued under the deferred unit plan (note 15)	109,405	1,435
Units issued under the performance and restricted unit plan (note 15)	68,109	889
Units issued from options exercised (note 15)	25,000	284
<b>Balance - December 31, 2025</b>	<b>139,856,082</b>	<b>\$ 1,040,245</b>

<sup>(1)</sup> Includes \$1,641 (2024 - \$257) for the 2% tax on Trust Unit repurchases, which became effective on January 1, 2024

On May 21, 2025, the TSX approved the Trust's normal course issuer bid ("Bid") for a portion of its Trust Units. Under the Bid, the Trust may acquire up to a maximum of 13,083,051 of its Trust Units, or approximately 10% of its public float of 130,830,514 Trust Units as of May 12, 2025, for cancellation over the next 12 months commencing on May 23, 2025 until the earlier of May 22, 2026 or the date on which the Trust has purchased the maximum number of Trust Units permitted under the Bid. The number of Trust Units that can be purchased pursuant to the Bid is subject to a current daily maximum of 116,219 Trust Units (being 25% of the average daily trading volume), except where purchases are made in accordance with "block purchases" exemptions under applicable TSX policies. Purchases will be made at market prices through the facilities of the TSX, other designated exchanges, and/or Canadian alternative trading systems.

On May 21, 2024, the TSX approved the Trust's normal course issuer bid ("Bid") for a portion of its Trust Units. Under the Bid, the Trust may acquire up to a maximum of 13,736,806 of its Trust Units, or approximately 10% of its public float of 137,368,069 Trust Units as of May 10, 2024, for cancellation over the next 12 months commencing on May 23, 2024 until the earlier of May 22, 2025 or the date on which the Trust has purchased the maximum number of Trust Units permitted under the Bid. The number of Trust Units that can be purchased pursuant to the Bid is subject to a current daily maximum of 90,157 Trust Units (being 25% of the average daily trading volume), except where purchases are made in accordance with "block purchases" exemptions under applicable TSX policies. Purchases will be made at market prices through the facilities of the TSX, other designated exchanges, and/or Canadian alternative trading systems.

For the year ended December 31, 2025, the Trust purchased and cancelled 7,849,836 Trust Units for a total of \$82,216 (2024 - purchased and cancelled 1,210,300 Units for a total of \$13,226 and purchased 90,000 Units for a total of \$917 which were in treasury at the end of the year and were cancelled subsequent to the year). All purchases occurred at market prices, and the amounts in this paragraph exclude the 2% tax on Trust Unit repurchases which became effective January 1, 2024.

During the year ended December 31, 2024, 2,160,766 Class B LP Units were exchanged for 2,160,766 Trust Units. 1,974,516 of these units were exchanged by a company controlled by an officer and Trustee of the Trust (note 25). No exchanges occurred during the year ended December 31, 2025 as all remaining units were exchanged during 2024.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 19. TRUST UNITS (Continued)

#### Declaration of Trust

The Declaration of Trust authorizes the Trust to issue an unlimited number of units for consideration and on terms and conditions established by the Trustees without the approval of any unitholders. The interests in the Trust are represented by two classes of units: a class described and designated as "Trust Units" and a class described and designated as "Special Voting Units". The beneficial interests of the two classes of units are as follows:

#### (a) Trust Units

Trust Units represent an undivided beneficial interest in the Trust and in distributions made by the Trust. The Trust Units are freely transferable, subject to applicable securities regulatory requirements. Each Trust Unit entitles the holder to one vote at all meetings of unitholders. Except as set out under the redemption rights below, the Trust Units have no conversion, retraction, redemption or pre-emptive rights.

Trust Units are redeemable at any time, in whole or in part, on demand by the holders. Upon receipt by the Trust of a written redemption notice and other documents that may be required, all rights to and under the Trust Units tendered for redemption shall be surrendered and the holder shall be entitled to receive a price per Trust Unit equal to the lesser of:

- i) 90% of the "market price" of the Trust Units on the principal market on which the Trust Units are quoted for trading during the twenty-day period ending on the trading day prior to the day on which the Trust Units were surrendered to Trust for redemption; and
- ii) 100% of the "closing market price" of the Trust Units on the principal market on which the Trust Units are quoted for trading on the redemption notice date.

#### (b) Special Voting Units

The Declaration of Trust provides for the issuance of an unlimited number of Special Voting Units that will be used to provide voting rights to holders of Class B LP units or other securities that are, directly or indirectly, exchangeable for Trust Units.

Each Special Voting Unit entitles the holder to the number of votes at any meeting of unitholders, which is equal to the number of Trust Units that may be obtained upon surrender of the Class B LP unit to which the Special Voting Unit relates. The Special Voting Units do not entitle or give any rights to the holders to receive distributions or any amount upon liquidation, dissolution or winding-up of Trust. There is no value assigned to the Special Voting Units.

As of December 31, 2025 there were no Special Voting Units, including Class B LP units, outstanding (December 31, 2024 - nil).

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 20. REVENUE FROM INVESTMENT PROPERTIES

The components of revenue from investments properties are as follows:

	2025	2024
Lease revenue <sup>(1)</sup>	\$ 244,635	\$ 241,891
Non-lease revenue <sup>(2)</sup>	4,475	4,363
	<b>\$ 249,110</b>	<b>\$ 246,254</b>

<sup>(1)</sup> Consists of lease revenue from residential, parking and commercial tenants

<sup>(2)</sup> Consists of revenue from non-lease items such as laundry, commercial common area maintenance and ancillary services

### 21. FINANCING COSTS

	2025	2024
Mortgages payable	\$ 55,936	\$ 57,597
Credit facilities	4,791	1,926
Interest income	(1,189)	(1,250)
Interest capitalized to properties under development	(2,341)	(3,433)
Interest expense	57,197	54,840
Amortization of deferred finance costs on mortgages	2,820	2,315
Amortization of deferred finance costs on credit facilities	172	197
Amortization of fair value on assumed debt	(30)	(62)
	<b>\$ 60,159</b>	<b>\$ 57,290</b>

### 22. OTHER FAIR VALUE GAINS/(LOSSES)

	2025	2024
Unit-based compensation liability (deferred unit plan)	\$ (14,099)	13,847
Unit-based compensation liability (performance and restricted unit plan)	(2,195)	2,795
Unit-based compensation liability (option plan)	(121)	158
Rate swap (mortgage payable)	(30)	(1,612)
Class B LP unit liability	-	3,150
Forward rate locks (mortgage payable)	-	423
	<b>\$ (16,445)</b>	<b>18,761</b>

### 23. INTEREST ON UNITS CLASSIFIED AS FINANCIAL LIABILITIES

	2025	2024
Unit-based compensation (deferred unit plan)	\$ 1,937	\$ 1,817
Unit-based compensation (performance and restricted unit plan)	300	227
Class B LP unit liability	-	329
	<b>\$ 2,237</b>	<b>\$ 2,373</b>

### 24. SUPPLEMENTAL CASH FLOW INFORMATION

#### (a) Net change in non-cash operating assets and liabilities

	2025	2024
Receivables and other assets	\$ (4,144)	\$ (4,263)
Prepaid and deposits	(5,320)	(32,627)
Accounts payable and accrued liabilities	4,063	(1,636)
Tenant rental deposits	1,087	1,859
	<b>\$ (4,314)</b>	<b>\$ (36,667)</b>

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 24. SUPPLEMENTAL CASH FLOW INFORMATION (Continued)

#### (b) Net cash distributions to unitholders

	2025	2024
Distributions declared to unitholders	\$ 55,932	\$ 55,913
Add: Distributions payable at beginning of year	4,879	4,561
Less: Distributions payable at end of year	(4,621)	(4,879)
Less: Distributions to participants in the DRIP	-	(19,388)
	<b>\$ 56,190</b>	<b>\$ 36,207</b>

#### (c) Interest paid

	2025	2024
Interest expense	\$ 57,197	\$ 54,840
Add: Mortgage interest payable at beginning of year	3,772	3,579
Less: Mortgage interest payable at end of year	(4,288)	(3,772)
Add: Interest capitalized	2,527	3,433
Add: Interest income received	1,189	1,250
	<b>\$ 60,397</b>	<b>\$ 59,330</b>

#### (d) Reconciliation of liabilities arising from financing activities

<b>Mortgages payable</b>	<b>2025</b>	<b>2024</b>
Balance, beginning of year	\$ 1,690,334	\$ 1,691,307
Mortgage advances	183,868	205,502
Repayment of mortgages	(198,749)	(229,281)
Changes in liabilities associated with assets held for sale	(31,430)	22,806
Balance, end of year	<b>\$ 1,644,023</b>	<b>\$ 1,690,334</b>

<b>Credit facilities</b>	<b>2025</b>	<b>2024</b>
Balance, beginning of year	\$ 42,000	\$ 40,847
Advances of credit facilities	54,000	42,000
Repayment of credit facilities	(9,000)	(40,847)
Balance, end of year	<b>\$ 87,000</b>	<b>\$ 42,000</b>

### 25. RELATED PARTY TRANSACTIONS

The transactions with related parties are incurred in the normal course of business. Related party transactions have been listed below.

#### (i) Accounts Payable (net of amounts receivable)

As at December 31, 2025 and 2024 there were no amounts included in accounts payable and accrued liabilities which are due to companies that are controlled by an officer and Trustee of the Trust.

#### (ii) Services

During the year ended December 31, 2025, the Trust incurred \$178 (December 31, 2024 - \$787) in entitlement, development, and construction management services related to development projects from companies controlled by an officer and Trustee of the Trust. The services received have been capitalized to the investment properties.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 25. RELATED PARTY TRANSACTIONS (Continued)

#### (iii) Exchange of Class B LP Units

During the year ended December 31, 2024, a company controlled by an officer and Trustee of the Trust exchanged 1,974,516 Class B LP Units for 1,974,516 Trust Units. All Class B LP Units are exchangeable at the option of the holder and the exchange occurred at market prices (note 19). No exchanges occurred during the year ended December 31, 2025 as all remaining units were exchanged during 2024.

#### (iv) Key management remuneration

Key management consists of the Trustees and executive management team of the Trust. Compensation paid or payable is provided in the following table:

	2025	2024
Salaries and other short-term employee benefits	\$ 2,863	\$ 2,344
Change of control entitlements	3,467	-
Deferred unit plan	435	1,020
Performance and restricted unit plan	2,191	2,147
	\$ 8,956	\$ 5,511

Loans outstanding from key management for indebtedness relating to the LTIP at December 31, 2025 were \$5,763 (December 31, 2024 - \$6,989). As of 2022, the executive management team of the Trust earns awards under the performance and restricted unit plan instead of the deferred unit plan.

### 26. CAPITAL RISK MANAGEMENT

The Trust's objectives in managing capital are to ensure sufficient liquidity to pursue its strategy of organic growth combined with strategic acquisitions and to provide returns to its unitholders. The Trust defines capital that it manages as the aggregate of its unitholders' equity, which is comprised of issued capital and retained earnings, Class B LP units, deferred unit capital, performance and restricted unit capital, and options recorded as unit-based compensation liabilities.

The Trust manages its capital structure and makes adjustments to it in light of general economic conditions, the risk characteristics of the underlying assets and the Trust's working capital requirements. In order to maintain or adjust its capital structure, the Trust, upon approval from its Board of Trustees, may issue or repay long-term debt, issue units, repurchase units through a normal course issuer bid, pay distributions or undertake other activities as deemed appropriate under the specific circumstances. The Board of Trustees reviews and approves any material transactions out of the ordinary course of business, including approval of all acquisitions of investment properties, as well as capital and operating budgets. There have been no changes to the Trust's capital risk management policies for the year ended December 31, 2025 from the year ended December 31, 2024.

The Trust monitors capital using a debt-to-gross book value ratio, as defined in the Declaration of Trust which requires the Trust to maintain a debt-to-gross book value ratio below 75%. As at December 31, 2025, the debt-to-gross book value ratio is 41.7% (December 31, 2024 - 40.3%).

In addition, the Trust is subject to financial covenants in its mortgages payable and credit facilities such as minimum tangible net worth, interest coverage, debt service coverage and leverage ratio (similar to debt-to-gross book value as calculated in the Declaration of Trust). The Trust was in compliance with all financial covenants throughout the year ended December 31, 2025 and the year ended December 31, 2024.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

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### 27. FINANCIAL RISK MANAGEMENT

#### 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, loan receivable long-term incentive plan, mortgage receivable, and promissory note receivable.

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

For its rents receivable, the Trust conducts credit assessments for all prospective residents and, where permitted, obtains adequate security to assist in potential recoveries. 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.

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

At December 31, 2025, the Trust had past due rents and other receivables of \$10,428 (December 31, 2024 - \$10,536), net of an allowance for doubtful accounts of \$3,250 (December 31, 2024 - \$3,295) 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 to the 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 (excluding derivative and other financial instruments reported as liabilities at fair value) when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Trust's reputation. In addition, liquidity and capital availability risks are mitigated by diversifying the Trust's sources of funding, maintaining a staggered debt maturity profile and actively monitoring market conditions.

As at December 31, 2025, the Trust had credit facilities as described in note 13.

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.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 27. FINANCIAL RISK MANAGEMENT (Continued)

The undiscounted contractual maturities and repayment obligations of the Trust's financial liabilities, excluding unit-based compensation liabilities as their redemption time is uncertain, as at December 31, 2025 are as follows:

Year	Mortgages payable	Mortgage interest <sup>(1)</sup>	Credit facilities	Lease liabilities principal outstanding	Accounts payable and accrued liabilities	Total
2026	\$ 291,792	\$ 49,237	\$ 87,000	\$ 351	\$ 37,939	\$ 466,319
2027	171,632	43,763	-	351	-	215,746
2028	278,592	34,492	-	286	-	313,370
2029	152,515	26,485	-	59	-	179,059
2030	274,892	20,162	-	-	-	295,054
Thereafter	474,600	27,226	-	-	-	501,826
	<b>\$1,644,023</b>	<b>\$ 201,365</b>	<b>\$ 87,000</b>	<b>\$ 1,047</b>	<b>\$ 37,939</b>	<b>\$1,971,374</b>

<sup>(1)</sup> Based on current in-place interest rates for the remaining term to maturity.

#### d) 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 December 31, 2025, approximately 9% (December 31, 2024 - 2%) of the Trust's mortgage debt is at variable interest rates and the Trust's credit facilities also bear interest at variable rates. If there was a 100 basis point change in the interest rate, cash flows would have changed by approximately \$1,118 for the year ended December 31, 2025 (2024 - \$327).

### 28. FAIR VALUE MEASUREMENT

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.

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, excluding mortgages associated with assets held for sale, which are measured at a fair value level 2, is approximately \$1,721,375 (December 31, 2024 - \$1,722,237) excluding any deferred financing costs.

# InterRent Real Estate Investment Trust

## Notes to Consolidated Financial Statements

(Cdn \$ Thousands except unit amounts)

### 28. FAIR VALUE MEASUREMENT (Continued)

The following table presents the fair values by category of the Trust's assets and liabilities:

<b>December 31, 2025</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
<b>Assets</b>			
Investment properties	-	-	3,946,031
<b>Liabilities</b>			
Interest rate swap liability <sup>(1)</sup>	-	13	-
Unit-based compensation liability	-	65,079	-

  

<b>December 31, 2024</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
<b>Assets</b>			
Investment properties	-	-	4,078,627
Interest rate swap asset <sup>(1)</sup>	-	17	-
<b>Liabilities</b>			
Unit-based compensation liability	-	47,976	-

<sup>(1)</sup> Interest rate swap asset/liability is presented on the consolidated balance sheets in mortgages payable

### 29. COMMITMENTS AND CONTINGENCIES

In the ordinary course of business activities, the Trust may be contingently liable for litigation and claims with residents, suppliers and former employees. Management believes that adequate provisions have been recorded in the accounts where required.

Certain employment agreements of the REIT contain change of control provisions that provide employees with the right to receive specified payments upon the occurrence of a change of control. Unitholders approved the Arrangement Agreement on August 25, 2025, which constituted a change of control under the terms of these agreements. During the year ended December 31, 2025, certain employees exercised their entitlements under these provisions and the related amounts were recognized in the consolidated financial statements. If the remaining eligible employees were to exercise their entitlements, the aggregate additional amount payable would be approximately \$42,000. This amount includes entitlements associated with unit-based compensation awards that are accounted for as cash-settled awards and recognized as financial liabilities in the consolidated balance sheets. Any incremental amounts payable would be recognized in the period in which the relevant elections are made.

### 30. SUBSEQUENT EVENTS

Subsequent to the end of the year, the Trust sold two properties (224 suites) in Montréal, Quebec which closed in February of 2026 for a sale price of \$55,000. As at December 31, 2025 the Trust was committed to sell these properties and they are included in assets held for sale (note 5).