CENTURION
APARTMENT REIT

ANNUAL REPORT

2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the twelve months ended December 31, 2023

PROFILE

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

2023 HIGHLIGHTS

- Total Assets increased by 15.1% to $6.6 billion during the year.
- 13 properties with 1,981 undiluted rental units Acquired and Created during 2023.
- Property Operating Revenues increased by 25.8% as compared to prior year.
- Total same store Operating Revenues increased by 7.7% as compared to prior year.
- Net Operating Income ("NOI") increased by 27.1% to $221.0 million from $174.0 million as compared to prior year.
- Overall Portfolio Occupancy increased to 94.51% as compared to 93.50% in prior year.
- Stabilized Property Occupancy increased to 98.39% as compared to 95.20% in prior year.
- Class A Return of 6.52% and Class F Return of 7.46%.

OBJECTIVES

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

FINANCIAL HIGHLIGHTS

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

OPERATING PERFORMANCE	Notes	2023	2022
Overall Portfolio Occupancy		94.51%	93.50%
Stabilized Property Occupancy		98.39%	95.20%
Property Operating Revenues		$348,039	$276,715
Net Operating Income (NOI)		$221,044	$173,962
NOI Margin		63.51%	62.40%
Net Income and Comprehensive Income		$201,275	$296,441
Net Income and Comprehensive Income per Unit		$1.24	$2.05
Funds From Operations per Unit		$0.70	$0.62
Normalized Funds From Operations per Unit		$1.15	$1.04
Weighted Average Number of Units		162,270,709	144,490,986
Distributions per Class “A” Unit		$0.96	$0.84
Distributions per Class “F” Unit		$1.16	$1.04
12 Month Trailing Return - Class A		6.52%	13.89%
12 Month Trailing Return - Class F		7.46%	14.96%

ACTIVITY			
Number of Properties Acquired and Created		13	48
Number of Rental Units Acquired and Created		1,817	5,546
Number of Rental Units Acquired and Created (undiluted)		1,981	5,769
New Investments in the Lending Portfolio		$190,349	$207,399

RENT TO MARKET GAP		December 31, 2023	December 31, 2022
Gap to Market (annualized)	1	$34,558	$21,971
Rent to Market Gap %		7.92%	5.78%

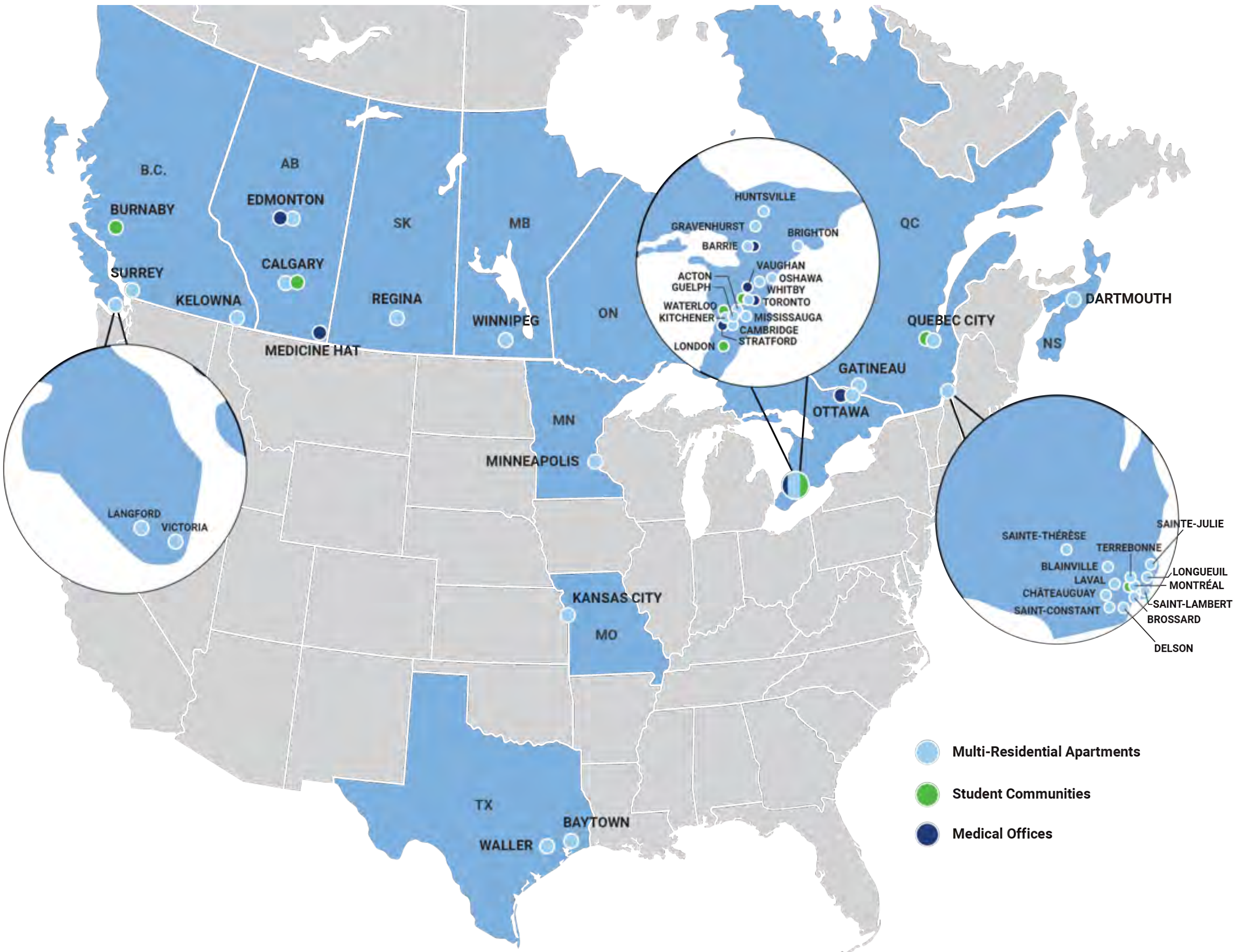
FUND FACTS			
Closing Price of Trust Units		$23.176	$22.592
Total Number of Undiluted Rental Units		22,022	20,457
Total Number of Buildings		157	148
Investment Properties		$6,260,037	$5,560,719
Total Assets		$6,585,822	$5,721,447
Total Market Capitalization		$3,884,214	$3,457,197

LIQUIDITY AND LEVERAGE			
Debt to Gross Book Value		47.97%	45.70%
Weighted Average Mortgage Liability Interest Rate		3.29%	2.91%
Weighted Average Mortgage Liability Term		6.22 years	6.13 years
Weighted Average Mortgage Investment Interest Rate		12.89%	12.23%
Weighted Average Mortgage Investment Term		0.91 years	1.12 years
Gross Interest Expense Coverage Ratio (times)	2	2.67	2.55
Available Liquidity - Acquisition and Operating Facility		$115,083	$156,998

NOTES

1. Refer to the Operating Results section on Page 37 for an additional discussion on the Gap to Market figure.
2. Calculated by taking NOI plus Interest Income divided by Finance Costs.

PORTFOLIO DETAILS



INCLUDES PROPERTIES AND MORTGAGE INVESTMENTS

PORTFOLIO DETAILS

46 CITIES | 157 PROPERTIES | 22,022 UNITS*

APARTMENTS

CITIES	RENTAL UNITS
ALBERTA	
Calgary	2 | 247
Edmonton	9 | 1,539
BRITISH COLUMBIA	
Kelowna	4 | 400
Langford	11 | 636
Surrey	3 | 660
Victoria	2 | 229
ONTARIO	
Acton	1 | 33
Barrie	2 | 43
Brighton	2 | 59
Cambridge	5 | 679
Gravenhurst	1 | 39
Guelph	1 | 66
Huntsville	1 | 25
Kitchener	6 | 668
Mississauga	3 | 269
Oshawa	4 | 231
Ottawa	2 | 448
Toronto	13 | 1,498
Whitby	1 | 36

CITIES	RENTAL UNITS
NOVA SCOTIA	
Dartmouth	1 | 114
SASKATCHEWAN	
Regina	6 | 697
MANITOBA	
Winnipeg	6 | 1,611
U.S.A.	
Baytown	1 | 228
Kansas City	1 | 283
Minneapolis	1 | 307
Waller	1 | 224
QUEBEC	
Blainville	1 | 133
Brossard	5 | 541
Châteauguay	3 | 379
Delson	3 | 332
Gatineau	4 | 879
Laval	1 | 240
Longueuil	7 | 654
Montreal	5 | 667
Quebec City	1 | 684
Saint-Constant	2 | 328
Sainte-Julie	1 | 286
Sainte-Thérèse	4 | 514
Saint-Lambert	1 | 210
Terrebonne	3 | 208
TOTAL RENTAL UNITS	**17,324**

*Owned properties only

PORTFOLIO DETAILS

STUDENT HOUSING

CITIES	PROPERTIES |	RENTAL UNITS
ALBERTA		
Calgary	1	486
ONTARIO		
London	4	958
Toronto	1	332
Waterloo	7	1711

CITIES	PROPERTIES |	RENTAL UNITS
QUEBEC		
Montreal	1	440
Quebec City	1	289
BRITISH COLUMBIA		
Burnaby	1	482
TOTAL RENTAL UNITS		**4,698**

MEDICAL OFFICES

CITIES	PROPERTIES |	LEASABLE SQ. FT.
ONTARIO		
Barrie	1	112,164
Ottawa	1	38,785
Ottawa	1	40,988
Ottawa	1	47,818
Ottawa	1	40,098
Stratford	1	34,499
Toronto	1	127,110
Vaughan	1	58,093

CITIES	PROPERTIES |	LEASABLE SQ. FT.
ALBERTA		
Edmonton	1	45,668
Medicine Hat	1	30,280

EXECUTIVE MANAGEMENT AND BOARD OF TRUSTEES

Greg Romundt
President, CEO, and Trustee

Robert Orr
Executive Vice President - Finance, Chief Financial Officer, Chief Compliance Officer, and Trustee

Stephen Stewart
Executive Vice President, Mortgage Investments and Joint Ventures, and Trustee

Ross Amos
Chairman of the Board
Member of Audit Committee
Independent Trustee

Andrew Jones
Member of Credit Committee
Independent Trustee

Ken Miller
Chair of Audit Committee
Member of Credit Committee
Independent Trustee

Peter Smith
Member of Credit Committee
Independent Trustee

Dear Valued Unitholders, Residents, and Team,

As we close another year at Centurion Apartment Real Estate Investment Trust (the "Trust") I am pleased to announce that 2023 resulted in a strong operational performance. The Trust continues to chart a course of strategic expansion and operational excellence which underscores our position as Canada's leading private apartment REIT. We remain committed to contributing to the Canadian housing supply.
Despite the economic challenges facing Canada specifically high inflation and high interest rates, the Trust continued to perform well. Some of the key performance indicators that we are very proud of are as follows:

- Total assets increased by 15.4% to $6.6 billion.
- Property Operating Revenues increased by 25.8%.
- Same store NOI ratio increased to 64.96% from 63.01%.
- Stabilized property occupancy rates of 98.39%.
- NFFO increased to $1.15/unit.

The annual returns for the Class A and Class F units were stable at 6.52% and 7.46%. The returns primarily were driven by strong rental income results.

We acquired 13 properties in 2023 providing an additional 1,981 undiluted rental units. The details of these acquisitions are as follows:

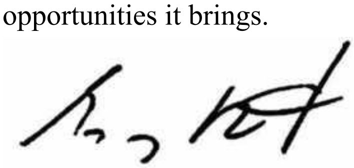
	Property	City	Units		Property	City	Units
1	Axcès Ste-Thérèse	Sainte-Thérèse, QC	84	**8**	NOX Phase III	Gatineau, QC	99
2	NOX Phase I	Gatineau, QC	277	**9**	Knox Village Phase II	Kelowna, BC	61
3	Evolution	Laval, QC	240	**10**	View at Charlesworth	Edmonton, AB	149
4	Toronto Metropolitan University	Toronto, ON	332	**11**	Bridgewater Apartments III	Winnipeg, MB	270
5	Knox Village Phase I	Kelowna, BC	60	**12**	Ironclad	Kelowna, BC	—
6	NOX Phase II	Gatineau, QC	158	**13**	Acre 21	Regina, SK	126
7	Credo Apartments	Calgary, AB	125				

In addition to our acquisitions, we continue to invest in our existing properties and enhancing operational efficiencies.

The Trust raised over $500 million in new capital during the year which we deem an excellent result given the economic climate and liquidity concerns of investors.

The Trust's financial position and debt ratios remain strong with available liquidity available of $115.1 million as at December 31st, 2023.

Our strategic plan encompasses targeted acquisitions, development projects, and the ongoing enhancement of operational efficiencies to further elevate our NOI and expand our market presence. With a strong financial foundation and a clear direction, we are poised to not only meet the challenges of the new year but also to seize the opportunities it brings.



GREG ROMUNDT
President, CEO, and Trustee

2023: MANAGEMENT'S DISCUSSION AND ANALYSIS

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Forward-Looking Statements

CAUTION REGARDING FORWARD-LOOKING STATEMENTS

The Management's Discussion and Analysis ("MD&A") of Centurion Apartment Real Estate Investment Trust ("Centurion", "Centurion REIT", "Centurion Apartment REIT", the "Trust" or the "REIT") contains "forward-looking statements" within the meaning of applicable securities legislation. This document should be read in conjunction with the material contained in the Trust's consolidated financial statements for the December 31, 2023, along with Centurion REIT's other documents available on the Trust's website. Forward-looking statements appear in this MD&A under the heading "Outlook" and generally include, but are not limited to, statements with respect to management's beliefs, plans, estimates and intentions, and similar statements concerning anticipated future events, results, circumstances, performance or expectations, including but not limited to financial performance, equity or debt offerings, new markets for growth, financial position, comparable multi-residential REITs and proposed acquisitions. Generally, these forward-looking statements can be identified by the use of forward-looking terminology such as "plans", "expects" or "does not expect", "is expected", "budget", "scheduled", "estimates", "forecasts", "intends", "anticipates" or "does not anticipate", "believes", or variations of such words and phrases or statements that certain actions, events or results "may", "could", "would", "might" or "will be", taken", "occur" or "be achieved".

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

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

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

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

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

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST

The REIT is a private real estate investment trust focused on apartment buildings, student housing, and mortgage investments in Canada. It is organized as an unincorporated open-ended investment trust created by a declaration of trust made as of August 31, 2009, and as amended and restated, (the “Declaration of Trust”) is governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein. See “Declaration of Trust” and “Description of Units”.

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

DECLARATION OF TRUST

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

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

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

The Declaration of Trust provides for certain guidelines on investments which may be made by Centurion Apartment REIT. Notwithstanding anything contained herein to the contrary, the assets of Centurion Apartment REIT may be invested only in accordance with the following investment guidelines:

(a) Centurion Apartment REIT shall focus its activities primarily on the acquisition, holding, maintaining, improving, leasing, financing, development or managing of multiunit residential revenue producing properties, and ancillary real estate ventures ("Focus Activities") in Canada and the United States of America;

(b) notwithstanding anything herein contained to the contrary, no investment shall be made that would result in:

  (i) Trust Units of Centurion Apartment REIT being disqualified for any class of Deferred Income Plan; or

  (ii) Centurion Apartment REIT ceasing to qualify as a "mutual fund trust" for purposes of the Tax Act;

(c) no single asset (except as provided for in this Trust Indenture) shall be acquired if the cost of such acquisition (net of the amount of debt secured by such asset) will exceed 15% of Gross Book Value; provided that where such asset is the securities of or an interest in an entity or mortgage investments with a single borrower, the foregoing tests shall be applied individually to each asset of such entity or mortgage investment of such borrower;

(d) investments may be made in a joint venture arrangement only if:

  (i) the arrangement is in connection with a Focus Activity;

  (ii) the arrangement is with others ("joint venturers") either directly or through the ownership of securities of or an interest in an entity ("joint venture entity");

  (iii) the interest in the joint venture entity is an interest of not less than 10% and is not subject to any restriction on transfer other than a right of first refusal or right of first offer, if any, in favour of the joint venturers;

  (iv) Centurion Apartment REIT or an entity controlled by it has a right of first offer or a right of first refusal to buy the interests of the joint venturers in the joint venture entity;

  (v) Centurion Apartment REIT has the ability to provide input in the management decisions of the joint venture entity; and

  (vi) without limitation, any joint venture arrangement with a Related Party for the purposes of the related party provisions of the Declaration of Trust have been entered into in accordance with such provisions;

(e) unless otherwise permitted in this section and except for temporary investments held in cash, deposits with a Canadian or U.S. chartered bank or trust company registered under the laws of a province of Canada, short-term government debt securities or in money market instruments of, or guaranteed by, a Schedule I Canadian chartered bank maturing prior to one year from the date of issue, Centurion Apartment REIT, directly or indirectly, may not hold securities other than (i) currency, commodity or interest rate futures contracts for hedging purposes to the extent that such hedging activity complies with the Canadian Securities Administrator's National Instrument 81-102 or any successor instrument or rule; (ii) securities of a joint venture entity, or any entity formed and operated solely for the purpose of carrying on ancillary activities to any real estate owned, directly or indirectly, by Centurion Apartment REIT, or an entity wholly-owned, directly or indirectly, by Centurion Apartment REIT formed and operated solely for the purpose of holding a particular real property or real properties; and (iii) securities of another issuer provided either (A) such securities derive their value, directly or indirectly, principally from real property, or (B) the principal business of the issuer of the securities is the owning or operating directly or indirectly, of real property, and provided in either case the entity whose securities are being acquired are engaged in a Focus Activity;

(f) no investment will be made, directly or indirectly, in operating businesses unless such investment is incidental to the transaction:

  (i) where revenue will be derived, directly or indirectly, principally from a Focus Activity; or

  (ii) which principally involves the ownership, maintenance, improvement, leasing, or management, directly or indirectly, of real property

(g) notwithstanding any other provisions of this section, the securities of a reporting issuer in Canada may be acquired provided that:

  (i) the activities of the issuer are focused on Focus Activities; and

  (ii) in the case of any proposed investment or acquisition which would result in the beneficial ownership of more than 10% of the outstanding equity securities of the securities issuer, the investment or acquisition is of strategic interest to Centurion Apartment REIT as determined by the Trustees in their discretion;

(h) no investments will be made in rights to or interests in mineral or other natural resources, including oil or gas, except as incidental to an investment in real property;

(i) investments may be made in a mortgage, mortgage bonds, notes (except as provided for in the Declaration of Trust) or debentures ("Debt Instruments") (including participating or convertible) only if:

  (i) the real property which is security thereof is real property

  (ii) the security, therefore, includes a mortgage registered on title to the real property which is security thereof; and

  (iii) the amount of the investment (not including any mortgage insurance fees incurred in connection therewith) does not exceed 85% of the market value of the real property which is the security thereof;

(j) notwithstanding subsection (i), Centurion Apartment REIT may also invest in mortgages where:

  (i) the mortgage is a "vendor take-back" mortgage granted to Centurion Apartment REIT in connection with the sale by it of existing real property and as a means of financing the purchaser's acquisition of such property from Centurion Apartment REIT;

  (ii) the mortgage is interest bearing;

  (iii) the mortgage is registered on title to the real property which is security thereof;

  (iv) the mortgage has a maturity not exceeding five years;

  (v) the amount of the mortgage loan is not in excess of 85% of the selling price of the property securing the mortgage; and

  (vi) the aggregate value of these mortgages (including mortgages and mortgage bonds in which Centurion Apartment REIT is permitted to invest, after giving effect to the proposed investment, will not exceed 15% of Gross Book Value of Centurion Apartment REIT calculated at the time of such investment;

(k) notwithstanding subsection (i) and (j), Centurion Apartment REIT may invest in mortgages of related entities that do not deal at arm's length to Centurion Apartment REIT provided that:

  (i) the purpose of the mortgage is to finance the redevelopment of a property that when complete, would be within the Investment Restrictions of Centurion Apartment REIT;

  (ii) Centurion Apartment REIT has a right of first refusal to purchase the property at less than or equal to its fair market value as determined by an independent third-party appraiser;

(iii) the mortgage bears interest at a commercial rate of interest;

(iv) the amount of the mortgage loan is not in excess of 90% of the selling price of the property securing the mortgage;

(v) the mortgage has a maturity not exceeding five years;

(vi) the mortgage is approved by the Trustees; and

(vii) the aggregate value of these mortgages, after giving effect to the proposed investment, will not exceed 15% of Gross Book Value of Centurion Apartment REIT calculated at the time of such investment;

(l) loans (other than mortgage investments) may only be made where:

(i) the security thereof is (a) real property or (b) an asset that the Centurion Apartment REIT could otherwise hold;

(ii) the security interest includes a (a) mortgage or similar security interest registered on title to the real property which is the security thereof; (b) security interest registered against such other asset which is the security thereof; or (c) other security interest acceptable to the Trustees that, in the opinion of the Trustees, protect Centurion Apartment REIT's investment; and

(iii) the amount of the loan (not including any loan insurance fees incurred in connection therewith) does not exceed 85% of the market value of the asset which is the security thereof,

(m) no investment shall be made in raw land (except for the acquisition of properties adjacent to Existing Properties of Centurion Apartment REIT for the purpose of renovation or expansion of existing facilities where the total cost of all such investments does not exceed 5% of Gross Book Value); and notwithstanding any other provisions hereof, investments may be made which do not comply with the provisions of this section provided (i) the aggregate cost thereof (which, in the case of an amount invested to acquire real property, is the purchase price less the amount of any indebtedness assumed or incurred in connection with the acquisition and secured by a mortgage on such property) does not exceed 15% of the Adjusted Unitholders' Equity of Centurion Apartment REIT and (ii) the making of such investment would not contravene subsection (b).

(n) Centurion Apartment REIT may invest either directly or indirectly, in the equity of real estate development projects and opportunities and structure the transaction as a Debt Instrument which will not be subject to the value limits;

(o) For risk management purposes only, Centurion Apartment REIT may increase a given investment to more than the limits in order to remedy the default by a borrower of its obligations in respect of a prior ranking security or satisfy the indebtedness secured by a prior ranking security or for any other reason if such action is required to, in the opinion of the Trustees, protect Centurion Apartment REIT's investment and if such proposed increase in Centurion Apartment REIT's investment is approved by Trustees;

(p) Centurion Apartment REIT may participate in mortgage investments or other Debt Instruments on a syndication basis, subject to any required approval by the Independent Trustees pursuant to Section 10.15;

(q) Centurion Apartment REIT may acquire mortgage investments (or exposure to mortgage investments) and growth oriented real estate investments, ancillary real estate and other investments through warehouse transactions with Centurion Financial Trust pursuant to the warehouse agreement dated January 16, 2017 between Centurion Apartment REIT and Centurion Financial Trust;

(r) Centurion Apartment REIT may enter into any arrangement (including the acquisition of securities for the investment portfolio of Centurion Apartment REIT) where the result is a "dividend rental arrangement" for the purposes of the Tax Act;

(s) Centurion Apartment REIT may hold (i) securities of any non-resident corporation or trust or other entity (or of a partnership which holds such securities) if Centurion Apartment REIT (or partnership) would be required to include any significant amounts in income pursuant to the offshore investment fund property rules in section 94.1 of the Tax Act, (ii) any interest in a non-resident trust (or a partnership which holds such an interest) other than an "exempt foreign trust" for the purposes of section 94 of the Tax Act, or (iii) any interest in a trust (or a partnership which holds such an interest) which would require Centurion Apartment REIT (or the partnership) to report income in connection with such interest pursuant to the rules in section 94.2 of the Tax Act;

(t) Centurion Apartment REIT may engage in securities lending that does not constitute a "securities lending arrangement" for purposes of the Tax Act;

(u) Centurion Apartment REIT may invest in any security that would be a "tax shelter investment" within the meaning of the Tax Act;

(v) Centurion Apartment REIT may make or hold any investments in entities that would be "foreign affiliates" of Centurion Apartment REIT for purposes of the Tax Act; and

(w) Centurion Apartment REIT shall not acquire any securities unless Centurion Apartment REIT has appointed a service provider that has the necessary registrations under applicable securities laws to permit Centurion Apartment REIT to purchase and hold such securities or is exempt from any such requirements.

For the purpose of the foregoing guidelines, the assets, liabilities and transactions of a corporation, trust or other entity wholly or partially owned by Centurion Apartment REIT will be deemed to be those of Centurion Apartment REIT on a proportionate consolidation basis. In addition, any references in the foregoing to investment in real property will be deemed to include an investment in a joint venture arrangement or a limited partnership. Except as specifically set forth in this Centurion Apartment REIT Indenture to the contrary, all of the foregoing prohibitions, limitations or requirements for investment shall be determined as at the date of investment by Centurion Apartment REIT.

For greater certainty, the investment guidelines are intended to set out generally the parameters under which subsidiaries in which Centurion Apartment REIT is permitted to invest will be empowered under their constating documents to re-invest. References to Centurion Apartment REIT shall be read as applying to such subsidiary where the actual activity that is the subject of the policy is carried out by such subsidiary. Further, any determinations in respect of the investment restrictions that are determinations reserved to the Trustees, where the actual activity is carried on by a subsidiary, will be made by the trustees or directors of the relevant subsidiary. Nothing in the investment guidelines empowers or entitles Centurion Apartment REIT or the Trustees to carry on business or to otherwise undertake any activity that would violate the mutual fund trust status of Centurion Apartment REIT.

The operations and affairs of Centurion Apartment REIT shall be conducted in accordance with the following operating policies:

a. title to each real property shall be held by and registered in the name of CAP I LP, CAP II LP, CAP II GP or a corporation or other entity wholly-owned directly or indirectly by Centurion Apartment REIT or jointly owned directly or indirectly by Centurion Apartment REIT with joint venturers; provided, that where land tenure will not provide fee simple title, CAP I LP, CAP II LP, CAP I GP, CAP II GP or a corporation or other entity wholly-owned, directly or indirectly by CAP I LP, CAP II LP or jointly owned, directly or indirectly, by Centurion Apartment REIT with joint venturers shall hold a land lease as appropriate under the land tenure system in the relevant jurisdiction;

b. no indebtedness shall be incurred or assumed if, after giving effect to the incurring or assumption thereof of the indebtedness, the total indebtedness as a percentage of Gross Book Value would be more than 75% for indebtedness, including amounts drawn under an acquisition facility;

c. except for any indebtedness existing at Closing, no new indebtedness (otherwise than by the assumption of existing indebtedness) will be incurred or renewed or refinanced or secured by a mortgage on any of the real property of Centurion Apartment REIT unless, at the date of the proposed incurring of the indebtedness, the aggregate of (i) the amount of all indebtedness secured by such real property, and (ii) the amount of additional indebtedness proposed to be incurred, does not exceed 75% of the market value of such real property, on or after that date which is 12 months from the acquisition date thereof, in either case not including mortgage insurance fees incurred in connection with the incurrence or assumption of such indebtedness, which amount shall be added to the amount of the permitted indebtedness;

d. subject to the approval of the Trustees, Centurion Apartment REIT may, directly or indirectly, guarantee any indebtedness, liabilities or other obligations of any kind of a third party, where such indebtedness, liabilities or other obligation, if granted, incurred or assumed by Centurion Apartment REIT directly, would not cause Centurion Apartment REIT to otherwise contravene the restrictions set out in this Declaration of Trust. For greater certainty, Centurion Apartment REIT will not directly or indirectly guarantee any indebtedness, liabilities or other obligations of any Person;

e. except for the Contributed Assets acquired pursuant to the Rollover Agreement, an engineering survey or physical review by an experienced third-party consultant will be obtained for each real property intended to be acquired with respect to the physical condition thereof;

f. at all times insurance coverage will be obtained and maintained in respect of potential liabilities of Centurion Apartment REIT and the accidental loss of value of the assets of Centurion Apartment REIT from risks, in amounts and with such insurers, in each case as the Trustees consider appropriate, taking into account all relevant factors including the practices of owners of comparable properties;

g. except for the Contributed Assets acquired pursuant to the Rollover Agreement, a Phase I environmental audit shall be conducted for each real property to be acquired and, if the Phase I environmental audit report recommends that further environmental audits be conducted, such further environmental audits shall be conducted, in each case by an independent and experienced environmental consultant;

h. at least 8.5% of gross consolidated annual rental revenues generated from properties where the associated mortgage financing is insured by the Canadian Mortgage and Housing Corporation ("insured properties") as determined pursuant to IFRS shall be expended annually on sustaining capital expenditures, repairs, and maintenance, all determined on a portfolio basis for all insured properties. For this purpose, capital expenditures and repairs and maintenance include all onsite labour costs and other expenses and items associated with such capital expenditures, repairs, and maintenance; and

i. Centurion Apartment REIT may engage service providers, including asset managers and mortgage managers, under terms and conditions acceptable to the Trustees. As at the date hereof, Centurion Apartment REIT and CAP I LP have engaged CAMI by the terms of the Trust Asset Management Agreement, which agreement shall remain in full force and effect until terminated by a party thereto in accordance with its terms. It is intended that the fees payable by CAP I LP and the Trust under the Trust Asset Management Agreement shall not be duplicative and the Trustees shall take such steps to ensure that the terms of the Trust Asset Management Agreement is honored.

For the purposes of the foregoing investment guidelines and operating policies, the assets, indebtedness, liabilities, and transactions of a corporation, partnership or other entity wholly or partially owned by the Trust will be deemed to be those of the Trust on a proportionate, consolidated basis. In addition, any references in the foregoing investment guidelines and operating policies to investment in real property will be deemed to include an investment in a joint venture arrangement. In addition, the term "indebtedness" means (without duplication):

i. any obligation of the Trust for borrowed money;
ii. any obligation of the Trust incurred in connection with the acquisition of property, assets, or business other than the amount of future income tax liability arising out of indirect acquisitions;
iii. any obligation of the Trust issued or assumed as the deferred purchase price of property;
iv. any capital lease obligation of the Trust; and
v. any obligation of the type referred to in clauses i through iv of another person, the payment of which the Trust has guaranteed or for which the Trust is responsible for or liable; provided that (A) for the purposes of (i) through (iv), an obligation will constitute indebtedness only to the extent that it would appear as a liability on the consolidated balance sheet of the Trust in accordance with generally accepted accounting principles; (B) obligations referred to in clauses (i) through (iii) exclude trade accounts payable, distributions payable to Unitholders and accrued liabilities arising in the ordinary course of business.

NON-IFRS MEASURES

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

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

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

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

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

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

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

NON-IFRS MEASURES

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

NON-IFRS MEASURES RECONCILIATION

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

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

Reconciliation of IFRS to Management Reporting - Portfolio Performance
Expressed in Thousands of Canadian Dollars

For the year ended		**December 31, 2023**		December 31, 2022
Property Operating Revenue, per IFRS	**$**	**317,704**	$	248,158
Property Operating Revenue associated with Equity Accounted Investments reclassified as Investment Properties		**30,335**		28,557
Property Operating Revenue, per Management		**348,039**		276,715
Net Operating Income, per IFRS		**204,755**		160,041
Net Operating Income associated with Equity Accounted Investments reclassified as Investment Properties		**16,289**		13,921
Net Operating Income, per Management	**$**	**221,044**	$	173,962

Reconciliation of IFRS to Management Reporting - Investment Properties
Expressed in Thousands of Canadian Dollars

		December 31, 2023		December 31, 2022
Total Investment Properties, per IFRS	**$**	**5,795,044**	$	5,106,772
Add: Equity Accounted Investments reclassified as Investment Properties and presented at proportionate ownership		**414,401**		453,947
Add: Other Investments reclassified as Investment Properties		**50,592**		—
Investment Properties, per Management [1]	**$**	**6,260,037**	$	5,560,719

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

Reconciliation of IFRS to Management Reporting - Mortgage Payable *Expressed in Thousands of Canadian Dollars*				
		December 31, 2023		December 31, 2022
Total Mortgage Payable and Credit Lines, per IFRS	**$**	**3,155,355**	$	2,612,857
Add: Equity Accounted Investments reclassified as Investment Properties and presented at proportionate ownership		**248,463**		283,501
Mortgage Payables and Credit Lines, per Management	**$**	**3,403,818**	$	2,896,358

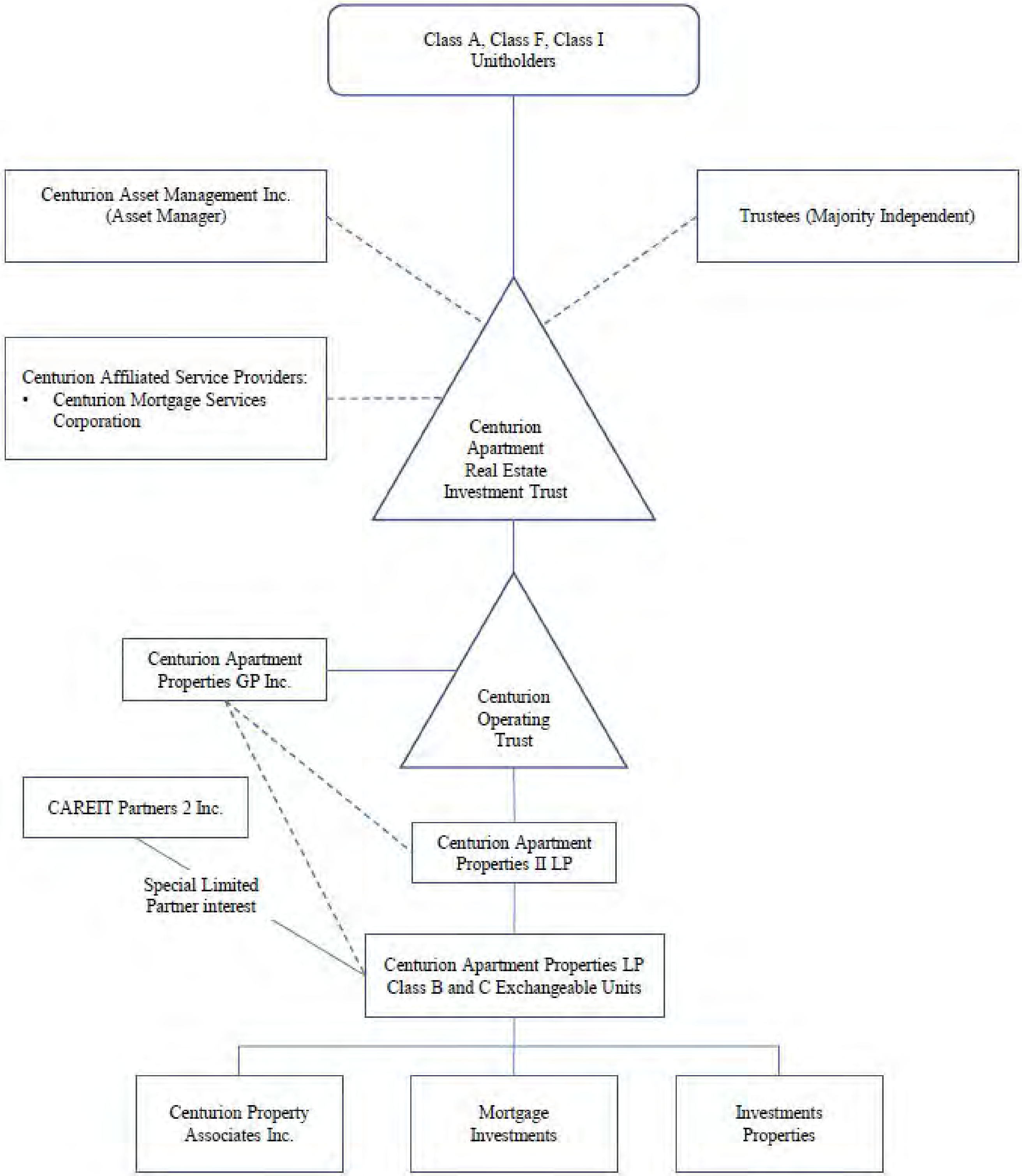
Reconciliation of IFRS to Management Reporting - Mortgage Investment Portfolio *Expressed in Thousands of Canadian Dollars*				
		December 31, 2023		December 31, 2022
Total Mortgage Investments, per IFRS	**$**	**222,484**	$	120,599
Add: Allowance for ECL		**2,831**		997
Add: Mortgage Investments syndicated with CFIT		**1,138**		1,138
Add: Participating Loan Interests reclassified as Mortgage Investments		**4,408**		6,282
Total Gross Mortgage Investments, per Management		**230,861**		129,016
Total Participating Loan Interests, per IFRS		**39,603**		37,387
Less: Participating Loan Interests reclassified as Mortgage Investments		**(4,408)**		(6,282)
Add: Participating Investments syndicated with CFIT		**2,251**		2,435
Total Participating Loan Interests, per Management		**37,446**		33,540
Total Equity Accounted Investments, per IFRS		**352,599**		311,312
Less: Equity Accounted Investments classified as Investment Properties		**(205,738)**		(177,771)
Equity Accounted Investments, per Management	**$**	**146,861**	$	133,541

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

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

CENTURION APARTMENT REIT ORGANIZATIONAL STRUCTURE

The simplified organizational structure as at December 31, 2023:



COMMENTS ON THE APARTMENT MARKET

2023 continued to see strong rental growth across the country as the housing market substantially tightened. Immigration rates were off the charts with the population growing almost 3% without a commensurate growth in housing, infrastructure, healthcare access or other services. Vacancy rates hit record lows of 1.5% and rental growth was 8.0% according to CMHC. The supply/demand imbalance we have talked about for years worsened and it seems we're well on the path for it to get even worse, as construction slows materially as a result of high borrowing costs and blisteringly high levels of immigration.

The average rent growth reached a new high of 8.0% vs. 5.6% in 2022, much higher than the 1990-2022 average of 2.8%. The average two-bedroom unit that turned over to a new tenant was 31.6% vs. stay in place rent growth of 5.2%. As we have discussed for the past few years, Canada's housing supply/demand imbalance is incredibly out of balance and it is only set to get worse. Here's why:

- The Federal Government's immigration targets remain far too aggressive. The housing market is dramatically short of homes already. Adding more demand to this mix will only make vacancies tighter. They have recently announced caps on student visas, to provide some relief.

- Inflation has increased the cost of building, such that many projects no longer make financial sense for the builder to build. Not only have materials costs risen, but so have labour costs and interest rates on loans to finance construction. Since buyers couldn't afford the mortgages to buy condo presales, sales volumes have also collapsed such that many projects that developers would like to build, can't start construction. Thus, the pipeline of future supply is shrinking even faster than last year.

- The increase in interest rates and economic uncertainty are pushing some people out of ownership entirely and towards rental. Many cannot qualify for a mortgage at current rates, and this is driving a portion of the population that would have gone into ownership, to seek rental accommodation instead, increasing competition for units.

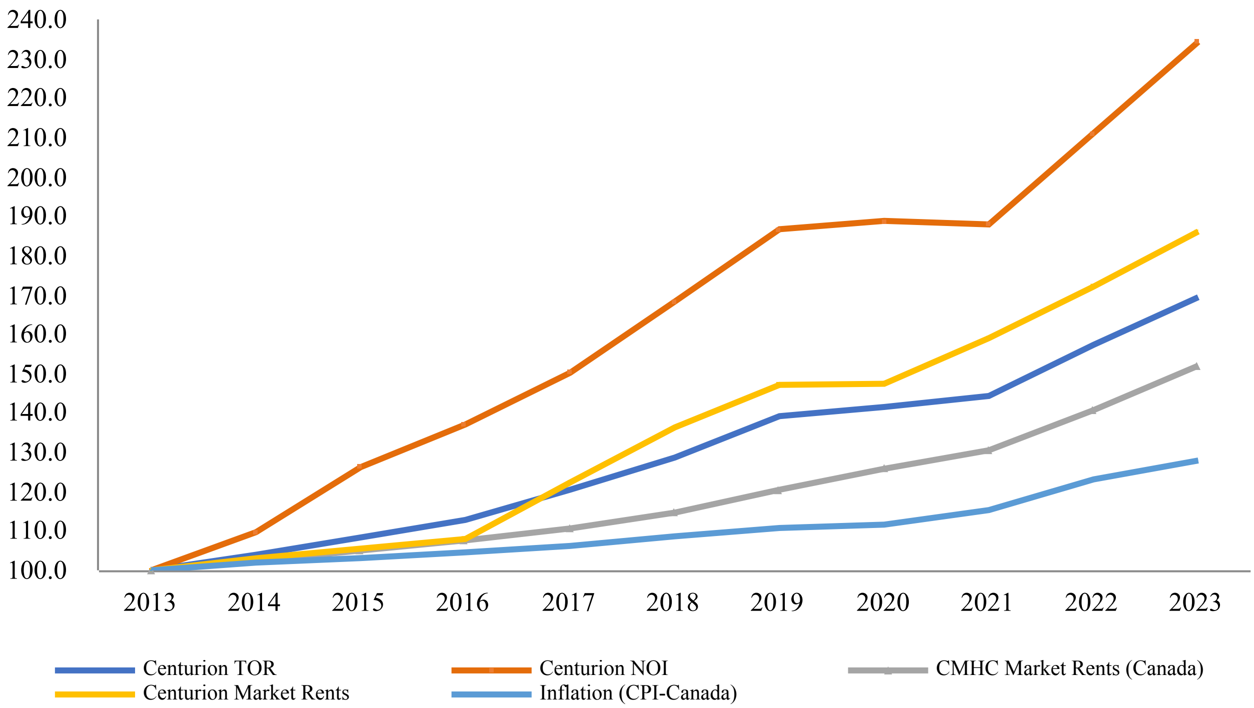
- There is a shortage of skilled labour to build the housing that Canada needs. Even if interest rates were zero, which they are not, even if governments got out of the way of building housing, which they will not, or cut the taxes they put on new developments, which they will not, there is not enough skilled labour to build the amount of housing required. Given the aging population and the low interest in the skilled trades, it has been suggested that for every five people leaving the skilled trades, only two are replacing them, which suggests that it will be incredibly difficult to grow the labour force fast enough to meet the demand to build the housing required.

- CMHC estimates that to restore housing affordability, an additional 3.5 million affordable units will be needed. Other economists have estimated that this shortage is nearer 5 million units. There is virtually no chance that this gap gets closed. If we assume that the average housing unit costs $400,000, just to get a sense of the magnitude of investment required, this implies $2-3 trillion dollars of investment this decade alone. It is a colossal amount of money and as of right now, there is no way to bridge this gap that we see as realistically possible.

In response to severe political pressure, the Federal government made a significant concession to remove GST on new rental product and most provinces followed the move. Given government fees and levies are about one third of the cost of a housing unit, this will have a meaningful impact, that once construction interest rates decline, will make many more apartment projects financially viable to build. To address the financing cost issues, the government has also announced that in 2025 they will fund a new construction financing program which we believe will further improve supply. Clearly, all levels of government are at least moving towards trying to find solutions and see the private sector, finally, as part of the solution. Given Centurions activity in the new construction market, we anticipate this will lead to many opportunities. We had been anticipating some distressed sales of new developments but this has not yet occurred. If rate cuts come soon, these sales may come but without the distress we had expected. Time will tell.

Resident turnover rates declined as with elevated rent levels, moving is an expensive proposition as a new rent would almost certainly be more expensive than an existing one. Reduced turnover rates mean there are even fewer units coming available, forcing up demand for the few that were. With elevated interest rates, transaction volumes in the apartment sector declined materially as investors sat on the sidelines. As such, we saw capitalization rates rise, particularly for value-add properties as increased financing costs and declining turnover rates decreased the returns available. Fortunately rents moved up fast enough to offset the impact of rising capitalization rates which we see as adding some real upside when interest rates move lower again. With interest rates seeming to have bounced off the highs and stabilized with the next move from the Bank of Canada likely a cut in the next few months, we see capitalization rates as stable here. We expect continued tightness in the rental market, caused by a supply/demand imbalance that we consider insoluble even in a decade, to continue to keep vacancies low and rent growth strong for years to come.

Centurion Performance vs. Inflation and Market Rents (1)



[(1)] The REIT has grown its Same Store NOI, Total Operating Revenues and Market rents significantly faster than market averages and inflation benchmarks.

MORTGAGE INVESTMENT STRATEGY

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

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

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

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

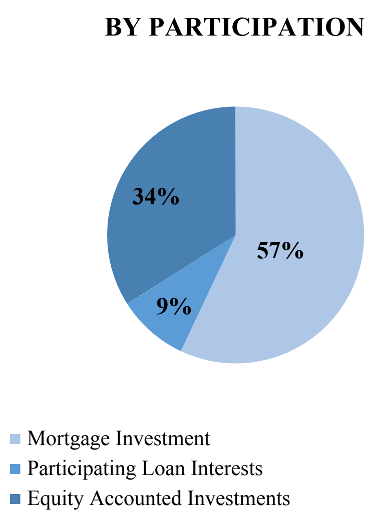
Construction loans for purpose-built rental apartments and student housing buildings:
Mortgage financing to support the construction of purpose-built rental apartments and student housing buildings is provided on a strictly limited basis by only a few large financial institutions, primarily a few of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

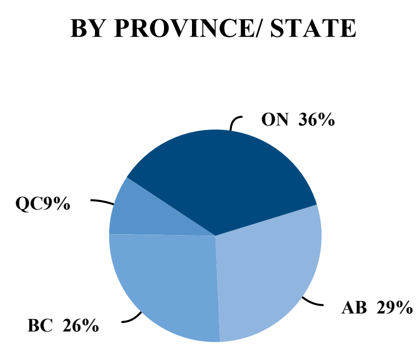
Multi-Family Residential, Investment Properties and Commercial Mortgage lending in the income-producing investment property market is dominated by a few large Institutional Lenders. These institutions tend to be more conservative and focus only on the highest quality of income-producing properties owned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

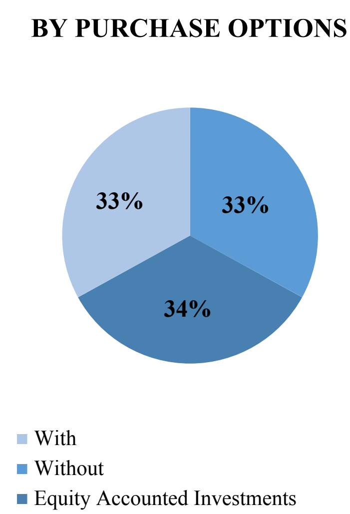
MORTGAGE INVESTMENT STRATEGY

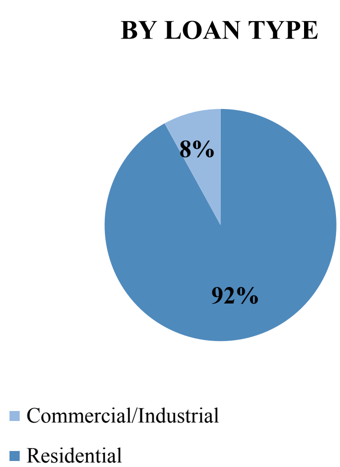
Developer and Builder Pre-Construction Loans:
Builders and developers require loans to acquire land to build low-rise and high-rise developments. The Institutional Lenders lend on a very limited basis on land, presenting potentially attractive lending opportunities to Centurion Apartment REIT.

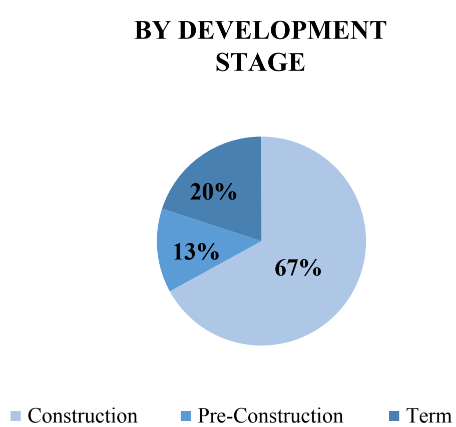
Mezzanine and Subordinated Debt Financing:
Mezzanine or subordinated debt financing for residential and commercial development projects is highly fragmented. Institutional Lenders typically do not provide this type of specialized financing for developers, and the capital providers are typically small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

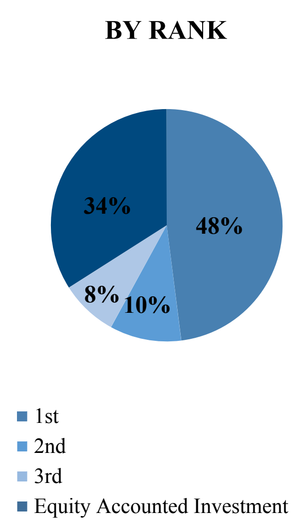






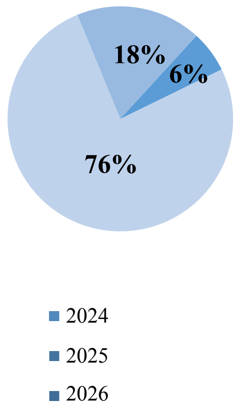




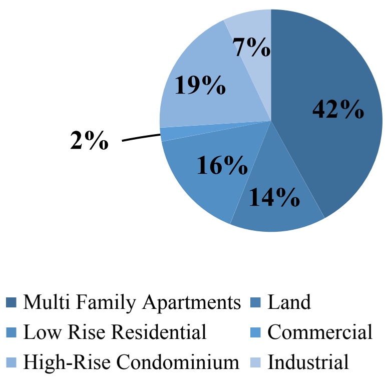


MORTGAGE INVESTMENT STRATEGY

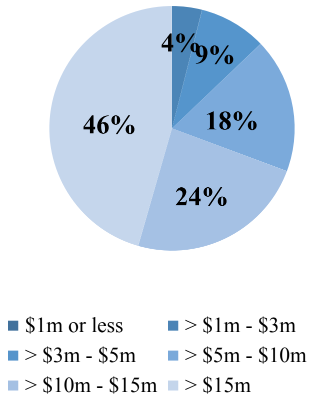
BY MATURITY



BY UNDERLYING SECURITY



BY INVESTMENT SIZE



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

ACQUISITIONS AND DISPOSITIONS

2023 PROPERTY ACQUISITIONS:

Axcès Ste-Thérèse

Location: Sainte-Thérèse, QC
Address: 301 Claude-Dagenais
Type of Building: Apartment (elevator)
Number of Suites: 84
(55 one-bdrm, 24 two-bdrm and 5 three-bdrm)

NOX - Phase I

Location: Gatineau, QC
Address: 350-380 Boulevard de l’Amérique-Française
Type of Building: Apartment (elevator)
Number of Suites: 277
(7 bachelor, 210 one-bdrm and 60 two-bdrm)

Evolution

Location: Laval, QC
Address: 1355 Le Corbusier Boulevard
Type of Building: Apartment (elevator)
Number of Suites: 240
(10 bachelor, 160 one-bdrm, 62 two-bdrm and 8 three-bdrm)

Toronto Metropolitan University

Location: Toronto, ON
Address: 288 Church Street
Type of Building: Student Housing
Number of Suites: 100 (10 one-bdrm, 19 two-bdrm and 71 four-bdrm)
Number of Rental Units: 332

This property is a right of use lease and is classified as Other Assets on the Balance Sheet under IFRS.

Knox Village - Phase I

Location: Kelowna, BC
Address: 1450 Cara Glen Court
Type of Building: Apartment (elevator)
Number of Suites: 60 (7 bachelor, 23 one-bdrm, 26 two-bdrm and 4 three-bdrm)

NOX - Phase II
Location: Gatineau, QC
Address: 40-60 Marguerite Maille
Type of Building: Apartment (elevator)
Number of Suites: 158
(4 bachelor, 122 one-bdrm and 32 two-bdrm)

Credo
Location: Calgary, AB
Address: 1820 26 Ave SW
Type of Building: Apartment (elevator)
Number of Suites: 125
(17 bachelor, 74 one-bdrm and 34 two-bdrm)

NOX - Phase III
Location: Gatineau, QC
Address: 615 Boulevard Du Plateau
Type of Building: Apartment (elevator)
Number of Suites: 99
(2 bachelor, 65 one-bdrm and 32 two-bdrm)

Knox Village - Phase II
Location: Kelowna, BC
Address: 1440 Cara Glen Court
Type of Building: Apartment (elevator)
Number of Suites: 61 (7 bachelor, 23 one-bdrm, 27 two-bdrm and 4 three-bdrm)

2023 PROPERTY DISPOSITIONS:

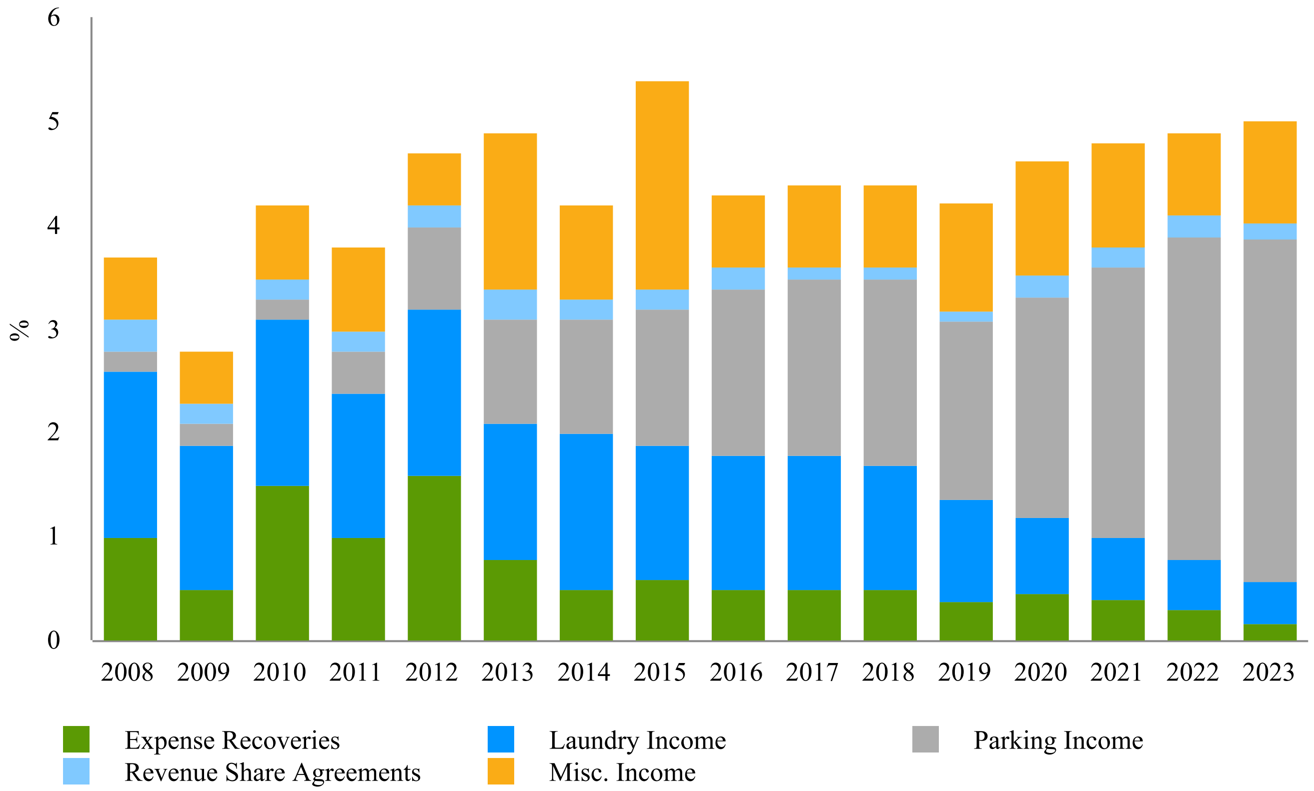
Belleville Medical Arts Building*
Location: Belleville, ON
Address: 210 Dundas Street East
Type of Building: Medical Office
*Centurion owned 75% of this medical building in joint venture with other investors.

REVENUE OPPORTUNITIES

The Trust continually examines revenue opportunities but is currently focused on:

- Closing its gap between potential market rents and current in place rents; this includes product repositioning in localized markets where there is an opportunity to deploy capital in the apartment units and realize rental lift. Management estimates that its potential gap to market rents is approximately $34.6 million as it has moved to capitalize on its significant capital investments in the portfolio, significant stabilization of the properties therein, and significant market demand. Given the severe shortage of housing in some of the markets in which the Trust operates, Management believes there is room to grow as the market rental gap continues to outpace rental increases.
- In 2023, the Trust filed 15 above guideline increases, whereas in 2024, two have been filed to date and 17 more are expected to be filed within the year.
- Continuing to strategically invest capital in the portfolio to create value. The Trust has budgeted approximately $79.5 million in capital improvements in 2024. The Trust is allocating $24.7 million for in-suite renovations upon tenant turnover to continually create high demand units, with the remaining expenditures allocated towards revenue enhancing updates to the entire portfolio, including, but not limited to, the addition of commercial tenants and common area renovations.
- Management will continue to focus on stabilization of properties in the turnaround phase to reduce the short-term drag on NOI. The Trust continues to stabilize its portfolio of recent acquisitions, which will result in contributions to NOI of $32.2 million.

Other Income % of Total Operating Revenue



On-going Expense Management

The Trust is focused on strategies aimed at enhancing operational efficiency, ensuring sustainability and tenant satisfaction. The following summary outlines the key measures the Trust is utilizing currently and / or is aiming to expand their usage throughout 2024:

- Energy efficiency has become a cornerstone of the Trust's cost reduction strategies. The Trust is continuing to invest in smart building technologies, such as: Building Automation Systems (BAS) and onsite live monitoring, automated lighting, high efficiency boilers, ventilation with variable frequency drives, and air conditioning (HVAC) systems, which significantly reduces energy consumption. The use of LED lighting with photocells, energy-efficient appliances, and EIFS (Exterior Insulation and Finish System) also contributed to lowering utility costs. These investments, while substantial, promised long-term savings and a reduced carbon footprint, aligning with global sustainability goals.

- Water conservation efforts were intensified from installation of low-flow fixtures and toilets, backflow preventers, and encouraged water recycling practices. These measures not only contributed to environmental conservation but also resulted in substantial savings on water bills, which is particularly significant in regions facing water scarcity and rising water costs.

- Submetering programs are active throughout the portfolio repositioning the cost of utilities from landlord to tenant, encouraging tenants to minimize the consumption, and thus the cost they bear, of the respective utilities.

- Preventive maintenance strategies are prioritized over reactive maintenance. Regular inspections and maintenance of buildings and amenities helped avoid costly emergency repairs and replacements. This approach extended the lifespan of property assets, reducing the overall maintenance costs and improving safety and satisfaction among residents.

- Strategic sourcing and procurement practices were refined. By leveraging our scale and national footprint in negotiating contracts and making bulk material purchases the Trust is able to secure better rates for services and supplies, including insurance, landscaping, cleaning, and maintenance components. This collective bargaining power led to considerable cost reductions.

- To optimize vacancy rates and reduce turnover costs, the Trust focuses on tenant retention strategies. Offering flexible lease terms, loyalty discounts, and enhancing community engagement through events and amenities contributed to higher tenant satisfaction and reduced the frequency of vacancies, which is a significant expense for property management.

- The adoption of technology and automation in property management processes plays a crucial role. Online platforms for rent payments, maintenance requests, and tenant communications streamlined operations, reducing the need for extensive administrative staff and minimizing errors and delays. This digital transformation enhanced tenant satisfaction and retention, which is crucial for maintaining steady revenue streams.

EXPENSE MANAGEMENT

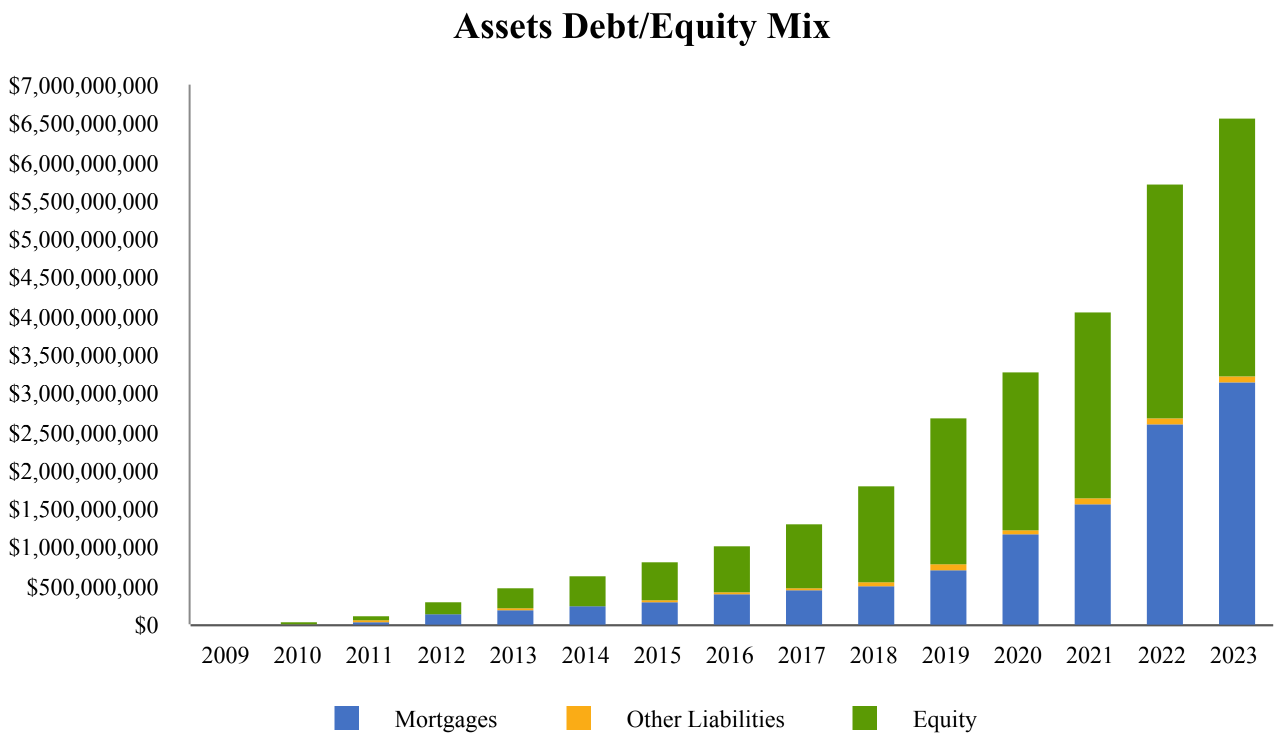
Heading into 2024, the Trust is focused on implementing a multifaceted approach to cost savings, focusing on energy efficiency, water conservation, preventive maintenance, tenant retention, strategic sourcing and technological adoption. These measures not only reduced operational costs but also contributed to sustainability, tenant satisfaction, and competitive advantage in the real estate market.

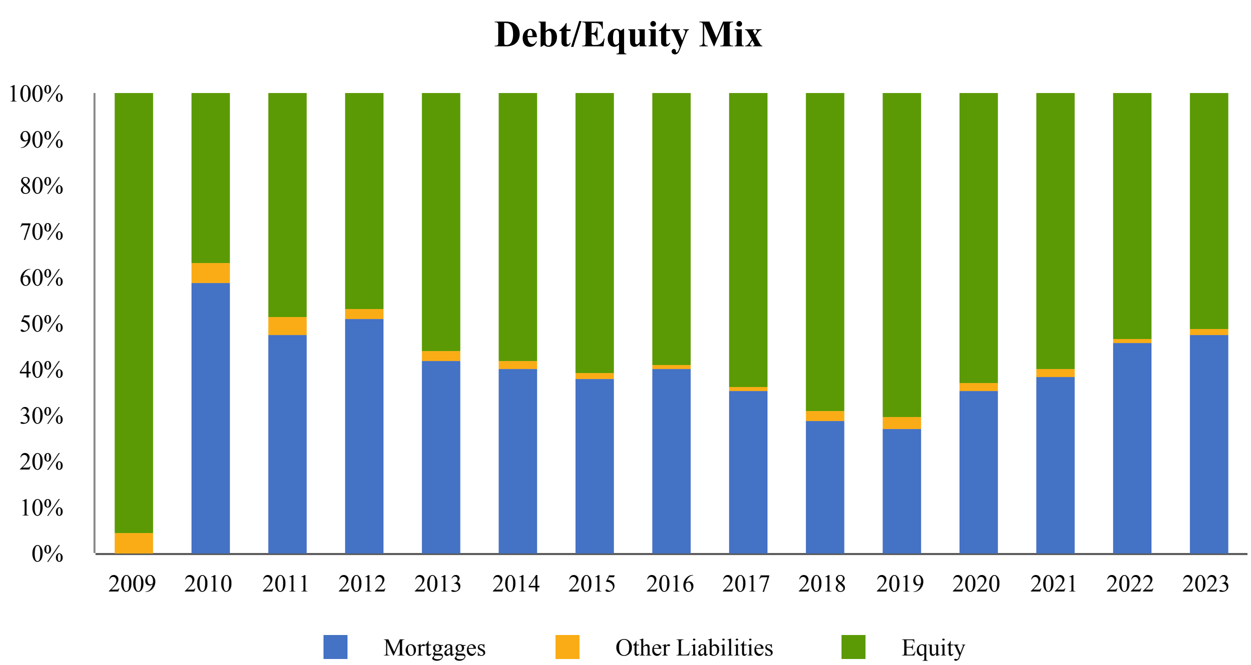
The following table outlines the impact of the opportunities mentioned above:

Revenue and Expense Summary Table	Potential Impact on Income[1] *(expressed in thousands of Canadian dollars)*
Rental Gap to Market	$34,558
Sub-metering Savings	607
Parking Income	860
Total Value Add	**$36,025**

[1] *This is based on Management's estimate of the Trust's opportunity set at the date of this report. There can be no assurance that these estimates will be realized. All of these estimates assume 100% realization as if they all happened immediately; ignoring how long it may take to realize them (e.g. some could take many years).*

Between revenue and expense opportunities the Trust estimates that there are approximately $36.0 million of potential increases to net income over time.


Assets Debt/Equity Mix
$7,000,000,000
$6,500,000,000
$6,000,000,000
$5,500,000,000
$5,000,000,000
$4,500,000,000
$4,000,000,000
$3,500,000,000
$3,000,000,000
$2,500,000,000
$2,000,000,000
$1,500,000,000
$1,000,000,000
$500,000,000
$0
2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023
Mortgages
Other Liabilities
Equity

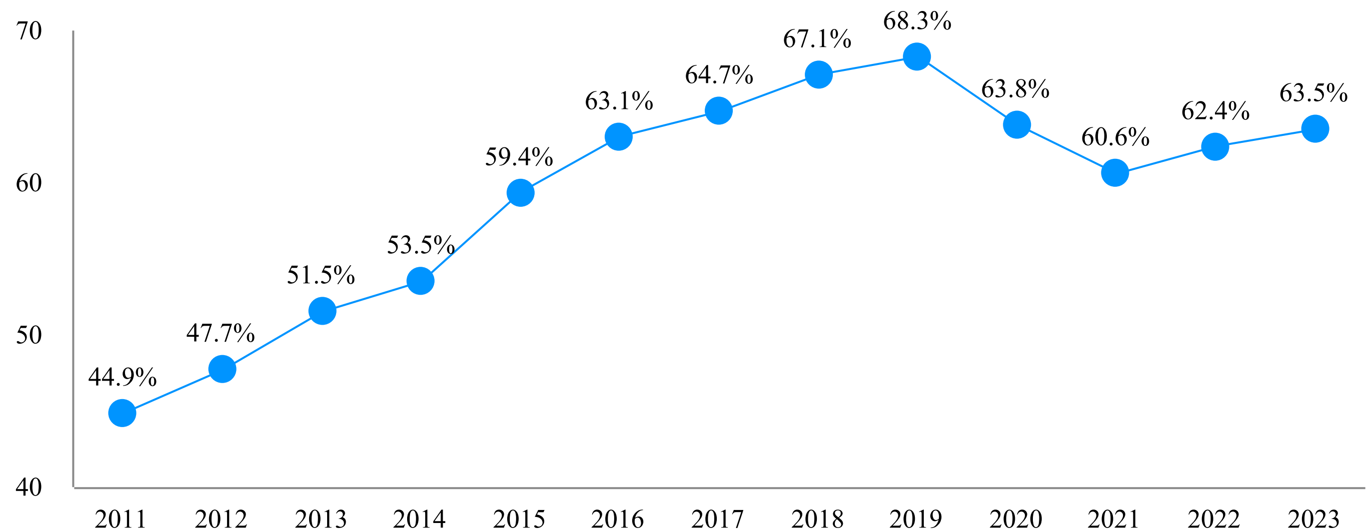

Debt/Equity Mix
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023
Mortgages
Other Liabilities
Equity

Since its last fiscal year-end, the total assets of the Trust increased 15.1% from $5.7 billion as at December 31, 2022, to $6.6 billion as at December 31, 2023. During the year, total number of buildings and undiluted rental units owned by the Trust increased to 157 and 22,022 respectively (December 31, 2022 - total number of buildings and undiluted rental units owned were 148 and 20,457).

During the year, the Trust acquired and created 13 investment properties totaling 1,981 undiluted rental units. These acquisitions and completed developments were focused in Quebec (5 properties), British Columbia (3 properties), Alberta (2 property), Ontario (1 property), Manitoba (1 property) and Saskatchewan (1 property). Please refer to "Acquisitions and Dispositions" section on Page 28 for more information on the Trust's acquisitions and completed developments in 2023. These newly acquired and created properties initially generate lower net operating income due to initial lease-up costs and rent concessions. However, once these properties are leased up and stabilized they generate higher rents, attract stronger residents, and require much less ongoing maintenance and capital spending. Looking ahead, we will continue to focus on purchasing newer properties that further enhance our asset base.

Rental revenue increased by 25.8% to $348.0 million in 2023 when compared to $276.7 million in 2022. This was the result of the number of acquisitions made in 2022 and 2023, and the continuing stabilization of the properties acquired in prior years. The overall portfolio occupancy during the year increased from 93.5% to 94.5%. As portfolio occupancy continues to increase, the Trust will experience additional future revenues.

Annual NOI Ratio Growth



For the year ended December 31, 2023, NOI increased by 27.1% to $221.0 million as compared to $174.0 million in the prior year. NOI Margin also increased to 63.5% as compared to 62.4% in the prior year.

2023 OPERATING RESULTS

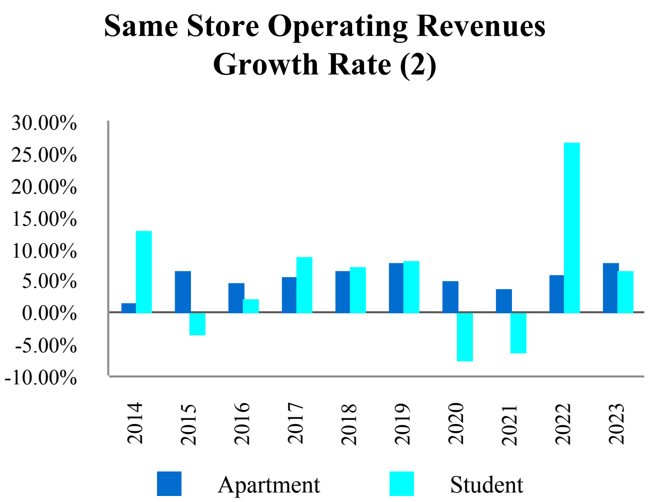
In 2023, NNOI increased to $258.9 million from $223.0 million in 2022, an increase of 16.1%. The below table reflects annualized NNOI at the end of each of these periods and not the NNOI for the full period.

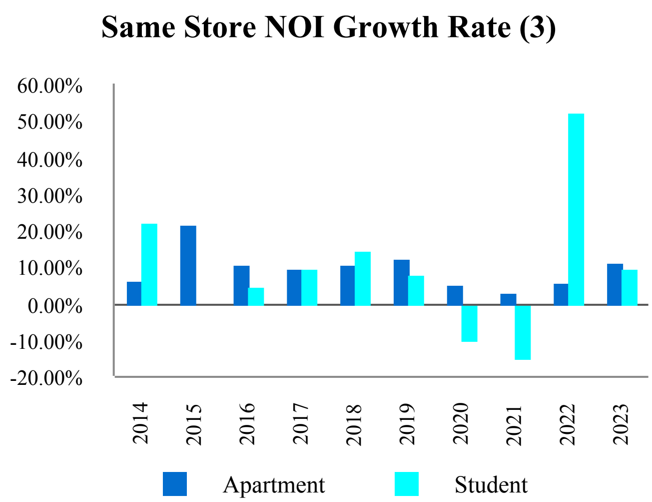
NNOI Run Rates
(Expressed in thousands of Canadian dollars)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Same Property	$24,834	$31,218	$35,254	$41,333	$46,648	$56,063	$77,288	$112,796	$144,340	$239,286
New Acquisitions	$2,813	$3,302	$3,953	$1,344	$4,939	$21,859	$31,694	$28,498	$78,686	$19,660
TOTAL	$27,647	$34,520	$39,207	$42,677	$51,587	$77,922	$108,982	$141,294	$223,026	$258,946

The Trust's Same Store Metrics were very strong. Total same store Operating Revenues and NOI for the year ended December 31, 2023 grew by 7.7% and 11.0% respectively, in addition to NOI margin increasing by 2.0%. Furthermore, the same store average rent per unit increased by 7.6%. Both same store Apartment Operating Revenues and NOI for the year ended December 31, 2023 grew by 7.9%. Also, same store average rent per unit for Apartment properties increased by 7.3% as compared to the prior year. The same store Student Operating Revenues and NOI for the year ended December 31, 2023 grew by 6.7% and 9.4% respectively. NOI Margin also increased by 1.8%, and the same store average rent per unit for Student properties increased by 1.5% compared to the prior year.

Stabilized Canadian Apartment Rents and Stabilized Student Rents increased by 11.7% and 6.6% over the last year, respectively.





(2) Q4 2023 same store Canadian Apartment and Student Rents increased by 7.9% and 6.7% over the same period last year, respectively.

(3) Q4 2023 same store Canadian Apartment and Student NOI increased by 11.4% and 9.4% over the same period last year, respectively.

2023 OPERATING RESULTS

As referenced on previously, The REIT has grown its Same Store NOI, Total Operating Revenues and Market rents significantly faster than market averages and inflation benchmarks.

2023 Same Store	Apartment	Student	Total
Income			
Total Operating Revenue	$180,847	$38,598	$219,445
Total NOI	$114,748	$27,795	$142,543
NOI Ratio	63.45%	72.01%	64.96%
Average Rent/unit as per End of Period Rent Roll	$1,609	$817	$1,213

2022 Same Store	Apartment	Student	Total
Income			
Total Operating Revenue	$167,639	$36,185	$203,824
Total NOI	$103,035	$25,400	$128,435
NOI Ratio	61.46%	70.19%	63.01%
Average Rent/unit as per End of Period Rent Roll	$1,499	$805	$1,152

Gap to Market represents the difference between currently achieved rents and potentially achievable rents. A large gap to market signifies an opportunity to increase rents going forward. The gap to market figure in dollar terms increased from $22.0 million at December 31, 2022, to $34.6 million at December 31, 2023. The gap to market figure in percentage terms increased from 5.78% at December 31, 2022, to 7.92% at December 31, 2023. Furthermore, the market rent gap of properties owned for three or more years has a 17% gap in comparison to properties owned for less than three years which has a market rent gap of less than 2%. In our experience, rents generally grow faster and create market rent gaps once new properties are stabilized, which could be 12-24 months after closing depending on the market and the degree of capital improvements required. As such, we expect that both the dollar and percentage market rent gaps to continue increasing, as more properties become stabilized.

The Trust invests in capital projects that will sustain or enhance that portfolio's income generating potential, total Capital Expenditures were $75.1 million for the year ended December 31, 2023 ($61.1 million for the year ended December 31, 2022). The expenditures include updating each rental unit upon turnover, updating amenities to entice prospective renters and continuing to invest in environmentally friendly and energy saving initiatives.

The lending portfolio continues to be well-diversified with 45 funded investments. Of these 45 investments, 5 are participating and 12 are equity. Participating means that that the Trust has an equity-type risk position in these projects resulting in the potential for upside beyond the return from the mortgage investment side of the projects. This is in alignment with the strategic goals of the Trust.

During the year, the lending portfolio continued to perform well. Fundings of $190.3 million occurred and repayments during the year totaled $29.8 million. The loan portfolio consisted of net mortgage investments of $230.9 million (December 31, 2022: $129.0 million), participating loan interests of $37.4 million (December 31, 2022: $33.5 million) and equity account investments of $146.9 million (December 31, 2022: $133.5 million). As a result, interest income related to the lending portfolio increased by 41% to $28.8 million in 2023 compared to $20.4 million in 2022.

Of the investments categorized as mortgage investments (non-participating), the weighted average interest rate is 12.89%, with a term to maturity of 0.91 years. 82% of these investments are in first position and 18% are in second position. The total provision for expected credit losses related to mortgage investments as at December 31, 2023, was $2.8 million (December 31, 2022: $1.0 million). This is an allowance against future potential credit-related losses and does not reflect an actual loss incurred.

Please see Appendix B for details of the mortgage investment portfolio.

The Trust continues to maintain a strong liquidity position of $115.1 million as at December 31, 2023, consisting of $23.6 million in cash and cash equivalents and $91.5 million available on its credit facilities. This strong liquidity position combined with our capital raising activities will continue to support the Trust's ongoing acquisition activities.

Effective September 1, 2023, Centurion Asset Management Inc. (CAMI) and the Trust entered into a new asset management agreement. Under the new asset management agreement, the Trust will be charged a 1.0% per annum asset management fee based on Net Asset Value and bear a carry allocation of 15% based on the units producing a return in excess of a 7.25% hurdle, subject to a full catch-up and high watermark. The Trust will earn borrower-paid lending fees and the Asset Manager will assume the cost of all asset management staff. Under this new asset management agreement the Trust paid asset management fees of $14.5 million and declared a carry distribution of $16.4 million during the year ended December 31, 2023.

SAME STORE ANALYSIS[1]

Asset Type	Apartment (expressed in thousands of Canadian dollars)			Student (expressed in thousands of Canadian dollars)		
Period	**2023**	**2022**	**Change**	**2023**	**2022**	**Change**
Income						
Total Operating Revenue	$180,847	$167,639	7.88%	$38,598	$36,185	6.67%
Total NOI	$114,748	$103,035	11.37%	$27,795	$25,400	9.43%
NOI Ratio	63.45%	61.46%	1.99%	72.01%	70.19%	1.82%
Average Rent/unit as per End of Period Rent Roll	$1,609	$1,499	7.34%	$817	$805	1.49%
Expense Ratio (%)						
Taxes	10.94%	11.55%	(0.61)%	9.36%	9.75%	(0.39)%
R&M	6.06%	6.54%	(0.48)%	6.91%	5.77%	1.14%
Wages	5.07%	4.59%	0.48%	1.11%	0.99%	0.12%
Insurance	2.88%	2.46%	0.42%	1.44%	1.14%	0.30%
Utilities	7.49%	8.02%	(0.53)%	5.20%	5.09%	0.11%
G&A	3.08%	4.09%	(1.01)%	2.91%	5.76%	(2.85)%
Expense Dollars ($)						
Taxes	(19,785)	(19,358)	427	(3,614)	(3,530)	84
R&M	(10,957)	(10,958)	(1)	(2,667)	(2,089)	578
Wages	(9,169)	(7,700)	1,469	(430)	(358)	72
Insurance	(5,211)	(4,123)	1,088	(556)	(414)	142
Utilities	(13,544)	(13,449)	95	(2,007)	(1,840)	167
G&A	(5,570)	(6,863)	(1,293)	(1,123)	(2,083)	(960)

Asset Type	Total - Same Store (expressed in thousands of Canadian dollars)		
Period	**2023**	**2022**	**Change**
Income			
Total Operating Revenue	$219,444	$203,824	7.66%
Total NOI	$142,543	$128,435	10.98%
NOI Ratio	64.96%	63.01%	1.95%
Average Rent/unit as per End of Period Rent Roll	$1,396	$1,297	7.63%
Expense Ratio (%)			
Taxes	10.66%	11.23%	(0.57)%
R&M	6.21%	6.40%	(0.19)%
Wages	4.37%	3.95%	0.42 %
Insurance	2.63%	2.23%	0.40 %
Utilities	7.09%	7.50%	(0.41)%
G&A	3.05%	4.39%	(1.34)%
Expense Dollars ($)			
Taxes	(23,399)	(22,888)	511
R&M	(13,624)	(13,047)	577
Wages	(9,599)	(8,057)	1,542
Insurance	(5,767)	(4,536)	1,231
Utilities	(15,551)	(15,289)	262
G&A	(6,693)	(8,945)	(2,252)

[1] *Same store analysis includes the results for all properties that were owned throughout the period from January 1, 2023 to December 31, 2023.*

FAIR VALUE ADJUSTMENTS OF INVESTMENT PORTFOLIO

Capitalization Rates In 2023 & Beyond

The Canadian real estate market's trajectory in 2023 was significantly influenced by interest rate policies, with rates reaching a two-decade peak. The subsequent increase in capitalization (cap) rates reflecting the market's response to these external pressures and other macroeconomic factors. The market experienced significant shifts, with cap rates increasing across all sectors, the Trust included, seeing cap rates increase to 4.33% in 2023 from 4.17% in 2022. This rise was primarily driven by higher borrowing costs resulting from the Bank of Canada's monetary policy aimed at combating inflation as well as a short-term capital squeeze, where low occupancy and low returns on the entire commercial real estate sector has investors sitting on the sidelines.

Looking ahead, the Canadian real estate industry faces a period of recalibration. The Trust believes that the expansion of cap rates for Canadian residential apartments sector has or is closing to peaking, with potential decreases on the horizon as the Bank of Canada moves to cut interest rates. The rising construction costs has had numerous developers walk away from existing projects, creating an increased demand for the Trust's existing rentals and an opportunity for the Trust's proven development projects, to further increase and expand our market presence. In response to the evolving market conditions, the Trust undertook strategic measures to adapt and seize opportunities, a significant development was the announcement of an increase in annual distributions for its unitholders in 2023. This decision to increase distributions was reflective of Trust's operational resilience and its commitment to providing value to investors, even in a period marked by economic uncertainties and rising costs.

Sources of Fair Value Adjustments of Investment Portfolio

	2023	2022
Change in capitalization rates	(114) %	(4) %
Growth of NNOI	176 %	67 %
Capital expenditures	33 %	18 %
Acquisition Costs	5 %	19 %
Total	**100 %**	**100 %**

Movements in Investment Portfolio

	2023	2022
Balance, beginning year	$ 5,560,719	$ 3,677,140
Acquisitions	517,945	1,671,416
Fair Value Adjustments	185,473	272,164
Disposition	(4,100)	(60,001)
Total	**$ 6,260,037**	**$ 5,560,719**

FAIR VALUE ADJUSTMENTS OF INVESTMENT PORTFOLIO

The increase in investment property values versus the fair value adjustment in the financial statements (see Note 4 of the consolidated financial statements in Appendix "F") is presented below. In Management's opinion, capital investments provide the opportunity for benefits which include future value growth that in many cases do not reflect in value immediately.

Fair Value of Investment Properties
(expressed in thousands of Canadian dollars)

	2023	2022
Balance, beginning of the year	$ 5,106,772	$ 3,110,516
Property acquisitions [1]	391,115	1,653,916
Fair Value Adjustments	211,825	343,809
Other Adjustments	(145)	(1,469)
Reclassification from equity accounted investments	85,477	—
Total	**$ 5,795,044**	$ 5,106,772

[1] *At purchase price*

Investment properties are recorded on the balance sheet at fair value, unadjusted for portfolio or platform premiums. Changes in fair value flow through the statements of income and comprehensive income. The investment properties, excluding operational equity accounted investments, weighted-average capitalization rate increased in 2023 to 4.23% from 4.06%.

Examples of capital investment would include, but are not limited to, common area renovations that increase the appeal and marketability of the property, energy retrofits, building envelope improvements and improvements to apartment fixtures and finishes that produce a higher rental rate in the competitive market. Management continues to believe that the significant investments made in prior years in addition to the significant acquisitions in the current year and prior years will continue to contribute to growth in property values in 2024 and beyond. The Trust invested approximately $75.1 million in capital improvements in 2023 and it is Management's opinion that not all of the benefits of these improvements are reflected in current values.

MORTGAGES, DEBT, AND CAPITAL STRUCTURE

The Trust is limited in its Declaration of Trust to a leverage ratio of up to 75%. This is comparable to most of its multi-residential peers and would generally be considered very conservative in the multi-residential space. Leverage is at approximately 47.97% of total assets as at December 31, 2023, up 2.27% from December 31, 2022

REIT capital was $6.5 billion as at December 31, 2023.

Ratio of Debt to GBV
(expressed in thousands of Canadian dollars)

		December 31, 2023		December 31, 2022
Total unrestricted assets	$	6,578,120	$	5,717,936
Mortgages payable and Credit Facilities	$	3,155,355	$	2,612,857
Ratio of Debt to GBV		**47.97 %**		**45.70 %**

REIT Capital Structure
(expressed in thousands of Canadian dollars)

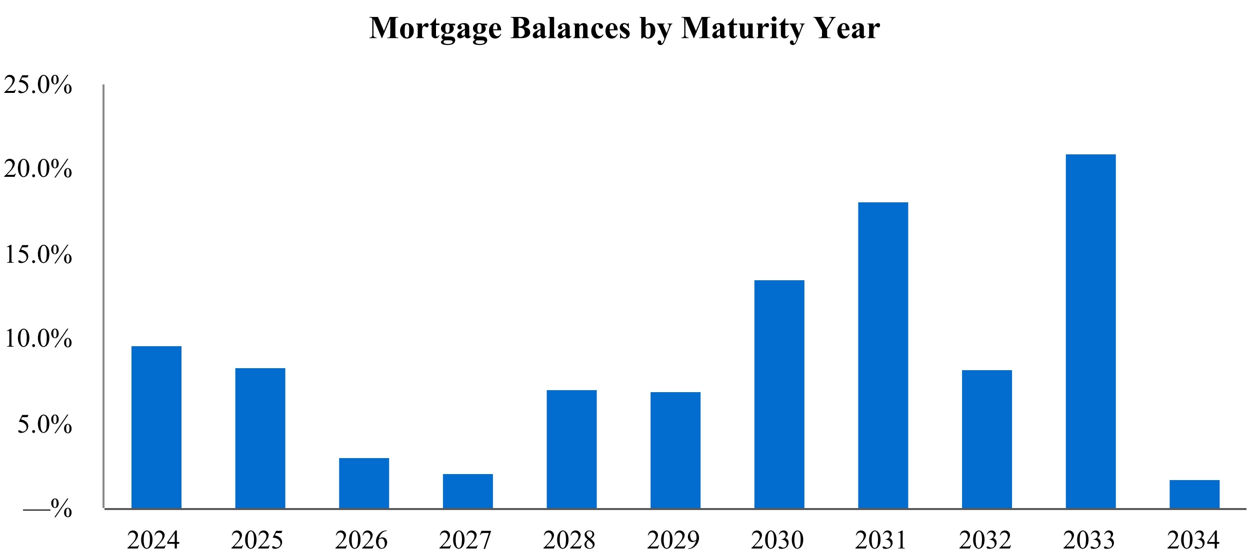
		December 31, 2023		December 31, 2022
Mortgages payable and Credit Facilities	$	3,155,355	$	2,612,857
Net assets attributable to unitholders	$	3,347,852	$	3,038,080
Total		**6,503,207**		**5,650,937**

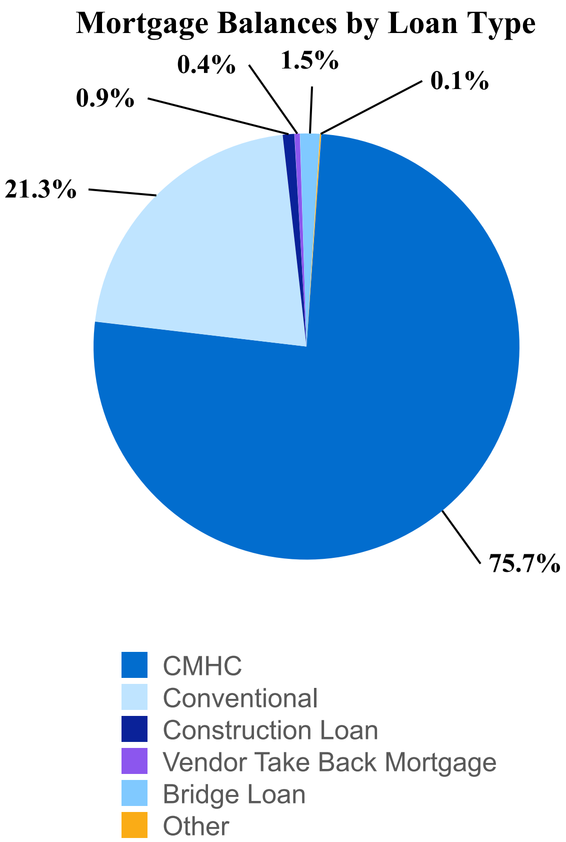
The Trust's debt strategy is to ladder its mortgage maturities across a diverse array of lenders and maturity dates. The mortgage liabilities associated with the property portfolio had a weighted-average interest rate of 3.29%. The weighted-average term-to-maturity is 6.22 years as at December 31, 2023 (6.13 years as at December 31, 2022). The Trust's debt schedule as disclosed in Note 9 of the audited consolidated financial statements (see Appendix "F") is summarized below.

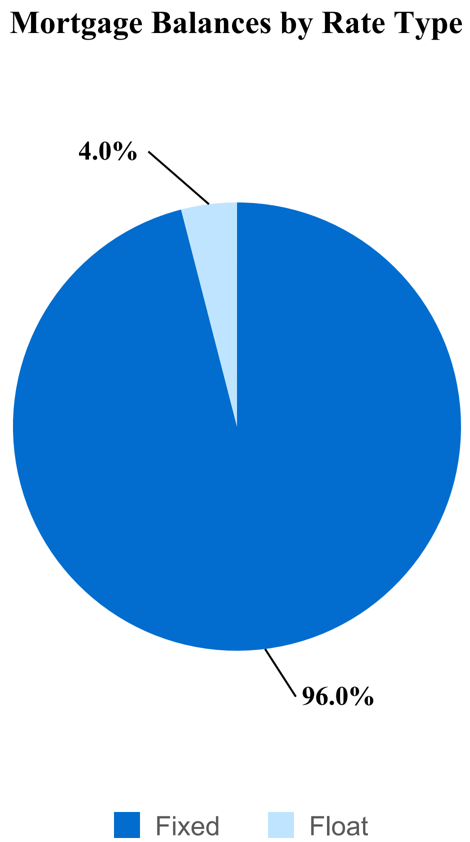
Mortgages payable at December 31, 2023 are due as follows:

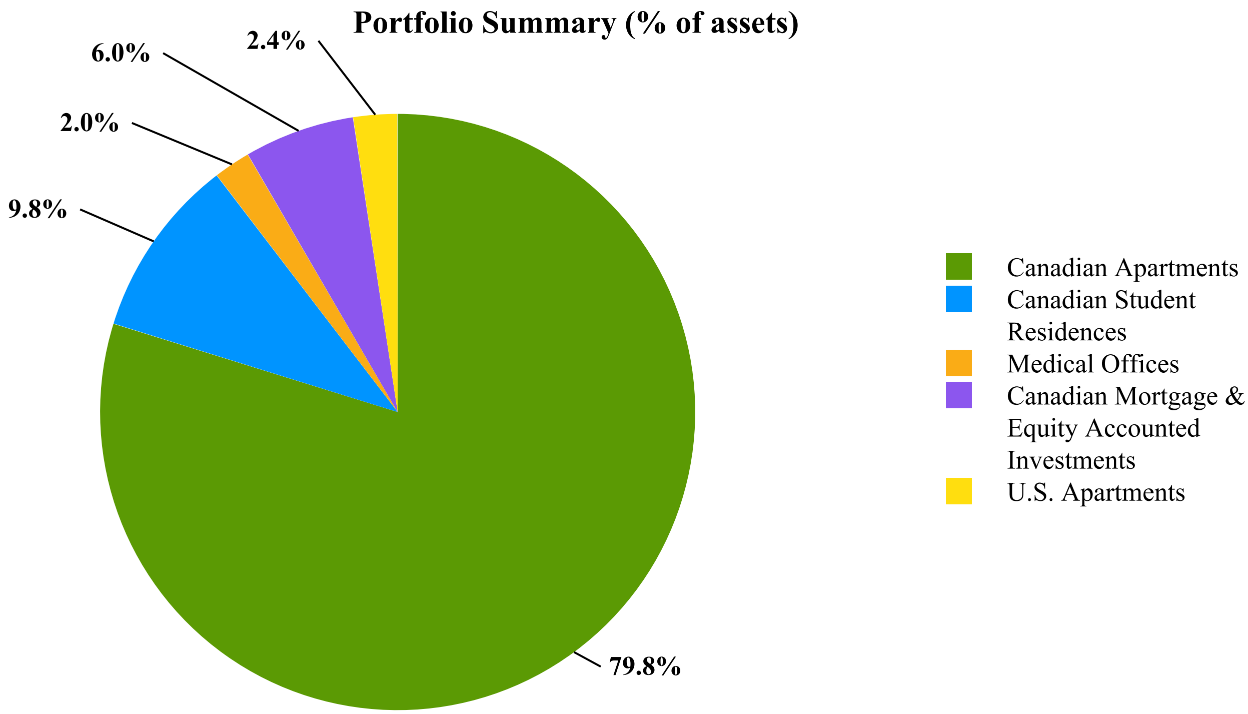
(expressed in thousands of Canadian dollars)		Principal Repayments		Balance due at Maturity		Total
Year ended December 31, 2024	$	63,667	$	360,403	$	424,070
Year ended December 31, 2025	$	60,341	$	171,078	$	231,419
Year ended December 31, 2026	$	59,246	$	63,460	$	122,706
Year ended December 31, 2027	$	57,202	$	61,914	$	119,116
Year ended December 31, 2028	$	55,263	$	234,949	$	290,212
Thereafter	$	143,242	$	1,845,122	$	1,988,364
	$	**438,961**	**$**	**2,736,926**	**$**	**3,175,887**
Less: Unamortized portion of financing fees					$	(20,532)
Total Mortgage Payable					**$**	**3,155,355**

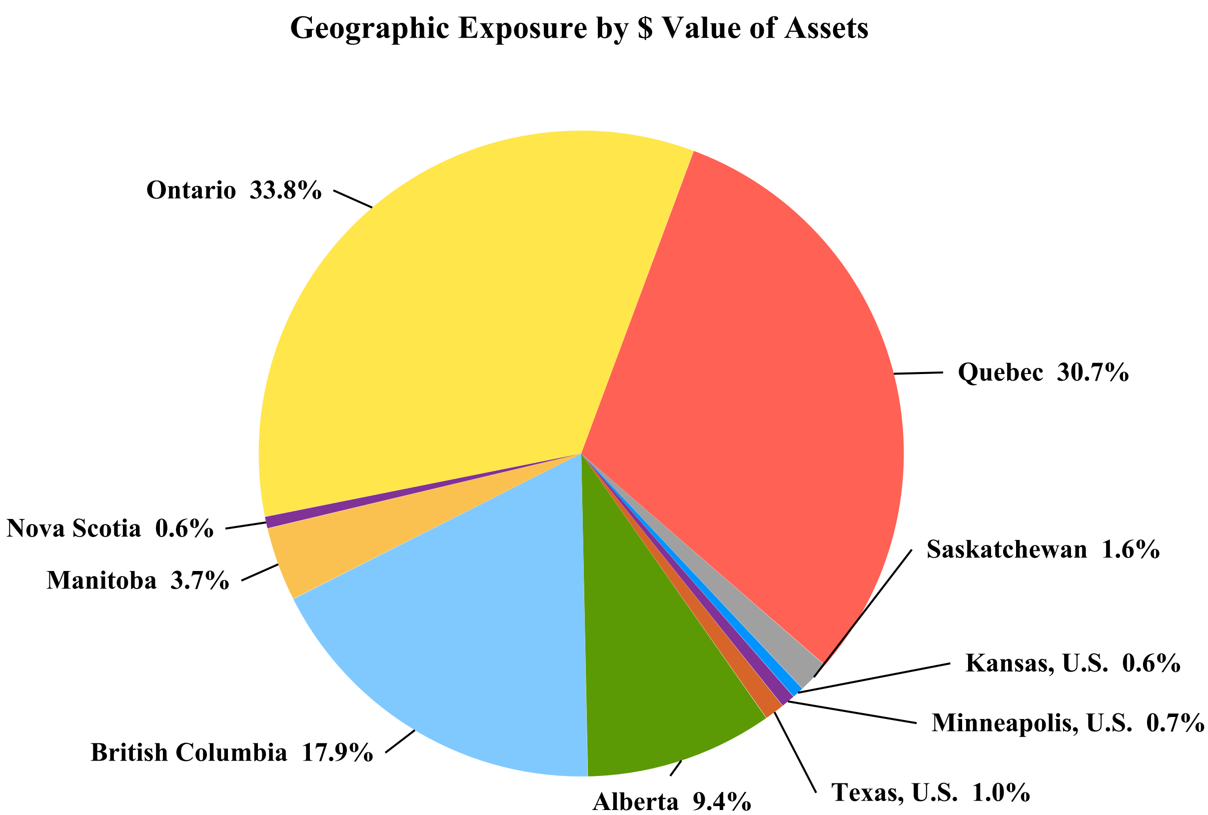
As of December 31, 2023, 96% of the Trust's mortgages have fixed interest rates, while the remaining 4% have variable interest rates.


Mortgage Balances by Maturity Year
25.0%
20.0%
15.0%
10.0%
5.0%
—%
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034


Mortgage Balances by Loan Type
0.4%
1.5%
0.1%
0.9%
21.3%
75.7%
CMHC
Conventional
Construction Loan
Vendor Take Back Mortgage
Bridge Loan
Other


Mortgage Balances by Rate Type
4.0%
96.0%
Fixed
Float

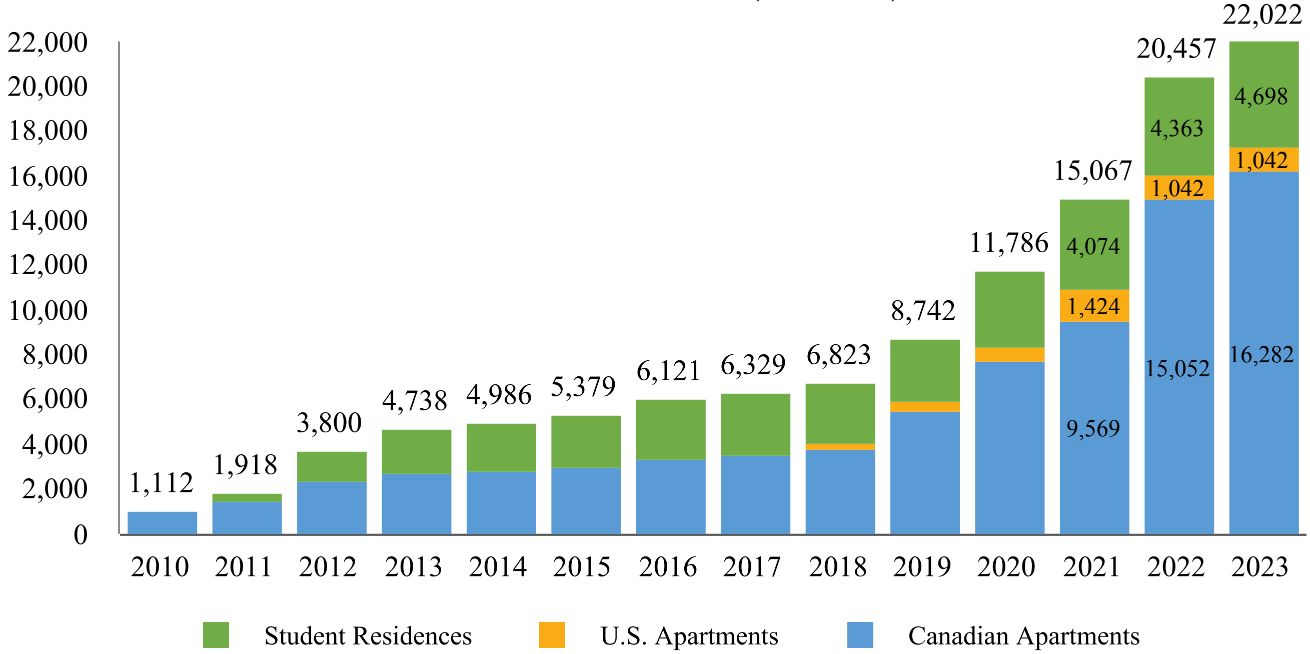

Portfolio Summary (% of assets)
2.4%
6.0%
2.0%
9.8%
79.8%
Canadian Apartments
Canadian Student Residences
Medical Offices
Canadian Mortgage & Equity Accounted Investments
U.S. Apartments


Geographic Exposure by $ Value of Assets
Ontario 33.8%
Quebec 30.7%
Nova Scotia 0.6%
Manitoba 3.7%
Saskatchewan 1.6%
Kansas, U.S. 0.6%
Minneapolis, U.S. 0.7%
British Columbia 17.9%
Texas, U.S. 1.0%
Alberta 9.4%

PROPERTY METRICS

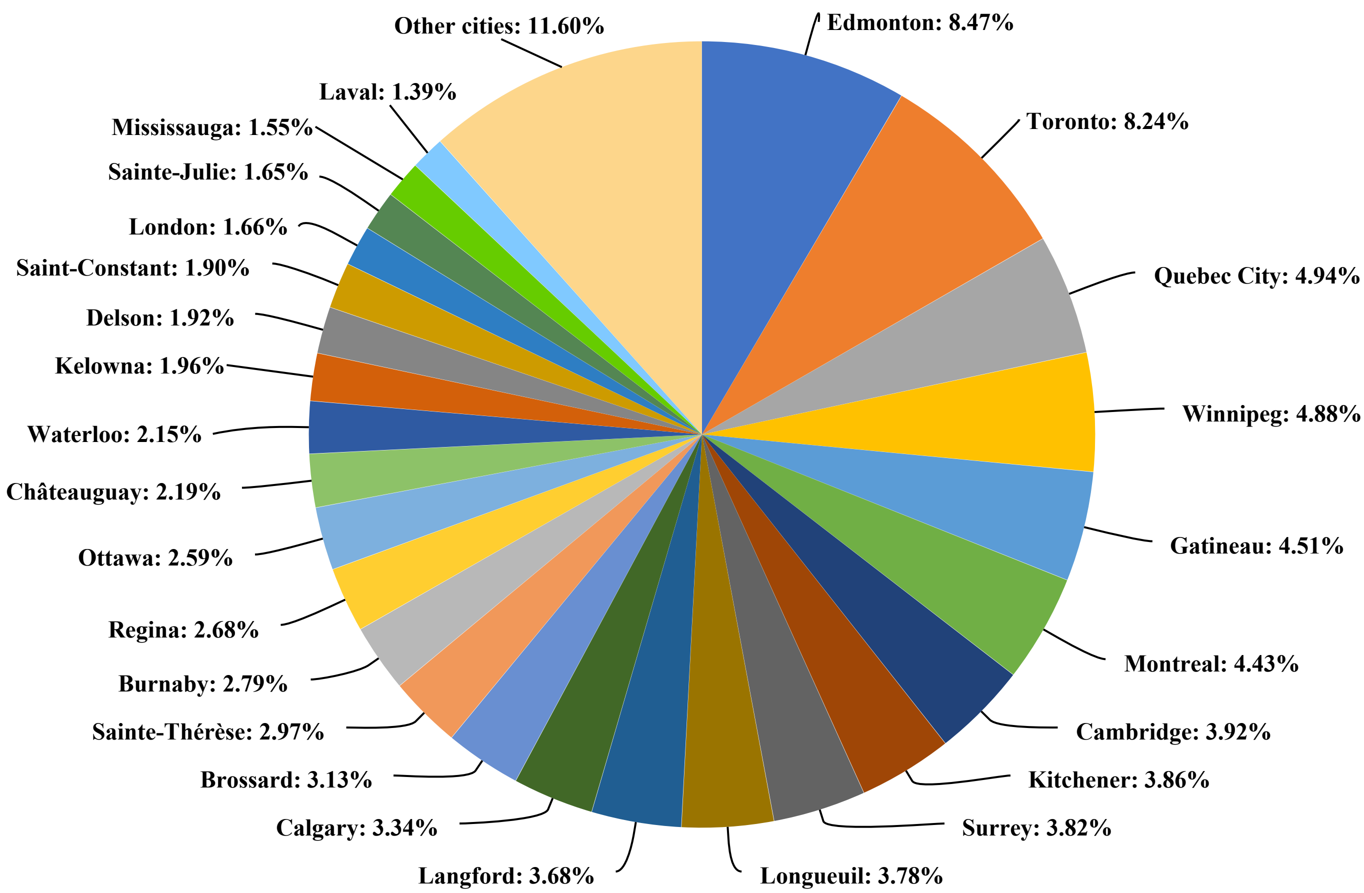
As at December 31, 2023, the Trust owned 157 properties. The charts below provide additional details of the property portfolio:

Number of Rental Units (undiluted)

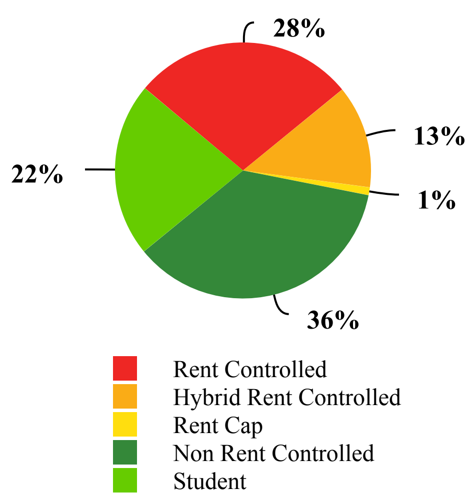


OTHER PROPERTY METRICS

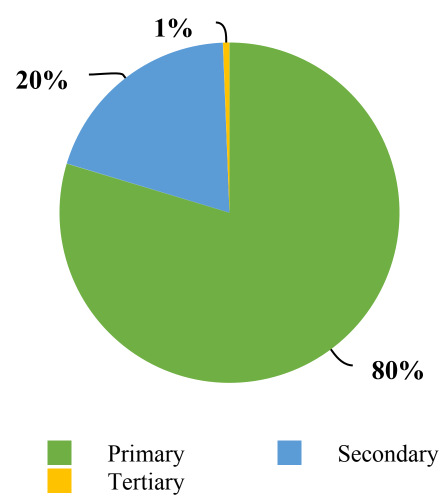
Percentage of Suites by City (diluted)



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



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



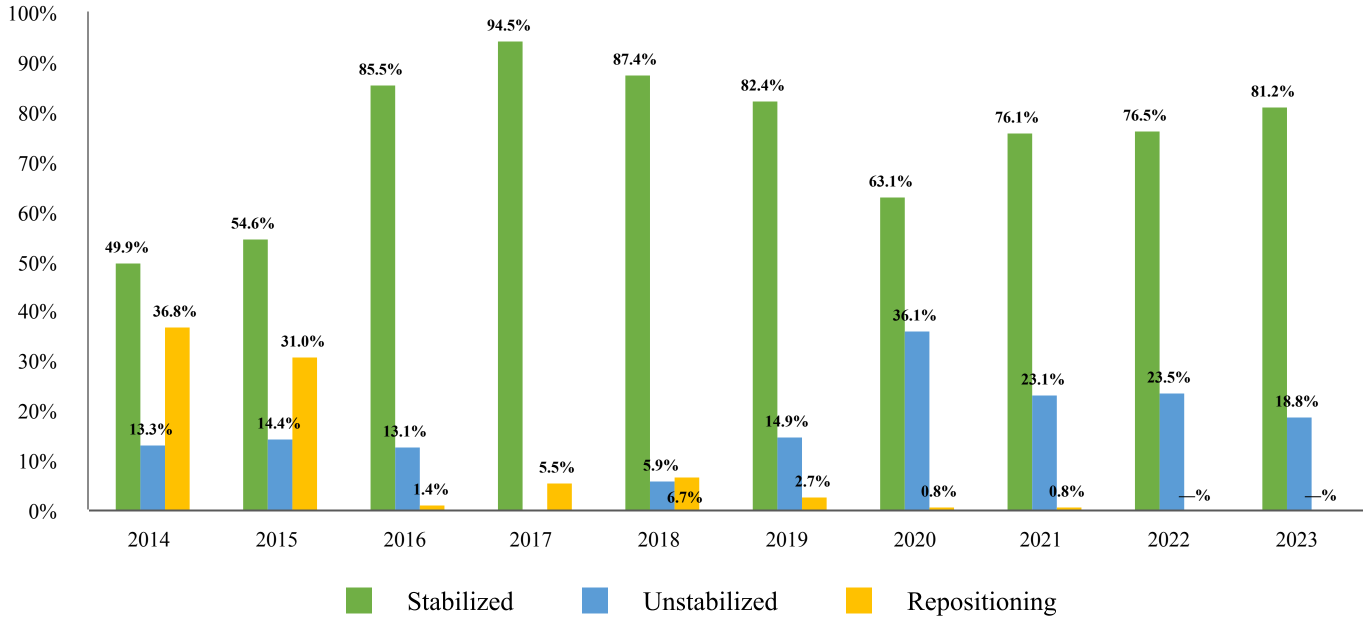
PROPERTY STABILIZATION AND REPOSITIONING PROGRESS

The following charts breakdown the Trust's portfolio into three categories as at December 31, 2023:

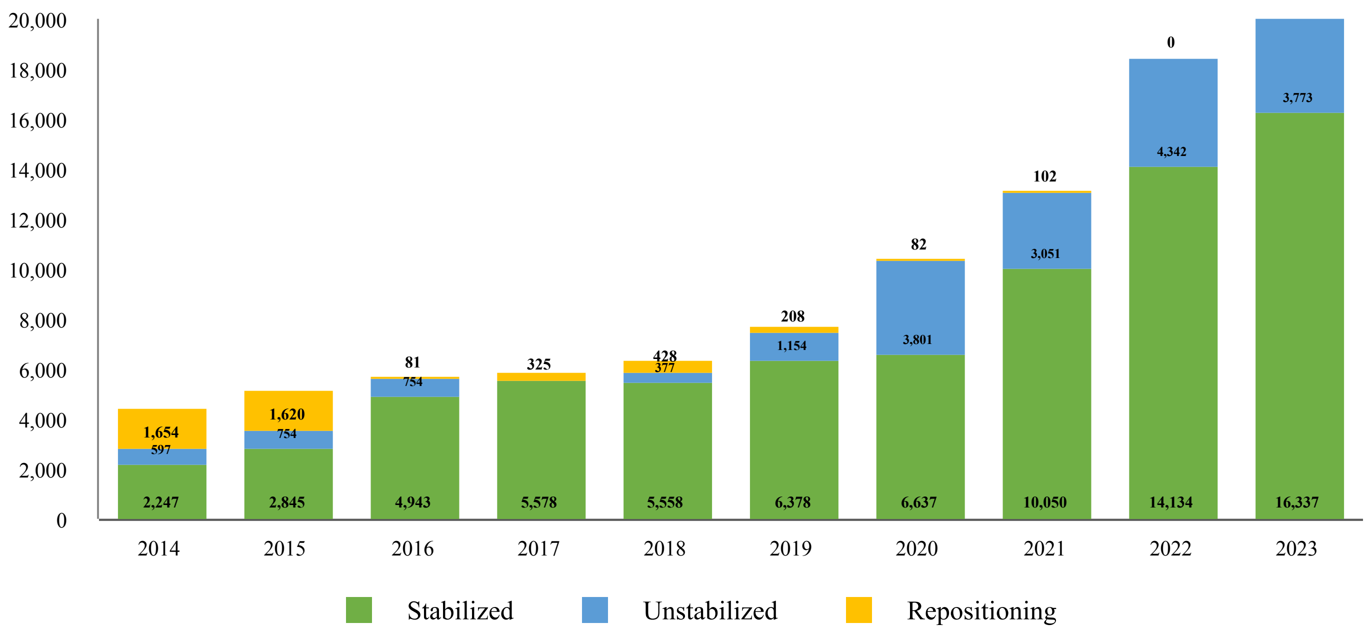
(1) Stabilized **(2) Unstabilized** **(3) Repositioning**

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

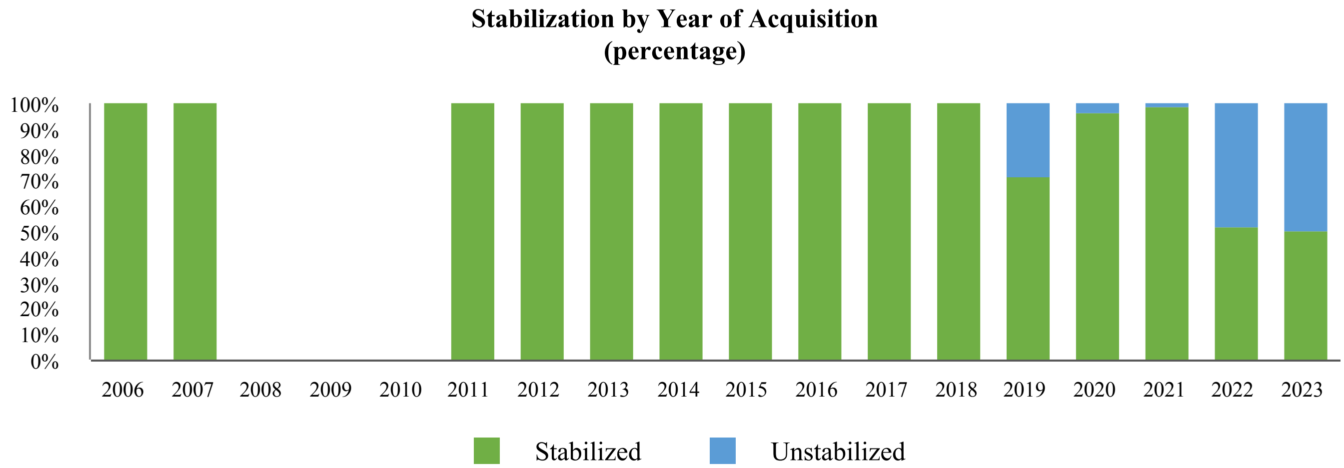
Portfolio Stabilization by Percentage (weighted)

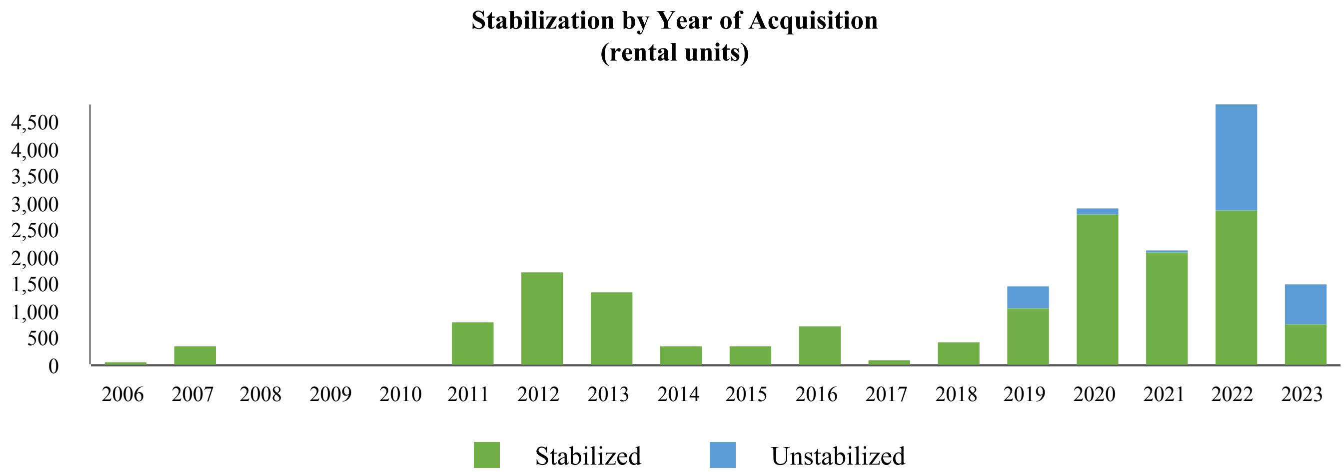


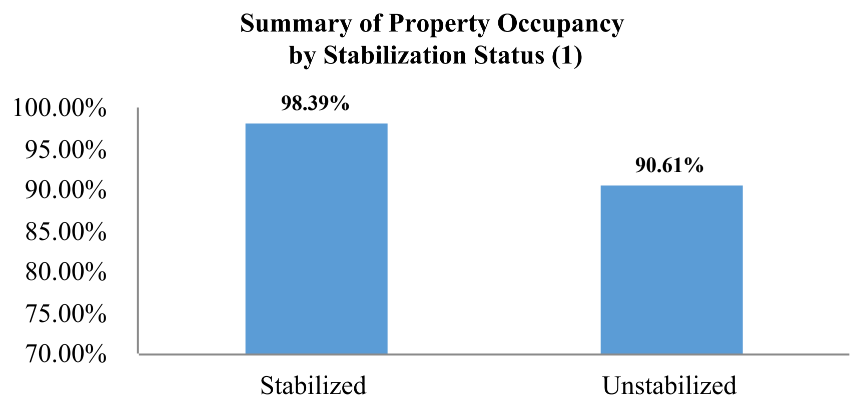
Portfolio Stabilization by Units (Diluted)



PROPERTY STABILIZATION AND REPOSITIONING PROGRESS







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

PROPERTY STABILIZATION AND REPOSITIONING PROGRESS

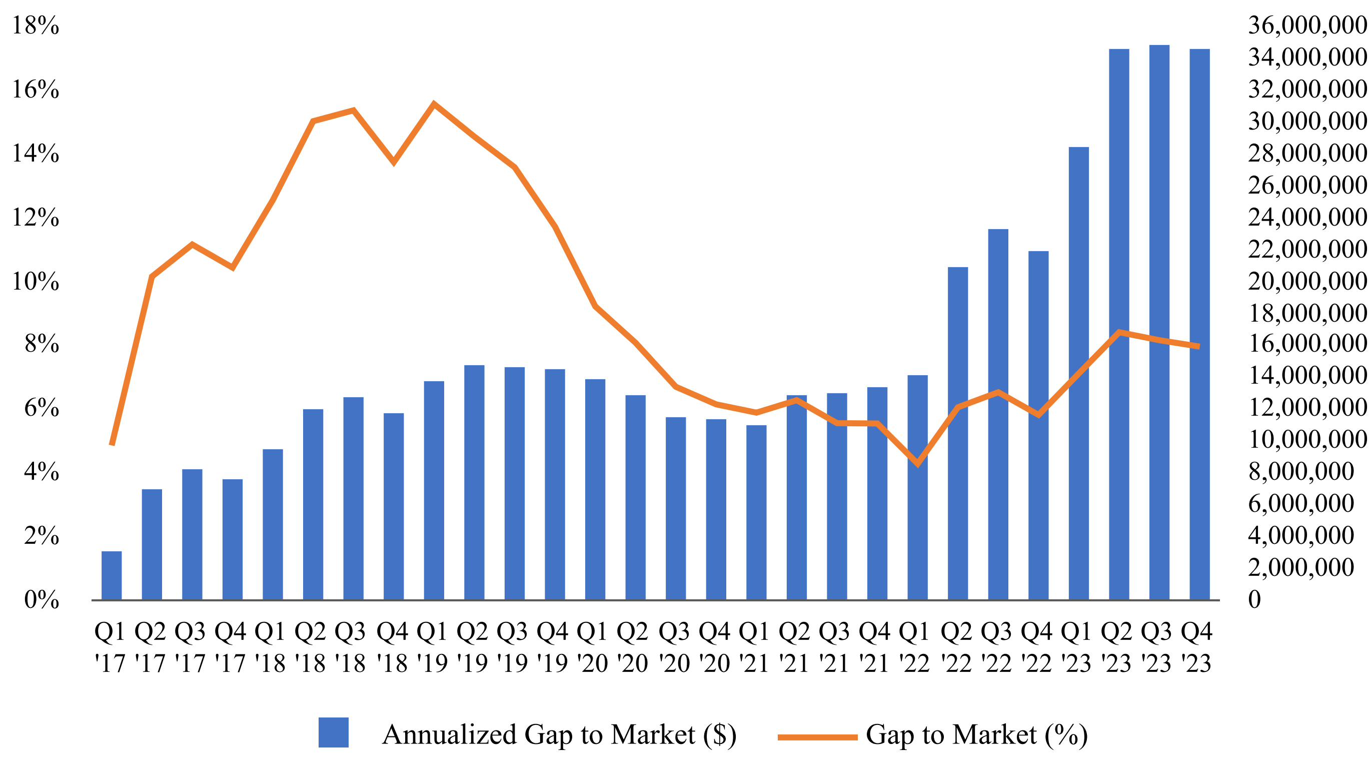
Q4 2023 vs Q4 2022 Renewal and Turnover Analysis

By Stabilization - Canadian Apartments			
Status	Market Rent Increase (Decrease)	Renewals	New Tenants (Including Unit Transfers)
Stabilized	8.76 %	3.73 %	11.67 %
Repositioning	— %	— %	— %
Unstabilized	3.81 %	3.21 %	4.27 %

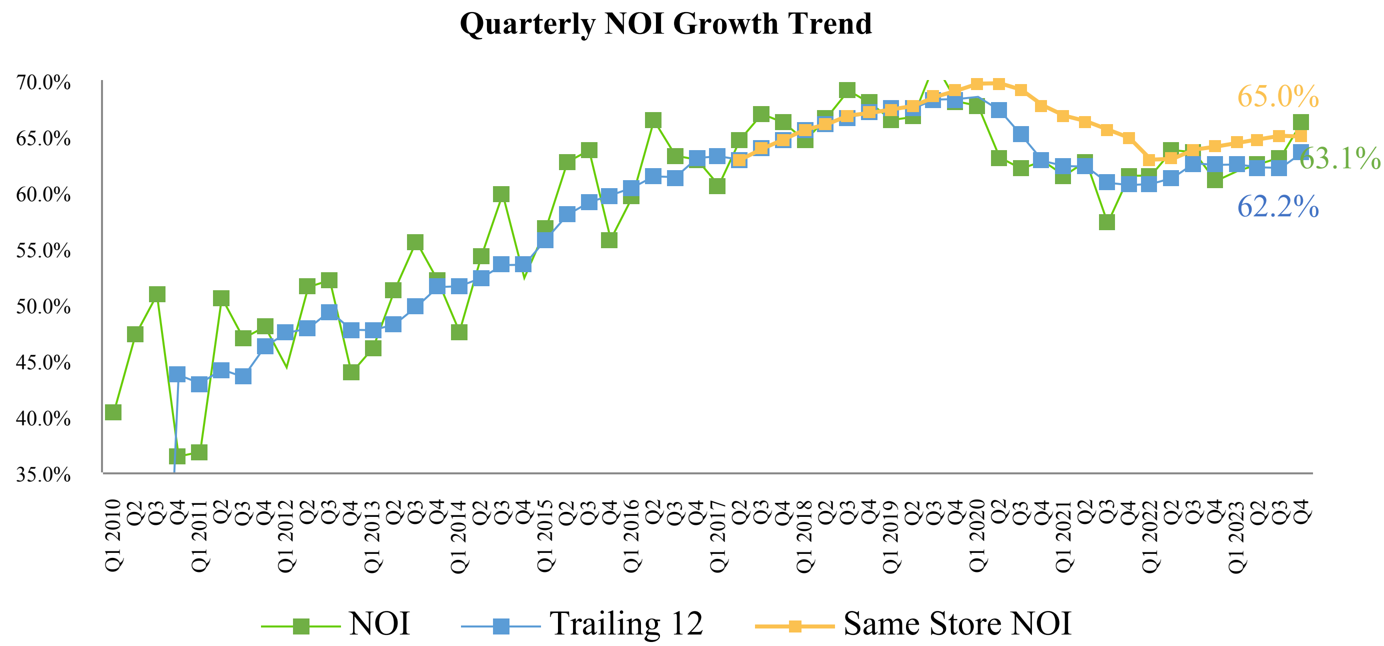
By Stabilization - Student			
Status	Market Rent Increase (Decrease)	Renewals	New Tenants (Including Unit Transfers)
Stabilized	13.00 %	0.70 %	6.55 %
Repositioning	— %	— %	— %
Unstabilized	— %	— %	— %

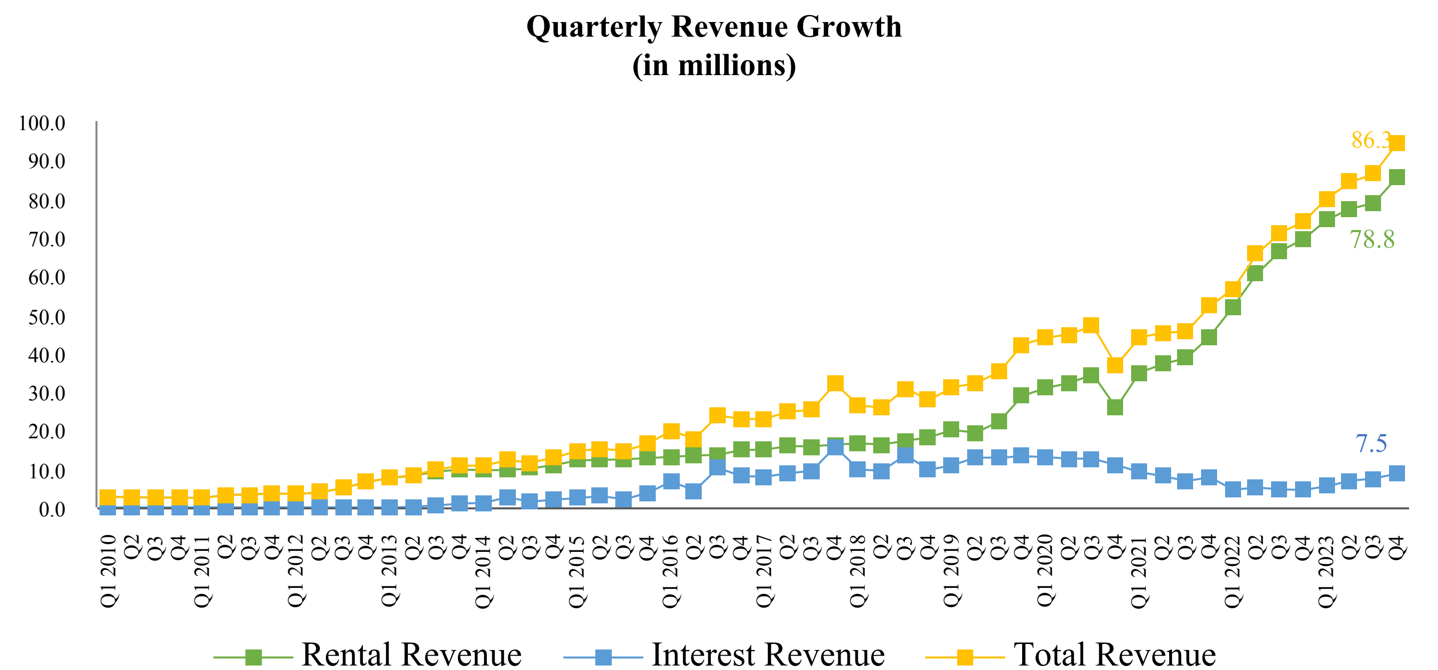
By Stabilization - US Apartments			
Status	Market Rent Increase	Renewals	New Tenants (Including Unit Transfers)
Stabilized	6.49 %	4.95 %	6.04 %
Repositioning	— %	— %	— %
Unstabilized	(1.77)%	(4.12)%	(2.68)%

Gap to Market

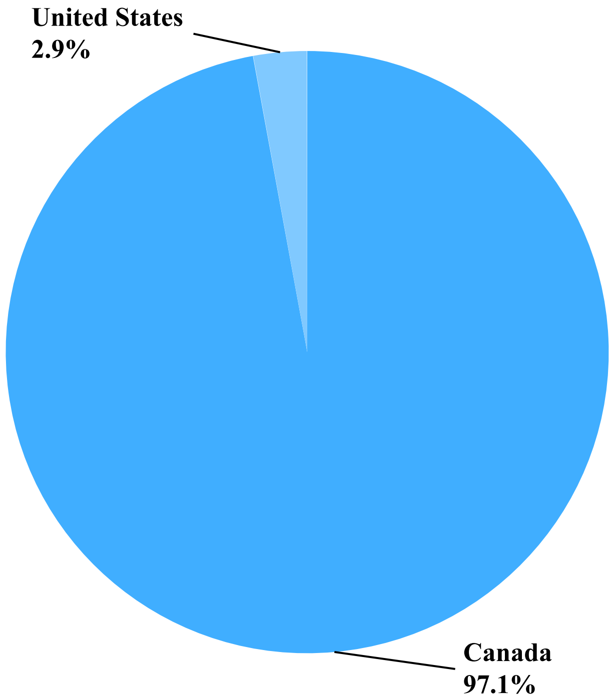


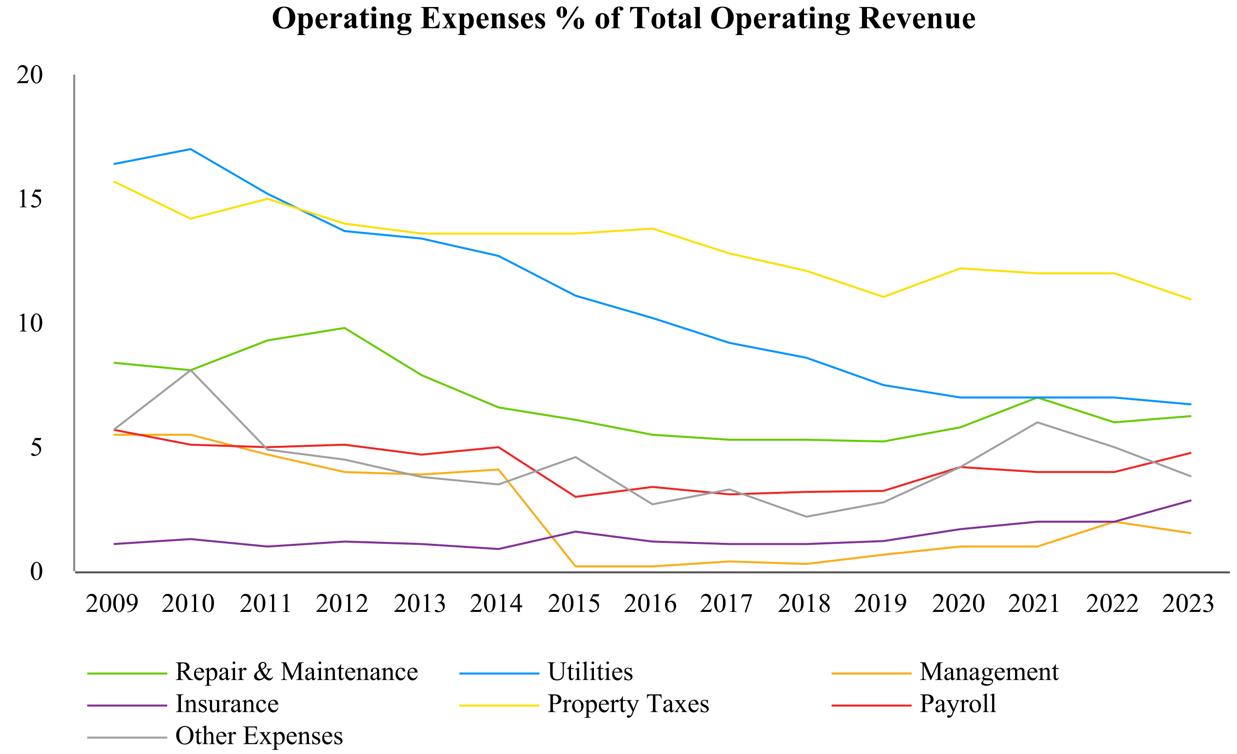
NOI AND REVENUE GROWTH

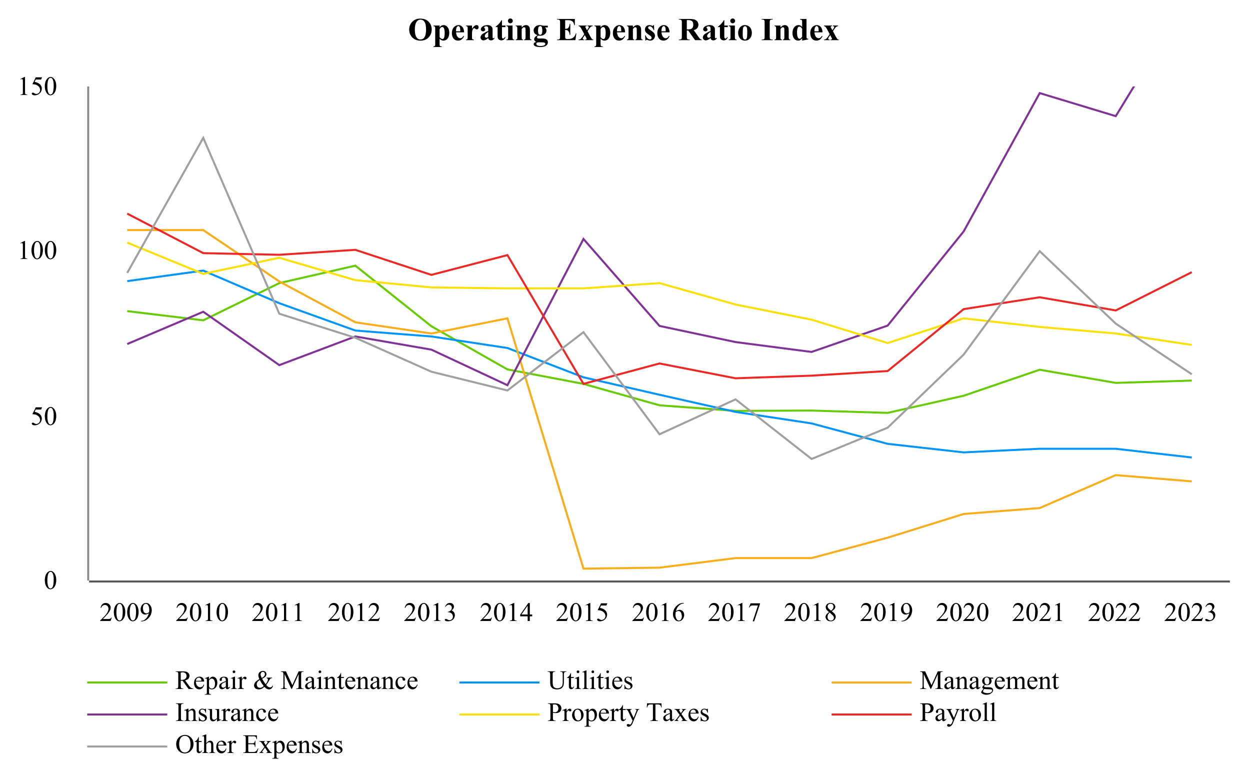




Net Operating Income (NOI) by Country




Operating Expenses % of Total Operating Revenue
20
15
10
5
0
2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023
Repair & Maintenance
Utilities
Management
Insurance
Property Taxes
Payroll
Other Expenses


Operating Expense Ratio Index
150
100
50
0
2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023
Repair & Maintenance
Utilities
Management
Insurance
Property Taxes
Payroll
Other Expenses

“FFO” AND “NFFO”

Funds From Operations and Normalized Funds From Operations

(expressed in thousands of Canadian dollars except per unit amounts)		2023		2022
FFO (Funds From Operations)				
Net Income and Comprehensive Income		$201,275		296,441
Less: FV adjustments		(136,218)		(230,263)
Less: Minority Interest [1]		202		(560)
Less: Allowance for expected credit losses		1,834		682
Plus: Equity Accounted Investments Preferred Returns and Operational Net Income		17,377		9,679
Plus: Amortizations		4,844		7,710
Plus: Carry allocation treated as expense under IFRS		16,400		—
Plus: Trailer fees & capital raising costs expensed through G&A		16,865		13,214
Plus: Deferred income tax recovery		(8,273)		(6,977)
FFO		**$114,306**		**$89,926**
NFFO (Normalized Funds From Operations)				
FFO		114,306		89,926
Plus: Unlevered cash		3,646		13,058
Plus: Gap to market rents		34,558		21,971
Plus: One-time non-recurring expenses		2,062		747
Plus: Vacancy and Stabilization		32,168		24,696
NFFO		**$186,740**		**$150,398**
Average Number of Outstanding Units		162,270,709		144,490,986
Per Unit Statistics (Per Adjusted Number of Outstanding Units)				
Net Income and Comprehensive Income	$	1.24	$	2.05
FFO	$	0.70	$	0.62
NFFO	$	1.15	$	1.04

Notes:

1 Represents the Non-Controlling Interest

Net income and comprehensive income decreased from $2.05/unit Q4 2022 to $1.24/unit in Q4 2023. This was primarily a result of higher fair value gains recognized in 2022 as compared to 2023 due to capitalization rates previously decreasing between periods of 2018 - 2022, increasing again in 2023.

The acquisitions from 2022 & 2023 have not been fully realized within the Net Income, FFO and NFFO figures. This is due to the time it takes to acquire, lease-up and stabilize newly acquired properties. These newer properties initially generate lower FFO due to the up front costs associated with lease up, rent concessions, hiring of site staff and overall stabilization of the buildings. However, in the long term these newer and more modern properties generate higher rents, attract stronger residents, require much less ongoing maintenance and capital spending, and serve to further strengthen and diversify our overall portfolio.

Issued and Outstanding Number of Units

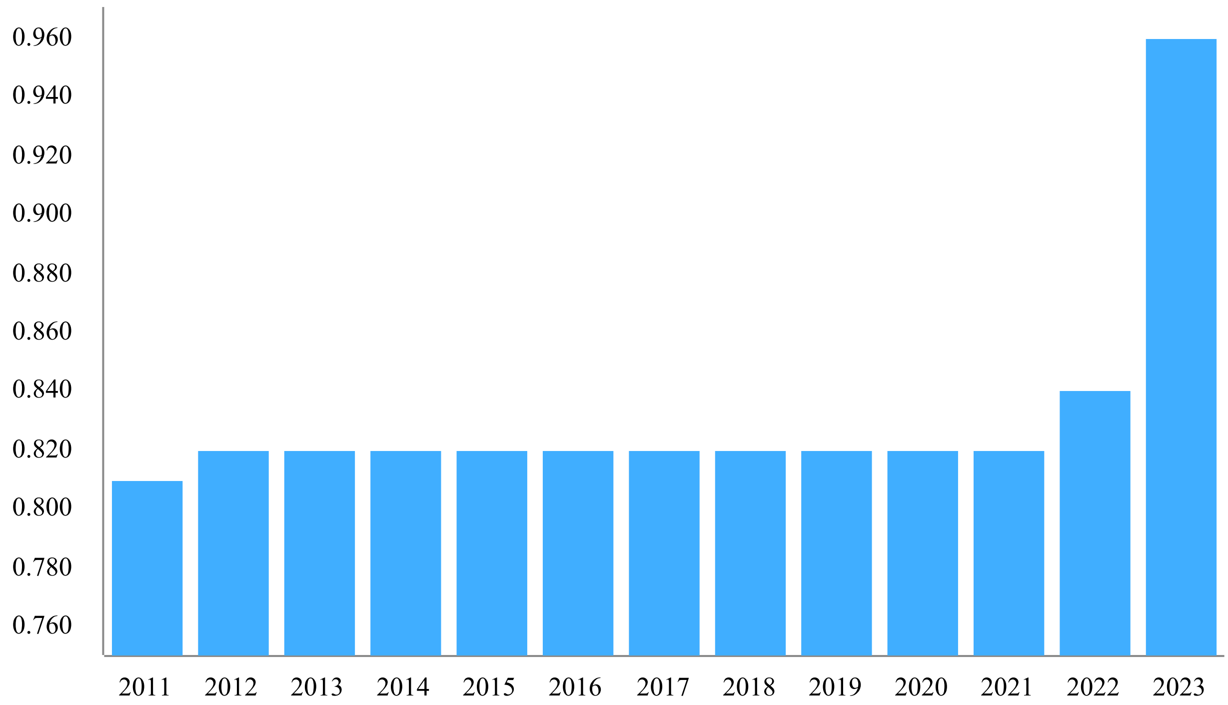
The following table depicts the number of Issued and Outstanding Units at each of these periods.

Summary of Unit Holdings at December 31, 2023		
	2023	**2022**
Class A	80,232,000	76,872,103
Class F	61,472,000	55,721,272
Class I	16,174,000	13,439,016
Class M	—	3,746
Exchangeable LP	9,340,000	6,991,434
Total	**167,218,000**	**153,027,571**

Effective December 1, 2023, annual distributions per Unit increased to $0.96 from $0.84 for the Class A Units and to $1.16 from $1.04 for the Class F Units. The last time distributions were increased was in December of 2021.

Based on the current Net Asset Value (NAV) price of $23.267 the Class A distribution yield for reinvested units of 4.29% and Class F and Class I distribution yields for reinvested units of 5.21%. The differential in Unit Class distribution rates reflects the estimated difference in Unit Class costs due to embedded commissions and trailers disclosed in the Offering Memorandum of the REIT.

Annual Cash Distribution per Unit of Class A Since Inception



TAX TREATMENT OF DISTRIBUTIONS

The chart below shows the history of the tax treatment of the REIT's distributions by year.

T3 Box	Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
42	Return of capital	100%	100%	100%	90%	84%	83%	84%	68%	67%	50%	67%	53%	77%	84%
21	Capital gains	—%	—%	—%	10%	2%	1%	—%	6%	—%	4%	9%	13%	—%	0.5%
26	Other income	—%	—%	—%	—%	14%	16%	16%	26%	33%	46%	22%	34%	—%	—%
25	Foreign Non-Business Income	—%	—%	—%	—%	—%	—%	—%	—%	1%	—%	2%	—%	25%	15.5%
34	Foreign Non-Business Income Tax	—%	—%	—%	—%	—%	—%	—%	—%	—%	—%	—%	—%	(2)%	—%

Return of Capital is significantly higher than the prior year (77%) because the REIT's taxable income was lower in 2023 than in the prior year. There were fewer loans in 2023 as compared to 2022 resulting in lower interest income. After taking into account, expenses, there was no Other Income to be reported. Consistent with 2022, dividends received from one of its US subsidiaries, Centurion (Delaware), is creating the Foreign Non-Business Income allocation for the Trust. The $41M of dividends received in 2023 arose from the distributions that the REIT received from the sale of Warehouse District Flats.

CAPITAL RAISING ACTIVITY

Total capital raised by the Trust, net of unit issuance costs, in 2023 was 531.4 million, which was in line with Management's expectations. The Trust was approved on 130 platforms made up of 87 IIROC Dealers, 39 Exempt Market Dealers, 3 MDFA Dealers and 1 Credit Unions Dealer. The Trust has over 1,400 advisors among all the channels.

USE OF PROCEEDS

Form 45-106F16 is a required regulatory form which provides details of the use of proceeds as at the financial year-end. The date of the report is April 17, 2024, which is the date of the auditor's report on the consolidated financial statements for the Trust for the most recently completed financial year December 31, 2023.

NOTICE OF USE OF PROCEEDS
CENTURION APARTMENT REAL ESTATE INVESTMENTS TRUST ($'000)

For the financial year ended December 31, 2023

Report date April 17, 2024 [1]

			2023
(A)	Closing unused proceeds balance from the last [2] Notice in Form 45-106F16 filled, if any		—
(B)	Proceeds raised in the most recent completed financial year	$	461,870
(C)	Total opening proceeds		461,870
PROCEEDS USED DURING THE MOST RECENT COMPLETED FINANCIAL YEAR			
	Proceeds used to pay the following:		
	Unit issue costs		2,616
	Investment in property acquisitions, net		81,407
	Capital improvements		73,857
	Acquisition of property, plant and equipment		—
	Participating loan investments repaid, net		4,848
	Mortgage investments repaid, net of issued		96,762
	Equity investments funded, net		58,985
	Credit facility repayments		(128,000)
	Mortgages on Investment Properties received and refinanced, net of repayments		(119,618)
	Mortgage financing fees		107,315
	Redemptions of units		327,364
	Change in working capital		(43,666)
(D)	Total used proceeds	$	461,870
(E)	Closing unused proceeds		—

NOTES

[1] The regulation states that the date must be no earlier than the date of the auditor's report.
[2] The Consolidated Statement of Cash Flows included in the audited consolidated financial statements provides additional information.

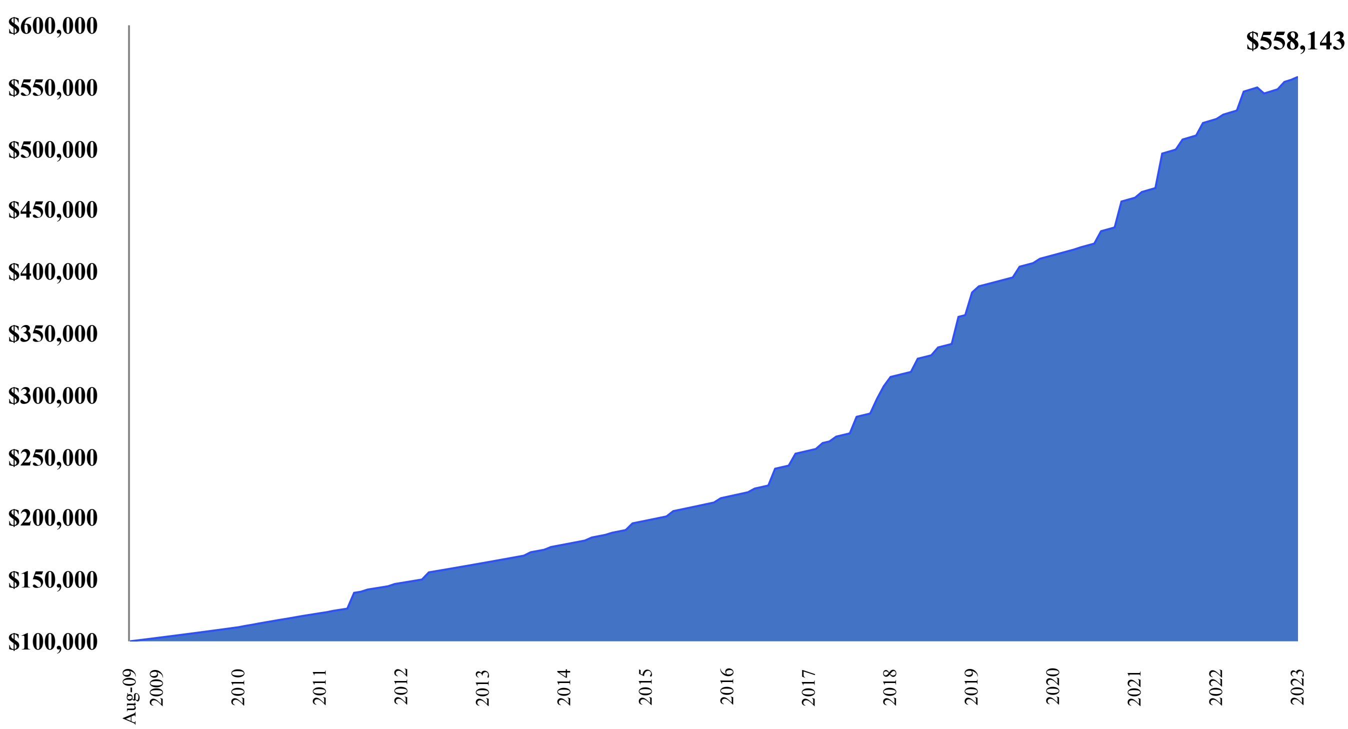
TOTAL RETURNS

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

Calendar Returns	2009 [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Centurion CAPLP /REIT TR	2.75%	8.48%	10.21%	20.01%	10.95%	9.21%	10.82%	9.80%	17.24%	23.44%	21.79%	7.93%	11.27%	13.89%	6.52%

Compound Returns	1-Year	2-Year	3-Year	4-Year	5-Year	6-Year	7-Year	8-Year	9-Year	10-Year	Since Inception
Centurion CAPLP/ REIT TR	6.52%	10.15%	10.52%	9.87%	12.15%	13.96%	14.42%	13.83%	13.50%	13.06%	12.75%

Centurion Apartment REIT Growth of $100,000 Invested [2]



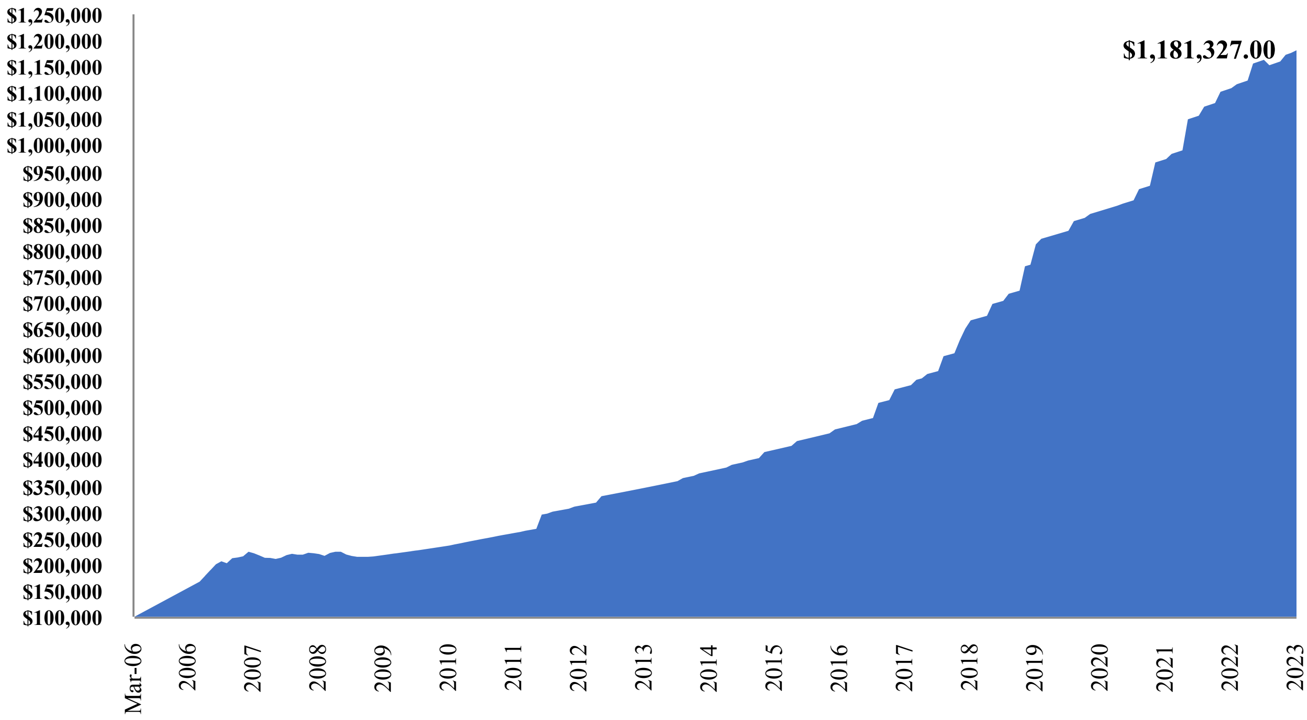
Notes:
[1]For partial year from 31 Aug 09 to 31 Dec 09
[2]Class "A" Units

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

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

Compound Returns	1-Year	2-Year	3-Year	4-Year	5-Year	6-Year	7-Year	8-Year	9-Year	10-Year	Since Inception
Centurion CAPLP/ REIT TR	6.52%	10.15%	10.52%	9.87%	12.15%	13.96%	14.42%	13.83%	13.50%	13.06%	14.85%

CAPLP Growth of $100,000 Invested



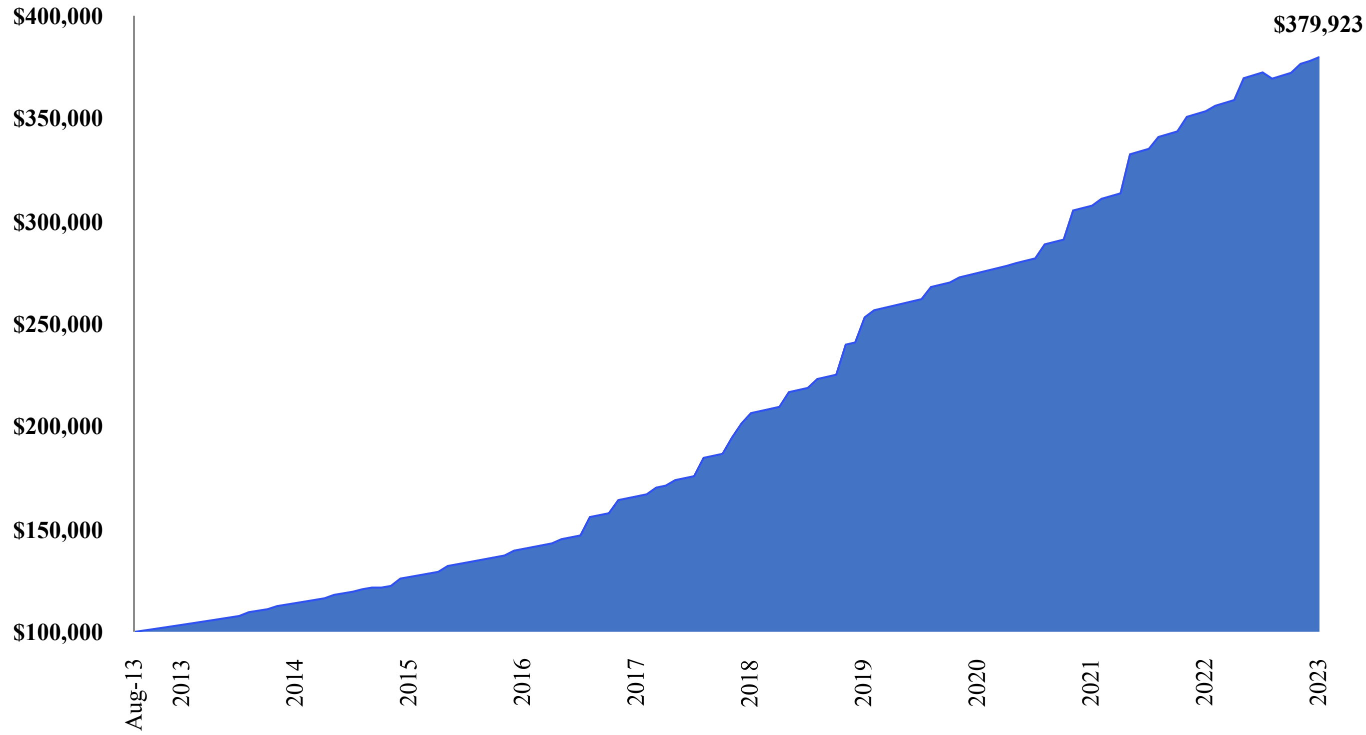
Notes:
[1]For partial year from Mar 06 to 31 Dec 06

REIT Returns for Class F Units

Calendar Returns	2013 [1]	2.014	2.015	2.016	2.017	2.018	2019	2020	2021	2022	2023
Centurion Apartment REIT Class F TR	2.73%	10.26%	11.17%	10.79%	18.24%	24.39%	22.59%	8.57%	11.90%	14.96%	7.46%

Compound Returns	1-Year	2-year	3-Year	4-Year	5-Year	6-Year	7-Year	8-Year	9-Year	Since Inception of REIT
Centurion Apartment REIT Class F TR	7.46%	11.15%	11.40%	10.68%	12.97%	14.80%	15.28%	14.71%	14.31%	13.79%

Centurion Apartment REIT Growth of $100,000 Invested [2]



Notes:
[1]*For partial year from 30 Sept 2013 to 31 Dec 2013*
[2]*Class "F" Units*

APPENDIX A

Summary Information About The Properties

Property Address	Type of Building[1]	Ownership (%)	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Total Suites Count (Undiluted)[2,4]	Total Suites Count (Diluted)[2,5]	Total Rental Units (Undiluted)[3,4]	Total Rental Units (Diluted)[3,5]
262-320 Kingswood Dr	Apt	100%		92	268				360	360	360	360
286 Kingswood Dr	Apt	100%		30	50				80	80	80	80
15, 19, 25 Hugo Cres	Apt	100%		7	46				53	53	53	53
196 Churchill Rd S	Apt	100%	3	12	18				33	33	33	33
21/31 Jean Ave	Apt	100%		20	12				32	32	32	32
1631 Victoria Park Avenue	Apt	100%	4	19	12				35	35	35	35
4 & 8 Rannock St, and 880 Pharmacy Ave.	Apt	100%		34	51				85	85	85	85
60 Prince Edward St	Apt	100%		3	27				30	30	30	30
707 & 711 Dundas St W	Apt	100%			24	12			36	36	36	36
165 Old Muskoka Rd	Apt	100%	1	4	33	1			39	39	39	39
2 & 4 Yonge St	Apt	100%		6	13	6			25	25	25	25
167 Morgan Ave	Apt	100%	2	10	20	15			47	47	47	47
362 Shanty Bay Rd	Apt	100%		4	11				15	15	15	15
275 North Service Road	Apt	100%		36	40	7			83	83	83	83
356 & 360 Hoffman	Apt	100%		36	60				96	96	96	96
173 King Street North	SH	100%		1	1		54		56	56	219	219
133-143 Woodside Avenue	Apt	100%		125	206	2			333	333	333	333
83,87,89,91,93,95,97,99 St. George Street & 149,151,163,165 Ann Street	SH	100%					24		24	24	96	96
25 & 45 Brierdale Road	Apt	100%		14	76				90	90	90	90
1,2,3,5, and 7 Biggin Court	Apt	100%	11	179	108	10			308	308	308	308
505-521 St. Catherine Street West & 1430 City Councillors Street	SH	100%				10	40	50	100	100	440	440
6 Grand Stand Place	Apt	100%		21	33	6			60	60	60	60
219 St. Andrews Street	Apt	100%	2	14	12				28	28	28	28
252 & 256 St. Andrews Street	Apt	100%		3	129				132	132	132	132
1175 Dundas Street West	Apt	100%	1	53	50				104	104	104	104
277 Anderson Ave	Apt	100%			47				47	47	47	47
122 Elizabeth St	Apt	100%	1		26	2			29	29	29	29
36 & 70 Orchard View	Apt	100%		6	18				24	24	24	24
255 Dunlop St West	Apt	100%			2	26			28	28	28	28
26 Thorncliffe Park Drive	Apt	100%		35	25	2			62	62	62	62
27 Thorncliffe Park Drive	Apt	100%	2	45	39				86	86	86	86
50 Thorncliffe Park Drive	Apt	100%	1	10	34	12			57	57	57	57
1594 Victoria Park Avenue	Apt	100%	1	13	14				28	28	28	28
5 Dufresne Court	Apt	100%		108	82	28			218	218	218	218

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1 Beaufort Street	SH	75%						27	27	20	135	101
75 Ann Street	SH	75%			2	45	90		137	103	499	374
167 King Street North	SH	100%						41	41	41	205	205
345 King Street North	SH	100%				28	28	38	94	94	386	386
4 Antrim Crescent	Apt	100%		44	26				70	70	70	70
168 King St North	SH	100%		1				35	36	36	176	176
58 Holtwood Court	Apt	100%		9	99	6			114	114	114	114
3707-3711 Whitelaw Lane NW	Apt	100%		3	123				126	126	126	126
205 Oxford St	SH	100%		54	87				141	141	228	228
11 Wendy Court	Apt	100%		5	91				96	96	96	96
285 North Service Road	Apt	100%		35	47				82	82	82	82
1731-1735-1739 Victoria Park Avenue	Apt	100%	15	78	36				129	129	129	129
5 Schroder Cres	Apt	100%		7	50	9			66	66	66	66
1 Columbia St W	SH	100%						74	74	74	370	370
5501, 5549, 5601, 5649 Prefontaine Ave	Apt	60%		64	144				208	125	208	125
5960 Little Pine Loop (Sky Pointe)	Apt	100%		42	33				75	75	75	75
1291 North McEachern Drive (Madison Manor)	Apt	100%		16	48				64	64	64	64
1251, 1261, 1271, 1281 North McEachern Drive (Madison Ridge)	Apt	100%			8	40			48	48	48	48
31200 FM 2920 Road	Apt	85%		140	60	24			224	190	224	190
772 Hockley Avenue	Apt	100%			20				20	20	20	20
777 Hockley Avenue	Apt	100%		10	20				30	30	30	30
778 Hockley Avenue	Apt	100%		13	10	10			33	33	33	33
784 Hockley Avenue	Apt	100%		9	20				29	29	29	29
790 Hockley Avenue	Apt	100%		8	16				24	24	24	24
1488 Cook Street	Apt	50%	19	47	58	10			134	67	134	67
701-721 Sterling Lyon Parkway	Apt	50%	6	160	236	14			416	208	416	208
9930 Bellamy Hill Road NW	Apt	100%	27	36	18	1			82	82	82	82
345, 355, 365 & 375 Bridge Lake Drive	Apt	45%		64	112				176	79	176	79
433 Boleskine Road	Apt	100%	57	9	29				95	95	95	95
2770 Claude Road	Apt	100%		40	29	21			90	90	90	90
13555 96th Avenue	Apt	100%		125	21				146	146	146	146
344, 350, 360, 366 & 370 Bridge Lake Drive	Apt	45%		74	134				208	94	208	94
765 Hockley Avenue	Apt	100%		42	21				63	63	63	63
10803 Jasper Avenue NW	Apt	100%		118	120				238	238	238	238

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10130 117 Street NW	Apt	100%	26	156	52				234	234	234	234
8610 & 8620 Jasper Avenue	Apt	100%	41	127	80	44			292	292	292	292
10903 103 Avenue NW	Apt	100%		90	60				150	150	150	150
10904 102 Avenue NW	Apt	100%		92	64				156	156	156	156
5000 Green Jewel Blvd (Apex)	Apt	50%		88	88				176	88	176	88
2416 16 Avenue NW	SH	95%		212	134	2			348	331	486	462
2849 Bryn Maur Road	Apt	100%		65	23	5			93	93	93	93
333-337 Drysdale Boulevard	Apt	100%	15	38	122				175	175	175	175
10054 79 Ave NW	Apt	100%	42	39	31				112	112	112	112
2800 West Baker Road	Apt	85%		134	90	4			228	194	228	194
2551 Chemin des Quatre-Bourgeois, 931 and 941 Samuel-King Street	Apt	100%	301	228	131	24			684	684	684	684
1437-1441 René-Lévesque Boulevard West	Apt	100%	5	99	29	5			138	138	138	138
18 James Street North	SH	100%						30	30	30	150	150
5885 Cavendish Boulevard	Apt	100%	8	36	50				94	94	94	94
1060 Goldstream Avenue	Apt	100%	6	42	59	12			119	119	119	119
1140 Mary Street North	Apt	100%	2	22	67	26			117	117	117	117
333 Simcoe Street North	Apt	100%		7	31	5			43	43	43	43
550 Lang's Road	Apt	100%	18	106	48				172	172	172	172
3280 Cavendish Boulevard	Apt	100%	4	62	48				114	114	114	114
2854 Peatt Road	Apt	100%		32	30	1			63	63	63	63
821 Hockley Avenue	Apt	100%		15	57				72	72	72	72
918 McPherson Square NE	Apt	100%	7	34	70	11			122	122	122	122
5249 Dundas Street West	Apt	50%	37	148	148				333	167	333	167
8888 University Drive	SH	100%	482						482	482	482	482
230 Good Street	Apt	100%	5	35	86	17			143	143	143	143
5207 4 Ave SW	Apt	50%		39	96	14			149	75	149	75
105, 115, 125 and 145 Sage Creek Boulevard & 40, 50, 70 Des Hivernants Boulevard North	Apt	50%		189	174	35			398	199	398	199
21 Columbia St W	SH	100%						41	41	41	205	205
12685 110 Ave and 11018 126A Street	Apt	100%	24	150	59				233	233	233	233
11088 126A Street and 12667 110th Avenue	Apt	100%	38	168	75				281	281	281	281
133 Erskine Avenue	Apt	75%		2	25				27	20	27	20
520-524 Ellesmere Road	Medical Office	85%							0	0	0	0

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1 & 5 Quarry Ridge Road & 15 Gallie Court	Medical Office	75%							0	0	0	0
95 South 10th Street	Apt	48%	178	73	56				307	147	307	147
1989 Main Street	Apt	34%	88	122	67	6			283	97	283	97
4974 de la Savane Place	Apt	100%	23	102	51				176	176	176	176
21 Simon-Lussier	Apt	100%	8	87	30	8			133	133	133	133
290 Place Claude-Dagenais & 305 Boulevard du Curé-Labelle	Apt	100%	25	137	83	17			262	262	262	262
281 Place Claude-Dagenais	Apt	100%		55	23	6			84	84	84	84
291 Place Claude-Dagenais	Apt	100%		56	24	4			84	84	84	84
1250 Boulevard Lucille-Teasdale	Apt	100%		55	23				78	78	78	78
1280 Boulevard Lucille-Teasdale	Apt	100%		51	27				78	78	78	78
1270 Boulevard Lucille-Teasdale	Apt	100%		32	20				52	52	52	52
173 Boulevard Armand-Frappier	Apt	100%	21	172	93				286	286	286	286
2500 Rue Maurice-Savoie	Apt	100%	12	64	37	7			120	120	120	120
2570 Rue Maurice-Savoie	Apt	100%	12	64	37	7			120	120	120	120
235 Rue Cuvillier Ouest	Apt	100%		48	38				86	86	86	86
245 Rue Cuvillier Ouest	Apt	100%		86	58	2			146	146	146	146
4175 Rue Legault	Apt	100%	4	26	14				44	44	44	44
4155 Rue Legault	Apt	100%	4	26	14				44	44	44	44
6000 Rue de La Tourbière	Apt	100%		69	21	4			94	94	94	94
60 Rue Cartier	Apt	100%		152	58				210	210	210	210
7215-7235 Rue de Lunan	Apt	100%		44	52				96	96	96	96
7165-7195 Rue de Lunan	Apt	100%		80	66				146	146	146	146
9145 Rue Lennon	Apt	100%		38	45				83	83	83	83
9155 Rue Lennon	Apt	100%		49	48				97	97	97	97
9165 Rue Lennon	Apt	100%		74	45				119	119	119	119
170 Rue de l'Harmonie	Apt	100%	34	96	56	5			191	191	191	191
160 Rue de l'Harmonie & 45 Boulevard Georges-Gagné Sud	Apt	100%	1	57	33				91	91	91	91
165 Rue de l'Harmonie	Apt	100%		11	20	19			50	50	50	50
11 Rue de Ronsard	Apt	100%	8	118	28				154	154	154	154
21 Rue de Ronsard	Apt	100%	6	119	49				174	174	174	174
430 Boulevard Saint-Francis	Apt	100%		17	23	17	2		59	59	59	59
390 Boulevard Saint-Francis	Apt	100%	20	81	53				154	154	154	154
400 Boulevard Saint-Francis	Apt	100%	8	129	29				166	166	166	166

APPENDIX A

Summary Information About The Properties

Property Address	Type of Building[1]	Ownership (%)	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Total Suites Count (Undiluted)[2,4]	Total Suites Count (Diluted)[2,5]	Total Rental Units (Undiluted)[3,4]	Total Rental Units (Diluted)[3,5]
400, 410, 420, 430, 440, 450, 460 & 500 Rue de l'Atmosphere	Apt	100%	14	219	112				345	345	345	345
2400 Sainte-Foy Road	SH	100%	15	50	91	14			170	170	289	289
686-690 Notre-Dame Street West	Apt	100%		91	52	2			145	145	145	145
127 & 145 Presland Road and 1425 Vanier Parkway	Apt	100%		110	166				276	276	276	276
220 & 230 Aurora Cres	Apt	100%		45	53	6			104	104	104	104
8333 Weston Road	Medical Office	75%							0	0	0	0
99 Kakulu Road	Medical Office	75%							0	0	0	0
595 Montreal Road	Medical Office	75%							0	0	0	0
1 Centrepointe Drive	Medical Office	75%							0	0	0	0
770 Broadview Avenue	Medical Office	75%							0	0	0	0
342 Erie Street	Medical Office	75%							0	0	0	0
770 6 Street SW	Medical Office	75%							0	0	0	0
16028 & 16114 100A Avenue NW	Medical Office	75%							0	0	0	0
150, 160, 170, 176, 180, 186, 190, 196 and 200 Appleford Gate	Apt	45%		99	104	67			270	122	270	122
288 Church Street	SH	100%		10	19		71		100	100	332	332
350-380 Boul de L'Amerique-Francaise	Apt	100%	7	210	60				277	277	277	277
40 & 60 Rue Marguerite-Maillé	Apt	100%	4	122	32				158	158	158	158
615 Boul. Du Plateau	Apt	100%	2	65	32				99	99	99	99
1355 Le Corbusier Boulevard	Apt	100%	10	160	62	8			240	240	240	240
301 Place Claude-Dagenais	Apt	100%		55	24	5			84	84	84	84
1450 Cara Glen Court	Apt	100%	7	23	26	4			60	60	60	60
1440 Cara Glen Court	Apt	100%	7	23	27	4			61	61	61	61
1820 26 Avenue SW	Apt	100%	17	74	34				125	125	125	125
3971-3991 Spring Street	Apt	50%	58	20	48				126	63	126	63
Total			**1,807**	**8,414**	**7,595**	**764**	**309**	**336**	**19,225**	**17,437**	**22,022**	**20,110**

Notes:

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

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

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

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

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

Property Summary by City										
City	Number of Complexes	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RUs	Diluted Rental Units	Diluted Rental Units % of Total RUs
Acton	1	33	—%	33	—%	33	—%	33	—%
Barrie	3	43	—%	43	—%	43	—%	43	—%
Blainville	1	133	1%	133	1%	133	1%	133	1%
Brighton	2	59	—%	59	—%	59	—%	59	—%
Brossard	5	541	3%	541	3%	541	2%	541	3%
Burnaby	1	482	3%	482	3%	482	2%	482	2%
Calgary	3	595	3%	578	3%	733	3%	709	4%
Cambridge	5	679	4%	679	4%	679	3%	679	3%
Châteauguay	3	379	2%	379	2%	379	2%	379	2%
Dartmouth	1	114	1%	114	1%	114	1%	114	1%
Delson	3	332	2%	332	2%	332	2%	332	2%
Edmonton	10	1,539	8%	1,465	8%	1,539	7%	1,465	7%
Gatineau	4	879	5%	879	5%	879	4%	879	4%
Gravenhurst	1	39	—%	39	—%	39	—%	39	—%
Guelph	1	66	—%	66	—%	66	—%	66	—%
Huntsville	1	25	—%	25	—%	25	—%	25	—%
Kelowna	4	400	2%	400	2%	400	2%	400	2%
Kitchener	6	668	3%	668	4%	668	3%	668	3%
Langford	11	636	3%	636	4%	636	3%	636	3%
Laval	1	240	1%	240	1%	240	1%	240	1%
London	4	329	2%	288	2%	958	4%	800	4%
Longueuil	7	654	3%	654	4%	654	3%	654	3%
Medicine Hat	1	—	—%	—	—%	—	—%	—	—%
Mississauga	3	269	1%	269	2%	269	1%	269	1%
Montreal	6	767	4%	767	4%	1,107	5%	1,107	6%
Oshawa	4	231	1%	231	1%	231	1%	231	1%
Ottawa	6	448	2%	448	3%	448	2%	448	2%
Quebec City	2	854	4%	854	5%	973	4%	973	5%
Regina	6	697	4%	463	3%	697	3%	463	2%
Saint-Constant	2	328	2%	328	2%	328	1%	328	2%
Sainte-Julie	1	286	1%	286	2%	286	1%	286	1%
Sainte-Thérèse	4	514	3%	514	3%	514	2%	514	3%
Saint-Lambert	1	210	1%	210	1%	210	1%	210	1%
Stratford	1	—	—%	—	—%	—	—%	—	—%
Surrey	3	660	3%	660	4%	660	3%	660	3%
Terrebonne	3	208	1%	208	1%	208	1%	208	1%
Toronto	15	1,598	8%	1,425	8%	1,830	8%	1,657	8%
Vaughan	1	—	—%	—	—%	—	—%	—	—%
Waterloo	7	372	2%	372	2%	1,711	8%	1,711	9%

Victoria	2	229	1%	162	1%	229	1%	162	1%
Whitby	1	36	—%	36	—%	36	—%	36	—%
Winnipeg	6	1,611	8%	844	5%	1,611	7%	844	4%
Minneapolis (USA)	1	307	2%	147	1%	307	1%	147	1%
Kansas City (USA)	1	283	1%	97	1%	283	1%	97	—%
Waller (USA)	1	224	1%	190	1%	224	1%	190	1%
Baytown (USA)	1	228	1%	194	1%	228	1%	194	1%
46 Cities	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

APPENDIX A

Summary Information About The Properties

Property Summary by Province/State									
Province/State	**Number of Buildings**	**Undiluted # of Suites**	**Undiluted % of Suites**	**Diluted # of Suites**	**Diluted % of Suites**	**Undiluted Rental Units**	**Undiluted Rental Units % of Total RUs**	**Diluted Rental Units**	**Diluted Rental Units % of Total RUs**
Ontario	62	4,895	25%	4,681	27%	7,095	32%	6,763	34%
Nova Scotia	1	114	1%	114	1%	114	1%	114	1%
Alberta	14	2,134	11%	2,042	12%	2,272	11%	2,173	11%
British Columbia	21	2,407	13%	2,340	13%	2,407	11%	2,340	11%
Manitoba	6	1,611	8%	844	4%	1,611	7%	845	4%
Saskatchewan	6	697	4%	463	3%	697	3%	463	2%
Quebec	43	6,325	33%	6,325	36%	6,784	31%	6,784	34%
USA Minnesota	1	307	2%	147	1%	307	1%	147	1%
USA Missouri	1	283	1%	97	1%	283	1%	97	—%
USA Texas	2	452	2%	384	2%	452	2%	384	2%
Total	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

APPENDIX A

Summary Information About The Properties

Region/State	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RUs
Central ON	5	107	1%	107	1%	107	1%	107	1%
Central Okanagan	4	400	2%	400	2%	400	2%	400	2%
Calgary Metropolitan Region	3	595	3%	577	3%	733	3%	709	3%
Eastern ON	8	507	2%	507	3%	507	2%	507	3%
Greater Toronto Area	25	2,167	11%	1,994	11%	2,399	11%	2,226	11%
Montreal Metropolitan Area	36	4,352	23%	4,352	25%	4,692	21%	4,692	23%
Quebec City	3	1,094	6%	1,094	6%	1,213	6%	1,213	6%
Kitchener-Waterloo-Cambridge	19	1,785	9%	1,785	10%	3,124	14%	3,124	16%
London Area	4	329	2%	288	2%	958	5%	800	4%
Halifax Regional Municipality	1	114	1%	114	1%	114	1%	114	1%
Greater Edmonton Area	10	1,539	8%	1,465	8%	1,539	7%	1,464	7%
Greater Regina Area	6	697	4%	463	3%	697	3%	463	2%
Greater Vancouver Area	17	2,007	10%	1,940	11%	2,007	9%	1,940	10%
Southern ON	1	0	0%	0	0%	0	0%	0	0%
Southern AB	1	0	0%	0	0%	0	0%	0	0%
Western Quebec	4	879	5%	879	5%	879	4%	879	4%
Winnipeg Capital Region	6	1,611	8%	844	5%	1,611	7%	844	4%
USA Minnesota	1	307	2%	147	1%	307	1%	147	1%
USA Missouri	1	283	1%	97	1%	283	1%	97	0%
USA Texas	2	452	2%	384	2%	452	2%	384	2%
Total	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

Property Summary by Region/State

APPENDIX A

Summary Information About The Properties

Summary by Market Type									
Market	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RUs
Primary	126	16,945	88%	15,198	87%	17,774	80%	16,020	79%
Secondary	27	2,157	11%	2,116	12%	4,125	19%	3,967	20%
Tertiary	4	123	1%	123	1%	123	1%	123	1%
Total	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

Summary Asset by Type									
Property Type	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RUs
Canadian Apartments	127	16,282	85%	14,966	86%	16,282	74%	14,967	74%
U.S. Apartments	4	1,042	5%	628	3%	1,042	5%	628	3%
Student Housing	16	1,901	10%	1,843	11%	4,698	21%	4,515	23%
Medical Office	10	—	—%	—	—%	—	—%	—	—%
Total	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

APPENDIX A

Summary Information About The Properties

City	Type of Building	# of Complexes	# of Suites (Undiluted)	# of Suites (Diluted)	# of Beds (Undiluted)	# of Beds (Diluted)
Student Housing by City						
Burnaby	Student Housing	1	482	482	482	482
Calgary	Student Housing	1	348	331	486	462
London	Student Housing	4	329	288	958	800
Montreal	Student Housing	1	100	100	440	440
Quebec City	Student Housing	1	170	170	289	289
Toronto	Student Housing	1	100	100	332	332
Waterloo	Student Housing	7	372	372	1711	1711
Total		**16**	**1,901**	**1,843**	**4,698**	**4,516**

Average Rents (undiluted basis)	Total Rental Units	Revenue/ Unit/Month
Apartment	**17,324**	$1,663.64
Student Residences	**4,698**	$822.91
Total	**22,022**	

Rent Controlled vs Non Rent Controlled[1] Properties	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
Rent Controlled	61	5,686	29%	5,612	32%	5,686	26%	5,613	28%
Hybrid Rent Controlled	17	2,678	14%	2,678	15%	2,678	12%	2,678	13%
Rent Cap	1	114	1%	114	1%	114	1%	114	1%
Non Rent Controlled	62	8,846	46%	7,190	41%	8,846	40%	7,190	36%
Student	16	1,901	10%	1,843	11%	4,698	21%	4,515	22%
Total	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

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

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Summary Information About The Properties

Property Summary By Affordability Type

Property Type	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
Apartment									
Mid-Tier	50	4,883	25%	4,802	28%	4,883	23%	4,802	24%
Luxury	81	12,441	65%	10,792	62%	12,441	56%	10,793	54%
Apartment Subtotal	131	17,324	90%	15,594	89%	17,324	79%	15,594	78%
Student Housing									
Mid-Tier	2	235	1%	235	1%	614	3%	614	3%
Luxury	14	1,666	9%	1,608	9%	4,084	19%	3,901	19%
Student Housing Subtotal	16	1,901	10%	1,843	11%	4,698	21%	4,515	22%
Medical Office									
Other	10	—	—%	—	—%	—	—%	—	—%
Medical Office Subtotal	10	—	—%	—	—%	—	—%	—	—%
Summary By Affordability									
Mid-Tier	52	5,118	27%	5,037	29%	5,497	25%	5,416	27%
Luxury	95	14,107	73%	12,400	71%	16,525	75%	14,694	73%
Other	10	—	—%	—	—%	—	—%	—	—%
Total	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

Property Portfolio by Year of Construction

	Number of Buildings	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
After 2019	36	6,499	34%	5,484	31%	6,756	31%	5,734	29%
2010-2019	63	7,800	41%	7,075	41%	8,916	40%	8,191	41%
2000-2009	6	588	3%	547	3%	1,422	6%	1,264	6%
1990-1999	2	56	—%	56	—%	219	1%	219	1%
1980-1989	15	1,190	6%	1,190	7%	1,277	6%	1,277	6%
1970-1979	13	1,232	6%	1,232	7%	1,572	7%	1,572	8%
1960-1969	15	1,215	6%	1,208	7%	1,215	6%	1,208	6%
1950-1959	6	645	4%	645	4%	645	3%	645	3%
Pre 1950	1	—	—%	—	—%	—	—%	—	—%
Total	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

APPENDIX A

Summary Information About The Properties

Property Type	Number of Complexes	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
Property Summary By Building Style									
Apartment									
Townhouses	3	79	—%	79	—%	79	—%	79	—%
Garden Style	25	2,597	13%	2,529	15%	2,597	12%	2,529	13%
Low-Rise	2	396	2%	185	1%	396	2%	185	1%
Mid-Rise	67	7,795	41%	6,924	40%	7,795	35%	6,924	34%
High-Rise	34	6,457	34%	5,877	34%	6,457	29%	5,877	29%
Apartment Subtotal	131	17,324	90%	15,594	89%	17,324	79%	15,594	78%
Student Housing									
Townhouses	2	51	—%	44	1%	231	1%	197	1%
Mid-Rise	2	211	1%	211	1%	494	2%	494	2%
High-Rise	12	1,639	9%	1,588	9%	3,973	18%	3,824	19%
Student Housing Subtotal	16	1,901	10%	1,843	11%	4,698	21%	4,515	22%
Medical Office									
Garden Style	1	—	—%	—	—%	—	—%	—	—%
Low-Rise	8	—	—%	—	—%	—	—%	—	—%
Mid-Rise	1	—	—%	—	—%	—	—%	—	—%
Medical Office Subtotal	10	—	—%	—	—%	—	—%	—	—%
Summary by Building Style									
Townhouses	5	130	1%	123	1%	310	1%	276	1%
Garden Style	26	2,597	13%	2,529	14%	2,597	12%	2,529	13%
Low-Rise	10	396	2%	185	1%	396	2%	185	1%
Mid-Rise	70	8,006	42%	7,135	41%	8,289	38%	7,419	37%
High-Rise	46	8,096	42%	7,465	43%	10,430	47%	9,701	48%
Total	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

APPENDIX A

Summary Information About The Properties

Property Summary By Construction Material	Number of Complexes	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
Wood	50	4,885	25%	4,442	26%	5,065	23%	4,595	23%
Masonry and Wood	2	396	2%	184	1%	396	2%	185	1%
Steel and Wood	2	814	4%	407	2%	814	4%	407	2%
Steel	3	—	—%	—	—%	—	—%	—	—%
Concrete	98	12,616	66%	11,890	68%	15,233	69%	14,409	72%
Concrete and Wood	2	514	3%	514	3%	514	2%	514	2%
Total	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

Property Summary By Unit Access	Number of Complexes	Undiluted # of Suites	Undiluted % of Suites	Diluted # of Suites	Diluted % of Suites	Undiluted Rental Units	Undiluted Rental Units % of Total RU's	Diluted Rental Units	Diluted Rental Units % of Total RU's
Walk Up	27	2,349	12%	2,275	13%	2,529	11%	2,428	12%
Elevatored	130	16,876	88%	15,162	87%	19,493	89%	17,682	88%
Total	**157**	**19,225**	**100%**	**17,437**	**100%**	**22,022**	**100%**	**20,110**	**100%**

LIST OF PROPERTIES

Apartments

Churchill Court Apartments
Location: Acton, Ontario
Address: 196 Churchill Road South
Type of Building: Walk-up apartments
Number of Suites: 33
(3 bachelor, 12 one-bdrm, and 18 two-bdrm)

[1]

Kempenfelt Village
Location: Barrie, Ontario
Address: 362 Shanty Bay Road
Type of Building: Townhouses
Number of Suites: 15
(4 one-bdrm and 11 two-bdrm)

Milligan Park Apartments
Location: Barrie, Ontario
Address: 255 Dunlop Street West
Type of Building: Townhouses
Number of Suites: 28
(2 two-bdrm and 26 three-bdrm)

Brookside Apartments
Location: Brighton, Ontario
Address: 60 Prince Edward Street
Type of Building: Walk-up apartments
Number of Suites: 30
(3 one-bdrm and 27 two-bdrm)

MacIntosh Court Apartments
Location: Brighton, Ontario
Address: 122 Elizabeth Street
Type of Building: Walk-up apartments
Number of Suites: 29
(1 bachelor, 26 two-bdrm, and 2 three-bdrm)

1

LIST OF PROPERTIES

Apartments

25 & 45 Brierdale Road

Location: Cambridge, Ontario
Address: 25 & 45 Brierdale Road
Type of Building: Two 3-Storey Walk-up apartments
Number of Suites: 90
(14 one-bdrm, and 76 two-bdrm)

133-143 Woodside Avenue

Location: Cambridge, Ontario
Address: 133,135,137,141,142, & 143 Woodside Avenue
Type of building: Five 3-Storey walk-up apartments
Number of suites: 333
(125 one-bdrm, 206 two-bdrm, and 2 three-bdrm)

219 St. Andrews Street

Location: Cambridge, Ontario
Address: 219 St. Andrews Street
Type of building: Walk-up apartments
Number of suites: 28
(2 bachelor, 14 one-bdrm, and 12 two-bdrm)

252 & 256 St. Andrews Street

Location: Cambridge, Ontario
Address: 252 & 256 St. Andrews Street
Type of building: Walk-up apartments
Number of suites: 132
(3 one-bdrm and 129 two-bdrm)

11 Wendy Court

Location: Cambridge, Ontario
Address: 11 Wendy Court
Type of Building: Walk-up apartments
Number of Suites: 96
(5 one-bdrm and 91 two-bdrm)

LIST OF PROPERTIES

Apartments

Cherokee Court Apartments
Location: Gravenhurst, Ontario
Address: 165 Old Muskoka Road
Type of Building: Apartments (elevator)
Number of Suites: 39
(1 bachelor, 4 one-bdrm, 33 two-bdrm, and 1 three-bdrm)

Atwood Suites
Location: Guelph, Ontario
Address: 5 Schroder Crescent
Type of Building: Apartments (elevator)
Number of Suites: 66
(7 one-bdrm, 50 two-bdrm, and 9 three-bdrm)

Hunters Bay Apartments
Location: Huntsville, Ontario
Address: 2 & 4 Yonge Street
Type of Building: Walk-up apartments
Number of Suites: 25
(6 one-bdrm, 13 two-bdrm and 6 three-bdrm)

Fairway Apartments
Location: Kitchener, Ontario
Address: 21 & 31 Jean Ave
Type of Building: Walk-up apartments
Number of Suites: 32
(20 one-bdrm and 12 two-bdrm)

Apartments

Hoffman Apartments
Location: Kitchener, Ontario
Address: 356 & 360 Hoffman Street
Type of Building: Walk-up apartments
Number of Suites: 96
(36 one-bdrm and 60 two-bdrm)

Hugo Apartments
Location: Kitchener, Ontario
Address: 15,19, & 25 Hugo Crescent
Type of Building: Walk-up apartments
Number of Suites: 53 (7 one-bdrm and 46 two-bdrm)

Morgan Apartments
Location: Kitchener, Ontario
Address: 167 Morgan Avenue
Type of Building: Apartments (elevator)
Number of Suites: 47 (2 bachelor, 10 one-bdrm, 20 two-bdrm, and 15 three-bdrm)

Kingswood Estates
Location: Kitchener, Ontario
Address: 262, 266, 270, 274, 278, 282, 286, 310, & 320 Kingswood Drive
Type of Building: Walk-up apartments
Number of Suites: 360 (92 one-bdrm and 268 two-bdrm)

LIST OF PROPERTIES

Apartments

1175 Dundas Street West (Westdale Apartments)
Location: Mississauga, Ontario
Address: 1175 Dundas Street West
Type of building: Apartment (elevator)
Number of suites: 104
(1 bachelor, 53 one-bdrm, and 50 two-bdrm)

275 North Service Road (North Apartments)
Location: Mississauga, Ontario
Address: 275 North Service Road
Type of building: Apartment (elevator)
Number of suites: 82
(35 one-bdrm, 41 two-bdrm, and 7 three-bdrm)

285 North Service Road
Location: Mississauga, Ontario
Address: 285 North Service Road
Type of building: Apartment (elevator)
Number of suites: 82
(35 one-bdrm and 47 two-bdrm)

Park Place Apartments
Location: Oshawa, Ontario
Address: 277 Anderson Avenue
Type of Building: Apartments (elevator)
Number of Suites: 47
(47 two-bdrm)

Orchard View Apartments and Mansion
Location: Oshawa, Ontario
Address: 36 and 70 Orchardview Blvd
Type of Building: Walk-up apartments
Number of Suites: 24
(6 one-bdrm and 18 two-bdrm)

LIST OF PROPERTIES

Apartments

Biggin Court

Location: Toronto, Ontario
Address: 1, 2, 3, 5, and 7 Biggin Court
Type of Building: Apartments (elevator)
Number of Suites: 308
(11 bachelor, 9 jr one-bdrm, 170 one-bdrm, 108 two-bdrm, and 10 three-bdrm)

Grandstand Place

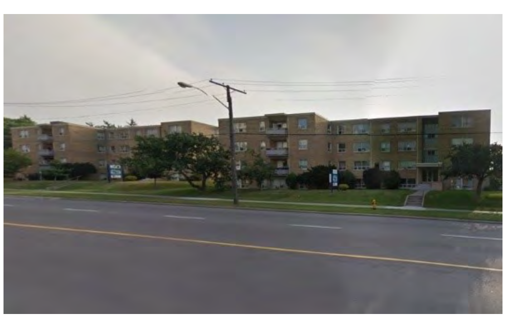
Location: Toronto, Ontario
Address: 6 Grandstand Place
Type of Building: Apartments (elevator)
Number of Suites: 60
(21 one-bdrm, 33 two-bdrm, and 6 three-bdrm)

1631 Victoria Park Avenue

Location: Toronto, Ontario
Address: 1631 Victoria Park Avenue
Type of Building: Walk-up apartments
Number of Suites: 35
(4 bachelor, 19 one-bdrm, and 12 two-bdrm)

1594 Victoria Park Avenue

Location: Toronto, Ontario
Address: 1594 Victoria Park Avenue
Type of Building: Apartments (elevator)
Number of Suites: 28
(1 bachelor, 13 one-bdrm, and 14 two-bdrm)



1731 - 1739 Victoria Park Avenue

Location: Toronto, Ontario
Address: 1731, 1735, & 1739 Victoria Park Avenue
Type of Building: Walk-up apartments
Number of Suites: 129
(15 Bach, 78 one-bdrm, and 36 two-bdrm)

LIST OF PROPERTIES

Apartments

4 & 8 Rannock Avenue and 880 Pharmacy Ave
Location: Toronto, Ontario
Address: 4 & 8 Rannock Avenue and 880 Pharmacy Avenue
Type of Building: Walk-up apartments
Number of Suites: 85
(34 one-bdrm, and 51 two-bdrm)

26 Thorncliffe Park Drive
Location: Toronto, Ontario
Address: 26 Thorncliffe Park Drive
Type of Building: Apartments (elevator)
Number of Suites: 62
(35 one-bdrm, 25 two-bdrm, and 2 three-bdrm)

27 Thorncliffe Park Drive
Location: Toronto, Ontario
Address: 27 Thorncliffe Park Drive
Type of building: Apartments (elevator)
Number of suites: 86
(2 bachelor, 45 one-bdrm, and 39 two-bdrm)

50 Thorncliffe Park Drive
Location: Toronto, Ontario
Address: 50 Thorncliffe Park Drive
Type of building: Apartments (elevator)
Number of suites: 57
(1 bachelor, 10 one-bdrm, 34 two-bdrm, and 12 three-bdrm)

5 Dufresne Court
Location: Toronto, Ontario
Address: 5 Dufresne Court
Type of building: Apartments (elevator)
Number of suites: 218
(27 jr one-bdrm, 54 one-bdrm, 27 large one-bdrm, 82 two-bdrm, and 28 three-bdrm)

LIST OF PROPERTIES

Apartments

Antrim Apartments
Location: Toronto, Ontario
Address: 4 Antrim Crescent
Type of Building: Apartments (elevator)
Number of Suites: 70 suites
(44 one-bdrm and 26 two-bdrm)

Dundas Court
Location: Whitby, Ontario
Address: 707 & 711 Dundas Street West
Type of Building: Townhouses
Number of Suites: 36
(24 two-bdrm and 12 three-bdrm)

Le Art
Location: Montreal, Quebec
Address: 1437-1441 René-Lévesque Boulevard West
Type of Building: Apartments (elevator)
Number of Suites: 138 Suites
(5 bachelor, 99 one-bdrm, 29 two-bdrm and 5 three-bdrm)

Quartier QB
Location: Québec City, Quebec
Address: 2551 Quatre-Bourgeois Boulevard
Type of Building: Apartments (elevator)
Number of Suites: 684 Suites
(301 bachelor, 228 one-bdrm, 131 two-bdrm and 24 three-bdrm)

Apartments

The Huntington
Location: Dartmouth, Nova Scotia
Address: 58 Holtwood Court
Type of Building: Luxury Apartments (elevator)
Number of Suites: 114
(9 one-bdrm, 99 two-bdrm, and 6 three-bdrm)

Beacon Place
Location: Edmonton, Alberta
Address: 9930 Bellamy Hill Road NW
Type of Building: Apartments (elevator)
Number of Suites: 82 (27 bachelor, 36 one-bdrm, 18 two-bdrm, 1 three-bdrm)

Grand Central Manor
Location: Edmonton, Alberta
Address: 10903 103 & 102 Avenue NW
Type of Building: Apartments (elevator)
Number of Suites: 306 Suites
(182 one-bdrm, 120 two-bdrm and 4 three-bdrm)

Mayfair
Location: Edmonton, Alberta
Address: 10803 Jasper Ave NW
Type of Building:Luxury Apartments (elevator)
Number of Suites: 238 (118 one-bdrm, 120 two-bdrm)

Oliver Place
Location: Edmonton, Alberta
Address: 10130 117 Street NW
Type of Building: Apartments (elevator)
Number of Suites: 234 Suites
(26 bachelor, 156 one-bdrm and 52 two-bdrm)

LIST OF PROPERTIES

Apartments

Riverside Towers
Location: Edmonton, Alberta
Address: 8610 & 8620 Jasper Avenue
Type of Building: Apartments (elevator)
Number of Suites: 292 Suites
(41 bachelor, 127 one-bdrm, 80 two-bdrm and 44 three-bdrm)

TRAX
Location: Edmonton, Alberta
Address: 10054 79 Ave NW
Type of Building: Apartments (elevator)
Number of Suites: 100 Suites
(42 bachelor, 32 one-bdrm and 26 two-bdrm)

Windermere Village
Location: Edmonton, Alberta
Address: 3707-3711 Whitelaw Lane NW
Type of Building: Luxury Apartments (elevator)
Number of Suites: 126
(3 one-bdrm and 123 two-bdrm)

Harbour View Estates
Location: Regina, Saskatchewan
Address: 5501-5549-5601-5649 Prefontaine Avenue
Type of Building: Apartments (elevator)
Number of Suites: 208 suites
(64 one-bdrm and 144 two-bdrm)
*Centurion owns 60% of this property in joint venture with other investors.

The Apex at Acre 21*
Location: Regina, Saskatchewan
Address: 5000 Green Jewel Blvd
Type of Building: Apartments (elevator)
Number of Suites: 176 Suites
(88 one-bdrm and 88 two-bdrm)
*Centurion owns 50% of this property in joint venture with other investors

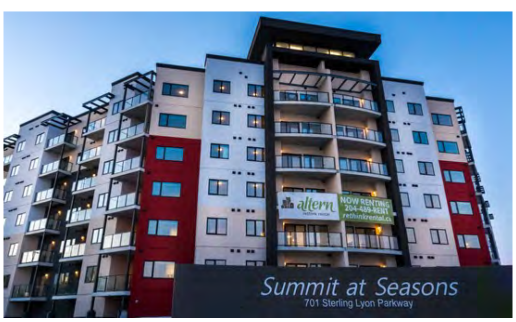
LIST OF PROPERTIES

Apartments

Sky Pointe Estates
Location: Regina, Saskatchewan
Address: 5960 Little Pine Loop
Type of Building: Apartments (elevator)
Number of Suites: 75 suites
(42 one-bdrm and 33 two-bdrm)

Madison Ridge
Location: Regina, Saskatchewan
Address: 1251 North McEachern Drive
Type of Building: Apartments (elevator)
Number of Suites: 48 suites
(8 two-bdrm and 40 three-bdrm)

Madison Manor
Location: Regina, Saskatchewan
Address: 1291 North McEachern Drive
Type of Building: Apartments (elevator)
Number of Suites: 64 suites
(16 one-bdrm and 48 two-bdrm)



Summit at Seasons*
Location: Winnipeg, Manitoba
Address:701-721 Sterling Lyon Parkway
Type of Building:Luxury Apartments (elevator)
Number of Suites: 416 (6 bachelor, 160 one-bdrm, 236 three-bdrm, 14 four-bdrm)
*Centurion owns 50% of this property in joint venture with other investors.

Pinnacle at Bridgewater*
Location: Winnipeg, Manitoba
Address: 344-370 Bridge Lake Drive
Type of Building: Apartments (elevator)
Number of Suites: 208 (74 one-bdrm, 134 two-bdrm)
*Centurion owns 45% of this property in joint venture with other investors.

LIST OF PROPERTIES

Apartments

Pinnacle at Bridgewater II*
Location: Winnipeg, Manitoba
Address: 340-370 Bridge Lake Drive
Type of Building: Apartments (elevator)
Number of Suits: 208
*Centurion owns 45% of this property in joint venture with other investors.

Trio

Location: Kelowna, British Columbia
Address: 333-337 Drysdale Boulevard
Type of Building: Apartments (elevator)
Number of Suites: 175 Suites
(15 bachelor, 38 one-bdrm and 122 two-bdrm)

Roberts Place

Location: Langford, British Columbia
Address: 772 Hockley Avenue
Type of Building: Apartments (elevator)
Number of Suites: 20 (20 two-bdrm)

Roberts Landing

Location: Langford, British Columbia
Address: 777 Hockley Avenue
Type of Building: Apartments (elevator)
Number of Suites: 30 (10 one-bdrm, 20 two-bdrm)

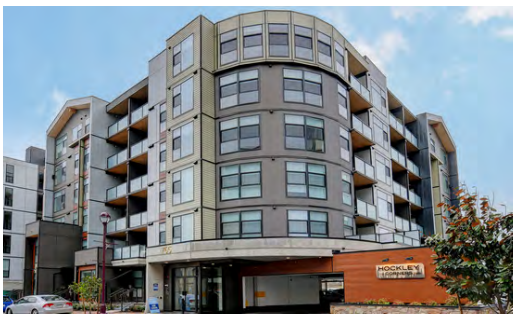
The Arc

Location: Langford, British Columbia
Address: 2849 Bryn Maur Road
Type of Building: Apartments (elevator)
Number of Suites: 93 Suites
(65 one-bdrm, 23 two-bdrm and 5 three-bdrm)

LIST OF PROPERTIES

Apartments

Village Walk West
Location: Langford, British Columbia
Address: 778,784 and 790 Hockley Avenue
Type of Building: Apartments (elevator)
Number of Suites: 86 (30 one-bdrm, 46 two-bdrm, 10 three-bdrm)



Hockley Corners
Location: Langford, British Columbia
Address: 765 Hockley Avenue
Type of Building: Apartments (elevator)
Number of Suites: 63 (42 one-bdrm, 21 two-bdrm)

The Verve
Location: Victoria, British Columbia
Address: 433 Boleskine Road
Type of Building: Apartments (elevator)
Number of Suites: 95 (57 bachelor, 9 one-bdrm, 29 two-bdrm)

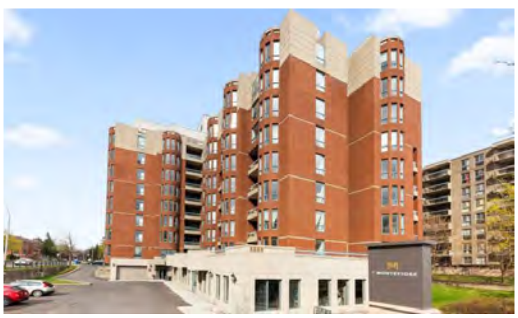
Fusion
Location:Surrey, British Columbia
Address: 13555 96th Avenue
Type of Building:Apartments (elevator)
Number of Suites: 146 (125 one-bdrm, 21 two-bdrm)

V1488*
Location:Victoria, British Columbia
Address: 1488 Cook Street
Type of Building: Apartments (elevator)
Number of Suites: 134 (19 bachelor, 47 one-bdrm, 58 two-bdrm, 10 three-bdrm)
*Centurion owns 50% of this property in joint venture with other investors.

Apartments

Oxford at The Ranch
Location: Waller, Texas, U.S.
Address: 31200 FM 2920 Road
Type of Building: Apartments
Number of Suites: 224 suites (elevator)
(140 one-bdrm, 60 two-bdrm, and 24 three-bdrm)
*Centurion owns 85% of this property in joint venture with other investors.

Oxford at Country Club*
Location: Baytown, Texas
Address: 2800 West Baker Road
Type of Building: Apartments (elevator)
Number of Suites: 228 Suites
(134 one-bdrm,90 two-bdrm and 4 three-bdrm)
*Centurion owns 85% of this property in joint venture with other investors.



Le Montefiore
Location: Montreal, Quebec
Address: 5885, Cavendish blvd.
Type of Building: Apartments (elevator)
Number of Suites: 94 Suites
(8 bachelor, 36 one-bdrm and 50 two-bdrm)

Hedstrom House
Location: Langford, British Columbia
Address: 1060 Goldstream Ave.
Type of Building: Apartments (elevator)
Number of Suites: 119 Suites
(6 bachelor, 42 one-bdrm, 59 two-bdrm and 12 three-bdrm)

1140 Mary Street
Location: Oshawa, Ontario
Address: 1140 Mary Street
Type of Building: Apartments (elevator)
Number of Suites: 117 Suites
(2 bachelor, 22 one-bdrm, 67 two-bdrm and 26 three bedroom)

LIST OF PROPERTIES

Apartments

333 Simcoe Street
Location: Oshawa, Ontario
Address: 333 Simcoe Street
Type of Building: Apartments (elevator)
Number of Suites: 41 Suites
(4 one-bdrm, 31 two-bdrm and 6 three-bdrm)

550 Lang's Road
Location: Ottawa, Ontario
Address: 550 Lang's Road
Type of Building: Apartments (elevator)
Number of Suites: 171 Suites
(18 bachelor, 105 one-bdrm and 48 two-bdrm)

3280 Cavendish
Location: Montreal, Quebec
Address: 3280 Boul Cavendish
Type of Building: Apartments (elevator)
Number of Suites: 114 Suites
(4 bachelor, 62 one-bdrm and 48 two-bdrm)

Peatt Commons West
Location: Victoria, British Columbia
Address: 2854 Peatt Road
Type of Building: Apartments (elevator)
Number of Suites: 63 Suites
(32 one-bdrm, 30 two-bdrm and 1 three-bdrm)

Peatt Commons East
Location: Victoria, British Columbia
Address: 821 Hockley Avenue
Type of Building: Apartments (elevator)
Number of Suites: 72 Suites
(15 one-bdrm and 57 two-bdrm)

LIST OF PROPERTIES

Apartments

Steps Bridgeland*

Location: Calgary, Alberta
Address: 918 McPherson Square NE
Type of Building: Apartments (elevator)
Number of Suites: 122 Suites
(7 bachelor, 34 one-bdrm, 70 two-bdrm and 11 three-bdrm)
*Completed development

Station Place*

Location: Etobicoke, ON
Address: 5249 Dundas Street West
Type of Building: Apartments (elevator)
Number of Suites: 333 Suites
(37 bachelor, 148 one-bdrm and 148 two-bdrm)
*Centurion owns 50% of this property in joint venture with other investors.

Sage Apartments LP*

Location: Winnipeg, MB
Address: 105, 115, 125 and 145 Sage Creek Boulevard
40, 50, 60 and 70 Des Hivernants Boulevard North
Type of Building: Apartments (elevator)
Number of Suites: 398 Suites
(189 one-bdrm, 174 two-bdrm and 35 three-bdrm)
*Completed development. Centurion owns 50% of this property in joint venture with other investors.

Urban Square

Location: Winnipeg, MB
Address: 230 Good Street
Type of Building: Apartment (elevator)
Number of Suites: 143 Suites
(5 bachelor, 35 one-bdrm, 86 two-bdrm and 17 three-bdrm)

133 Erskine LP*

Location: Toronto, ON
Address: 133 & 141 Erskine Avenue
Type of Building: Apartment (elevator)
Number of Suites: 27 Suites
(2 one-bdrm and 25 two-bdrm)
*Centurion owns 75% of this property in joint venture with other investors.

LIST OF PROPERTIES

Apartments

CCA Crossroad Kansas City LLC*

Location: Kansas City, MO
Address: 1989 Main Street
Type of Building: Apartment (elevator)
Number of Suites: 283 Suites
(88 bachelor, 122 one-bdrm, 67 two-bdrm and 6 three-bdrm)
*Completed development. Centurion owns 36% of this property in joint venture with other investors.

CCA CBD Minneapolis LLC*

Location: Minneapolis, MN
Address: 95 South 10th Street
Type of Building: Apartment (elevator)
Number of Suites: 307
(178 bachelor, 73 one-bdrm and 56 two-bdrm)
*Completed development. Centurion owns 45% of this property in joint venture with other investors.

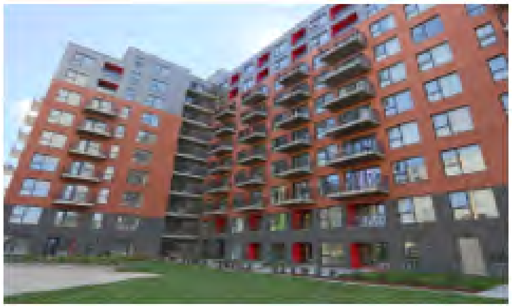
The View at Charlesworth*

Location: Edmonton, AB
Address: 5207 4 Ave SW
Type of Building: Apartment (elevator)
Number of Suites: 149
(39 one-bdrm, 96 two-bdrm and 14 three-bdrm)

*Completed development.

Metro Scott Road

Location: Surrey, BC
Address: 12685 110 Ave and 11018 126A Street
Type of Building: Apartment (elevator)
Number of Suites: 233
(24 bachelor, 150 one-bdrm and 59 two-bdrm)



Le Namur

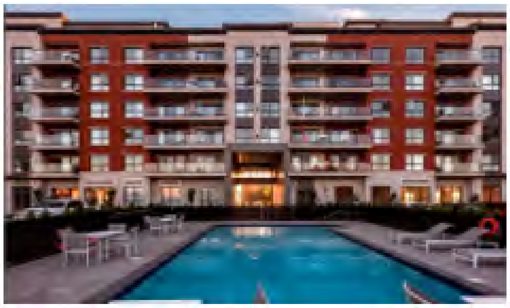
Location: Montreal, QC
Address: 4974 de la Savane Place
Type of Building: Apartment (elevator)
Number of Suites: 176
(23 bachelor, 102 one-bdrm and 51 two-bdrm)

LIST OF PROPERTIES

Apartments

Axcès Trigone Blainville

Location: Blainville, QC
Address: 21 Simon-Lussier
Type of Building: Apartment (elevator)
Number of Suites: 133
(8 bachelor, 87 one-bdrm, 30 two-bdrm and 8 three-bdrm)



Viva-Cité Sainte-Thérèse

Location: Sainte-Thérèse, QC
Address: 290 Place Claude-Dagenais
Type of Building: Apartment (elevator)
Number of Suites: 262
(25 bachelor, 137 one-bdrm, 83 two-bdrm and 17 three-bdrm)

Axcès Sainte-Thérèse I

Location: Sainte-Thérèse, QC
Address: 281 Place Claude-Dagenais
Type of Building: Apartment (elevator)
Number of Suites: 84
(55 one-bdrm, 23 two-bdrm and 6 three-bdrm)

Axcès Sainte-Thérèse II

Location: Sainte-Thérèse, QC
Address: 291 Place Claude-Dagenais
Type of Building: Apartment (elevator)
Number of Suites: 84
(56 one-bdrm, 24 two-bdrm and 4 three-bdrm)

Viva-Cité Lachenaie I

Location: Terrebonne, QC
Address: 1250 Boulevard Lucille-Teasdale
Type of Building: Apartment (elevator)
Number of Suites: 78
(55 one-bdrm and 23 two-bdrm)

LIST OF PROPERTIES

Apartments

Viva-Cité Lachenaie II

Location: Terrebonne, QC
Address: 1280 Boulevard Lucille-Teasdale
Type of Building: Apartment (elevator)
Number of Suites: 78
(51 one-bdrm and 27 two-bdrm)

8 Axcès Trigone Lachenaie

Location: Terrebonne, QC
Address: 1270 Boulevard Lucille-Teasdale
Type of Building: Apartment (elevator)
Number of Suites: 52
(32 one-bdrm and 20 two-bdrm)

Viva-Cité Sainte-Julie

Location: Sainte-Julie, QC
Address: 173 Boulevard Armand-Frappier
Type of Building: Apartment (elevator)
Number of Suites: 286
(21 bachelor, 172 one-bdrm and 93 two-bdrm)

Viva-Cité Espace Nature I

Location: Longueuil, QC
Address: 2500 Rue Maurice-Savoie
Type of Building: Apartment (elevator)
Number of Suites: 120
(12 bachelor, 64 one-bdrm, 37 two-bdrm and 7 three-bdrm)

Viva-Cité Espace Nature II

Location: Longueuil, QC
Address: 2570 Rue Maurice-Savoie
Type of Building: Apartment (elevator)
Number of Suites: 120
(12 bachelor, 64 one-bdrm, 37 two-bdrm and 7 three-bdrm)

LIST OF PROPERTIES

Apartments

Viva-Cité Longueuil I

Location: Longueuil, QC
Address: 235 Rue Cuvillier Ouest
Type of Building: Apartment (elevator)
Number of Suites: 86
(48 one-bdrm and 38 two-bdrm)

Viva-Cité Longueuil II

Location: Longueuil, QC
Address: 245 Rue Cuvillier Ouest
Type of Building: Apartment (elevator)
Number of Suites: 146
(86 one-bdrm, 58 two-bdrm and 2 three-bdrm)

Axcès Trigone Octa I

Location: Longueuil, QC
Address: 4175 Rue Legault
Type of Building: Apartment (elevator)
Number of Suites: 44
(4 bachelor, 26 one-bdrm and 14 two-bdrm)

Axcès Trigone Octa II

Location: Longueuil, QC
Address: 4155 Rue Legault
Type of Building: Apartment (elevator)
Number of Suites: 44
(4 bachelor, 26 one-bdrm and 14 two-bdrm)

Viva-Cité Saint-Hubert

Location: Longueuil, QC
Address: 6000 Rue de La Tourbière
Type of Building: Apartment (elevator)
Number of Suites: 94
(69 one-bdrm, 21 two-bdrm and 4 three-bdrm)

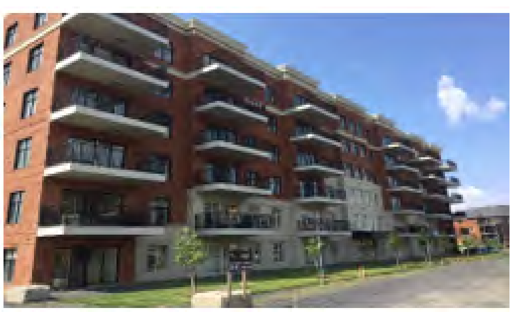
Apartments

Viva-Cité Saint-Lambert
Location: Saint-Lambert, QC
Address: 60 Rue Cartier
Type of Building: Apartment (elevator)
Number of Suites: 210
(152 one-bdrm and 58 two-bdrm)

Axcès Trigone Brossard I
Location: Brossard, QC
Address: 7215-7235 Rue de Lunan
Type of Building: Apartment (elevator)
Number of Suites: 96
(44 one-bdrm and 52 two-bdrm)

Axcès Trigone Brossard II
Location: Brossard, QC
Address: 7165-7195 Rue de Lunan
Type of Building: Apartment (elevator)
Number of Suites: 146
(80 one-bdrm and 66 two-bdrm)

Viva-Cité Brossard I
Location: Brossard, QC
Address: 9145 Rue Lennon
Type of Building: Apartment (elevator)
Number of Suites: 83
(38 one-bdrm and 45 two-bdrm)



Viva-Cité Brossard II
Location: Brossard, QC
Address: 9155 Rue Lennon
Type of Building: Apartment (elevator)
Number of Suites: 97
(49 one-bdrm and 48 two-bdrm)

LIST OF PROPERTIES

Apartments

Viva-Cité Brossard III

Location: Brossard, QC
Address: 9165 Rue Lennon
Type of Building: Apartment (elevator)
Number of Suites: 119
(74 one-bdrm and 45 two-bdrm)

Viva-Cité Delson I

Location: Delson, QC
Address: 170 Rue de l'Harmonie
Type of Building: Apartment (elevator)
Number of Suites: 191
(34 bachelor, 96 one-bdrm, 56 two-bdrm and 5 three-bdrm)

Viva-Cité Delson II

Location: Delson, QC
Address: 160 Rue de l'Harmonie
Type of Building: Apartment (elevator)
Number of Suites: 91
(1 bachelor, 57 one-bdrm and 33 two-bdrm)

Axcès Trigone Delson

Location: Delson, QC
Address: 165 Rue de l'Harmonie
Type of Building: Apartment (elevator)
Number of Suites: 50
(11 one-bdrm, 20 two-bdrm and 19 three-bdrm)

Viva-Cité Saint-Constant

Location: Saint-Constant, QC
Address: 11 Rue de Ronsard
Type of Building: Apartment (elevator)
Number of Suites: 154
(8 bachelor, 118 one-bdrm and 28 two-bdrm)

Viva-Cité Saint-Constant II
Location: Saint-Constant, QC
Address: 21 Rue de Ronsard
Type of Building: Apartment (elevator)
Number of Suites: 174
(6 bachelor, 119 one-bdrm and 49 two-bdrm)

Axcès Trigone Châteauguay
Location: Châteauguay, QC
Address: 430 Boulevard Saint-Francis
Type of Building: Apartment (elevator)
Number of Suites: 59
(17 one-bdrm, 23 two-bdrm, 17 three-bdrm and 2 four-bdrm)

Viva-Cité Châteauguay
Location: Châteauguay, QC
Address: 390 Boulevard Saint-Francis
Type of Building: Apartment (elevator)
Number of Suites: 154
(20 bachelor, 81 one-bdrm and 53 two-bdrm)

30 Viva-Cité Châteauguay II
Location: Châteauguay, QC
Address: 400 Boulevard Saint-Francis
Type of Building: Apartment (elevator)
Number of Suites: 166
(8 bachelor, 129 one-bdrm and 29 two-bdrm)

Le Central
Location: Gatineau, QC
Address: 400, 410, 420, 430, 440, 450, 460 & 500 Rue de l'Atmosphere
Type of Building: Apartment (elevator)
Number of Suites: 345
(14 bachelor, 219 one-bdrm and 112 two-bdrm)

LIST OF PROPERTIES

Apartments

688 Notre-Dame
Location: Montreal, QC
Address: 686-690 Notre-Dame Street West
Type of Building: Apartment (elevator)
Number of Suites: 145
(91 one-bdrm, 52 two-bdrm and 2 three-bdrm)

Les Terrasses Francesca
Location: Ottawa, ON
Address: 127 & 145 Presland Road and 1425 Vanier Parkway
Type of Building: Apartment (elevator)
Number of Suites: 276
(110 one-bdrm and 166 two-bdrm)

The Aurora
Location: Kelowna, British Columbia
Address: 230 Aurora Crescent
Type of Building: Apartment (elevator)
Number of Suites: 104
(45 one-bdrm, 53 two-bdrm and 6 three-bdrm)

Metro Scott Road Phase II
Location: Surrey, British Columbia
Address: 11088 126A Street and 12667 110th Avenue
Type of Building: Apartment (elevator)
Number of Suites: 281
(38 bachelor, 168 one-bdrm and 75 two-bdrm)

Bridgewater Apartments III*
Location: Winnipeg, Manitoba
Address: 150, 160, 170, 176, 180, 186, 190, 196 and 200 Appleford Gate
Type of Building: Apartment (elevator)
Number of Suites: 270
(99 one-bdrm, 104 two-bdrm and 67 three-bdrm)

*Completed development.

LIST OF PROPERTIES

Apartments

Axcès Ste-Thérèse

Location: Sainte-Thérèse, QC
Address: 301 Claude-Dagenais
Type of Building: Apartment (elevator)
Number of Suites: 84
(55 one-bdrm, 24 two-bdrm and 5 three-bdrm)

NOX - Phase 1

Location: Gatineau, QC
Address: 350-380 Boulevard de l'Amérique-Française
Type of Building: Apartment (elevator)
Number of Suites: 277
(7 bachelor, 210 one-bdrm and 60 two-bdrm)

Evolution

Location: Laval, QC
Address: 1355 Le Corbusier Boulevard
Type of Building: Apartment (elevator)
Number of Suites: 240
(10 bachelor, 160 one-bdrm, 62 two-bdrm and 8 three-bdrm)

Knox Village

Location: Kelowna, BC
Address: 1450 Cara Glen Court
Type of Building: Apartment (elevator)
Number of Suites: 60 (7 bachelor, 23 one-bdrm, 26 two-bdrm and 4 three-bdrm)

NOX - Phase II

Location: Gatineau, QC
Address: 40-60 Marguerite Maille
Type of Building: Apartment (elevator)
Number of Suites: 158
(4 bachelor, 122 one-bdrm and 32 two-bdrm)

Credo

Location: Calgary, AB
Address: 1820 26 Ave SW
Type of Building: Apartment (elevator)
Number of Suites: 125
(17 bachelor, 74 one-bdrm and 34 two-bdrm)

NOX - Phase III

Location: Gatineau, QC
Address: 615 Boulevard Du Plateau
Type of Building: Apartment (elevator)
Number of Suites: 99
(2 bachelor, 65 one-bdrm and 32 two-bdrm)

Knox Village - Phase II

Location: Kelowna, BC
Address: 1440 Cara Glen Court
Type of Building: Apartment (elevator)
Number of Suites: 61 (7 bachelor, 23 one-bdrm, 27 two-bdrm and 4 three-bdrm)

LIST OF PROPERTIES

Student Residences

LA MARQ au 515
Location: Montréal (Québec)
Address: 1430 rue City Councillors
Type of Building: Student Residence (elevator)
Number of Suites: 100 suites
(comprising 440 rental beds; 10 three-bdrm, 40 four-bdrm, and 50 five-bdrm)

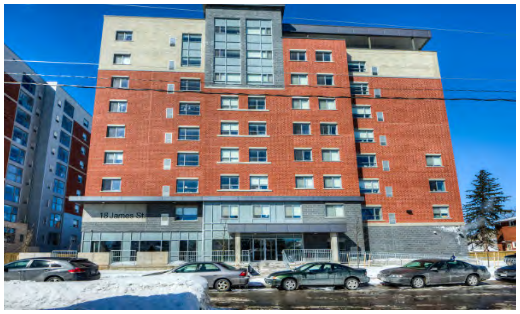
75 Ann Street*
Location: London (Ontario)
Address: 75 Ann Street
Type of Building: Student Residence (elevator)
Number of Suites: 137 (comprising 499 rental beds; 2 two-bdrm, 45 three-bdrm, 90 four-bdrm)
*Centurion owns 75% of this property in joint venture with other investors.

1 Beaufort Street*
Location: London (Ontario)
Address: 1 Beaufort Street
Type of Building: Student Residence
Number of Suites: 6 block townhouse complex; 27 suites
(comprising 135 rental beds; 27 five-bdrms)
*Centurion owns 75% of this property in joint venture with other investors.

St George Street
Location: London (Ontario)
Address: 83 St. George Street (13 townhouses), 87, 89, 91, 93, 95, 97, & 99 St. George Street, 149, 151, 163, & 165 Ann Street
Type of Building: Student Residence
Number of Suites: 24 townhouses (comprising 96 rental beds; 24 four-bdrms)

205 Oxford Centre Apartments
Location: London (Ontario)
Address: 205 Oxford Street East
Type of Building: Student Residence (elevator)
Number of Suites: 139 suites
(comprising 220 rental beds; 53 one-bdrm and 86 two-bdrm)

University View
Location: Waterloo, Ontario
Address: 173 King Street North
Type of Building: Student residence (elevator)
Number of Suites: 56 Suites
(comprising of 219 rental beds; 1 one-bdrm, 1 two-bdrm, and 54 four-bdrm)



18 James Street
Location: Waterloo, Ontario
Address: 18 James Street North
Type of Building: Student
Number of Suites: 30 suites (comprising 150 rental beds; 30 five-bdrm)

167 King Street North
Location: Waterloo, Ontario
Address: 167 King Street North
Type of Building: Student residence (elevator)
Number of Suites: 41 Suites
(comprising of 205 rental beds; 41 five-bdrm)

168 King Street North
Location: Waterloo, Ontario
Address: 168 King Street North
Type of Building: Student residence (elevator)
Number of Suites: 36 Suites
(comprising of 176 rental beds; 1 one-bdrm and 35 five-bdrm)

345 King Street North
Location: Waterloo, Ontario
Address: 345 King Street North
Type of Building: Student residence (elevator)
Number of Suites: 94 Suites
(comprising of 386 rental beds; 38 five-bdrm, 28 four-bdrm, and 28 three-bdrm)


Columbia Street West
Location: Waterloo (Ontario)
Address: 1 Columbia Street West
Type of Building: Student Residence (elevator)
Number of Suites: 74
(comprising 370 rental beds; 74 five-bdrm)

The Hub Calgary*
Location: Calgary, Alberta
Address: 2416 16th Avenue NW
Type of Building: Student
Number of Suites: 348 Suites
(212 one-bdrm, 134 two-bdrm and 2 three-bdrm)
*Centurion owns 69.9% of this property in joint venture with other investors.

Simon Fraser University
Location: Burnaby, BC
Address: 8888 University Drive
Type of Building: Student Housing
Number of Suites: 482 Suites
(482 bachelor)

21 Columbia
Location: Waterloo, ON
Address: 21 Columbia St W
Type of Building: Student Housing
Number of Suites: 41 Suites
(41 five-bdrm)

LIST OF PROPERTIES

Student Residences

Le Bacc

Location: Quebec City, QC
Address: 2400 Sainte-Foy Road
Type of Building: Student Housing
Number of Suites: 170
(15 bachelor, 50 one-bdrm, 91 two-bdrm and 14 three-bdrm)

Toronto Metropolitan University

Location: Toronto, ON
Address: 288 Church Street
Type of Building: Student Housing
Number of Suites: 100 (10 one-bdrm, 19 two-bdrm and 71 four-bdrm)
Number of Rental Units = 332

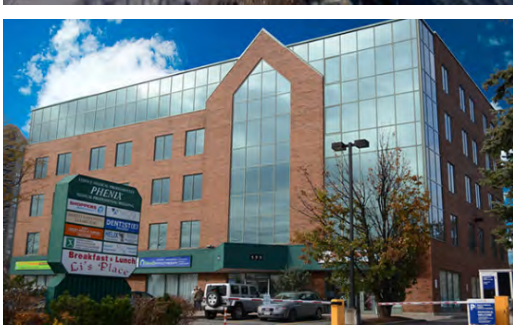
LIST OF PROPERTIES
Medical Offices

Centurion Rise (520 Ellesmere) LP*
Location: Toronto, ON
Address: 520-524 Ellesmere Road
Type of Building: Medical Office
*Centurion owns 75% of this medical building in joint venture with other investors.

Centurion Rise (Royal Court Barrie) LP*
Location: Barrie, ON
Address: 1&5 Quarry Ridge Road & 15 Gallie Court
Type of Building: Medical Office
*Centurion owns 75% of this medical building in joint venture with other investors.

Columbus Medical Arts Building*
Location: Vaughan, ON
Address: 8333 Weston Road
Type of Building: Medical Office
*Centurion owns 75% of this medical building in joint venture with other investors.

Kanata Medical Arts Building*
Location: Ottawa, ON
Address: 99 Kakulu Road
Type of Building: Medical Office
*Centurion owns 75% of this medical building in joint venture with other investors.



Phenix Professional Building*
Location: Ottawa, ON
Address: 595 Montreal Road
Type of Building: Medical Office
*Centurion owns 75% of this medical building in joint venture with other investors.

Nepean Medical Centre*

Location: Ottawa, ON
Address: 1 Centrepointe Drive
Type of Building: Medical Office
*Centurion owns 75% of this medical building in joint venture with other investors.

Carling Broadview Medical Building*

Location: Ottawa, ON
Address: 770 Broadview Avenue
Type of Building: Medical Office
*Centurion owns 75% of this medical building in joint venture with other investors.

The Jenny Trout Centre*

Location: Stratford, ON
Address: 342 Erie Street
Type of Building: Medical Office
*Centurion owns 75% of this medical building in joint venture with other investors.

The Medical Arts Centre*

Location: Medicine Hat, Alberta
Address: 770 6th Street SW
Type of Building: Medical Office
*Centurion owns 75% of this medical building in joint venture with other investors.

Glenwood Health Centre - North*

Location: Edmonton, Alberta
Address: 16028 100A Avenue NW
16114 100A Avenue NW
Type of Building: Medical Office
*Centurion owns 75% of this medical building in joint venture with other investors.

APPENDIX B

Management Summary Information of the Lending Portfolio

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

REIT Consolidated										
Investments Segregation (excl. Foreclosed Properties)	**Funded**					**Committed**				
		$	**#**	**% ($)**	**Wt.-Avg. Rate**		**$**	**#**	**% ($)**	
By Participation										
Mortgage Investments	$	230,859	28	57%	12.89%	$	308,085	28	62%	
Participating Loan Interests	$	37,439	5	9%	15.47%	$	38,435	5	8%	
Equity Accounted Investments	$	141,278	12	34%	—%	$	145,122	12	30%	
Total	**$**	**409,576**	**45**	**100%**	**13.26%**	**$**	**491,642**	**45**	**100%**	
By Rank										
1st	$	196,517	24	48%	12.15%	$	248,146	24	50%	
2nd	$	41,032	7	10%	12.81%	$	67,526	7	14%	
3rd	$	30,748	2	8%	20.97%	$	30,848	2	6%	
Equity Accounted Investments	$	141,278	12	34%	0.00%	$	145,122	12	30%	
Total	**$**	**409,575**	**45**	**100%**	**13.26%**	**$**	**491,642**	**45**	**100%**	
By Loan Type										
Commercial/Industrial	$	33,893	5	8%	10.13%	$	41,820	5	9%	
Residential	$	375,683	40	92%	13.43%	$	449,822	40	91%	
Total	**$**	**409,576**	**45**	**100%**	**13.26%**	**$**	**491,642**	**45**	**100%**	
By Province/State										
Canada										
AB	$	118,828	11	29%	11.55%	$	128,855	11	26%	
BC	$	106,151	10	26%	12.32%	$	130,314	10	27%	
ON	$	149,627	17	36%	15.66%	$	195,660	17	40%	
QC	$	34,970	7	9%	11.79%	$	36,813	7	7%	
Total	**$**	**409,576**	**45**	**100%**	**13.26%**	**$**	**491,642**	**45**	**100%**	

APPENDIX B

Management Summary Information of the Lending Portfolio

Investments Segregation (excl. Foreclosed Properties)	REIT Consolidated						
	Funded				Committed		
	$	#	% ($)	Wt.-Avg. Rate	$	#	% ($)
By City							
Greater Toronto Area							
Etobicoke	$ 18,187	1	4.44%	19.75%	$ 18,287	1	3.72%
Markham	$ 19,922	1	4.86%	0.00%	$ 25,000	1	5.08%
Scarborough	$ 28,404	2	6.93%	10.00%	$ 20,522	2	4.17%
Toronto	$ 16,399	5	4.01%	12.39%	$ 21,169	5	4.31%
Subtotal (A)	**$ 82,912**	**9**	**20.24%**	**14.74%**	**$ 84,978**	**9**	**17.28%**
Greater Vancouver Area							
Delta	$ 1	—	0.00%	—%	$ —	—	—%
Langley	$ 3,209	1	0.78%	15.03%	$ 9,800	1	1.99%
New Westminster	$ 9,847	2	2.41%	11.70%	$ 9,847	2	2.00%
Vancouver	$ 10,146	1	2.48%	10.55%	$ 17,150	1	3.49%
Surrey	$ 37,237	2	9.09%	13.00%	$ 39,744	2	8.09%
Subtotal (B)	**$ 60,440**	**6**	**14.76%**	**12.33%**	**$ 76,541**	**6**	**15.57%**
Greater Montreal Area							
Lachenaie	$ 2,971	1	0.72%	—%	$ 2970	1	0.61%
Longueuil	$ 6,433	2	1.57%	11.50%	$ 6328	2	1.29%
Sainte-Julie	$ 16,120	2	3.94%	11.50%	$ 17667	2	3.59%
Terrebonne	$ 9,446	2	2.31%	12.50%	$ 9847	2	2.00%
Subtotal (C)	**$ 34,970**	**7**	**8.54%**	11.79%	**$ 36,812**	**7**	**7.49%**
Vancouver Island							
Victoria	$ 1,823	—	0.45%	—%	$ —	—	—%
Subtotal (D)	**$ 1,823**	**—**	**0.45%**	—%	**$ —**	**—**	**—%**
Guelph-Waterloo Area							
Kitchener	$ 6,169	1	1.51%	13.25%	$ 6,169	1	1.25%
Subtotal (E)	**$ 6,169**	**1**	**1.51%**	13.25%	**$ 6,169**	**1**	**1.25%**
British Columbia Southern Interior Area							
Kelowna	$ 43,888	4	10.72%	12.30%	$ 53,773	4	10.94%
Subtotal (F)	**$ 43,888**	**4**	**10.72%**	12.30%	**$ 53,773**	**4**	**10.94%**
Other Canadian Cities							
Barrie	$ 3,347	1	0.82%	10.00%	$ 3,347	1	0.68%
Calgary	$ 70,565	7	17.23%	10.00%	$ 70,981	7	14.44%
Darlington	$ 16,170	1	3.95%	12.50%	$ 16,170	1	3.29%
Edmonton	$ 48,263	4	11.78%	11.88%	$ 57,874	4	11.77%
Gatineau	$ 12,561	1	3.07%	22.75%	$ 12,561	1	2.56%
Kanata	$ 9,770	2	2.39%	16.75%	$ 40,120	2	8.16%
Minett	$ 12,289	1	3.00%	14.75%	$ 26,500	1	5.39%
Winnipeg	$ 6,409	1	1.56%	0.00%	$ 5,815	1	1.18%
Subtotal (G)	**$ 179,374**	**18**	**43.80%**	**13.76%**	**$ 233,368**	**18**	**47.47%**
Grand Total (SUM A to G)	**$ 409,576**	**45**	**100.00%**	**13.26%**	**$ 491,642**	**45**	**100.00%**

APPENDIX B

Management Summary Information of the Lending Portfolio

REIT Consolidated							
Investments Segregation (excl. Foreclosed Properties)	**Funded**				**Committed**		
	$	**#**	**% ($)**	**Wt.-Avg. Rate**	**$**	**#**	**% ($)**
By Purchase Options							
With	$ 133,530	14	33.00%	12.90%	$ 148,444	14	30.00%
Without	$ 134,768	19	33.00%	13.61%	$ 198,076	19	40.00%
Equity Accounted Investments	$ 141,278	12	34.00%	0.00%	$ 145,122	12	30.00%
Total	**$ 409,576**	**45**	**100%**	**13.26%**	**$ 491,642**	**45**	**100%**
By Development Stage							
Construction	$ 271,873	29	67.00%	12.10%	$ 347,204	29	71.00%
Pre-Construction	$ 54,003	3	13.00%	17.55%	$ 54,103	3	11.00%
Term	$ 83,700	13	20.00%	12.35%	$ 90,335	13	18.00%
Total	**$ 409,576**	**45**	**100%**	**13.26%**	**$ 491,642**	**45**	100%
By Underlying Security							
Multi Family Apartments	$ 173,651	19	42.00%	14.46%	$ 218,660	19	44.00%
Land	$ 57,611	3	14.00%	15.00%	$ 57,711	3	12.00%
Low-Rise Residential	$ 65,494	12	16.00%	11.86%	$ 92,095	12	19.00%
Industrial	$ 7,064	2	2.00%	10.25%	$ 9,913	2	2.00%
High-Rise Condominium	$ 78,927	6	19.00%	11.55%	$ 81,356	6	17.00%
Commercial	$ 26,829	3	7.00%	10.00%	$ 31,907	3	6.00%
Total	**$ 409,576**	**45**	**100%**	**13.26%**	**$ 491,642**	**45**	**100%**
By Investment Size							
$1m or less	$ (2,156)	1	-1.00%	0.00%	$ 1,057	1	0.00%
> $1m - $3m	$ 16,260	7	4.00%	0.00%	$ 23,461	7	5.00%
> $3m - $5m	$ 37,609	10	9.00%	0.00%	$ 54,043	10	11.00%
> $5m - $10m	$ 73,155	11	18.00%	0.00%	$ 105,016	11	21.00%
> $10m - $15m	$ 98,175	7	24.00%	0.00%	$ 114,273	7	23.00%
> $15m	$ 186,533	9	46.00%	0.00%	$ 193,792	9	40.00%
Total	**$ 409,576**	**45**	**100%**	**13.26%**	**$ 491,642**	**45**	**100%**
By Maturity (excl. Equity & FV Adj.)							
2024	$ 204,387	27	76.00%	13.45%	$ 237,528	27	68.00%
2025	$ 49,012	5	18.00%	12.45%	$ 89,218	5	26.00%
2026	$ 15,895	1	6.00%	13.25%	$ 19,774	1	6.00%
Total	**$ 269,294**	**33**	**100%**	**13.26%**	**$ 346,520**	**33**	**100%**

APPENDIX B

Management Summary Information of the Lending Portfolio

REIT Consolidated										
Investments Segregation (excl. Foreclosed Properties)	**Funded**					**Committed**				
	$		**#**	**% ($)**	**Wt.-Avg. Rate**	**$**		**#**	**% ($)**	
By Interest/Pref Rate (excl. Equity & FV Adj.)										
> 9.5% - 10.0%	$	17,348	5	6.00%	10.00%	$	20,805	5	6.00%	
> 10.0% - 10.5%	$	7,062	2	3.00%	10.25%	$	9,913	2	3.00%	
> 10.5% - 11.0%	$	16,526	3	6.00%	10.63%	$	24,024	3	7.00%	
> 11.0% - 11.5%	$	68,819	6	24.00%	11.44%	$	79,520	6	22.00%	
> 11.5% - 12.0%	$	9,847	2	4.00%	11.70%	$	9,847	2	3.00%	
> 12.0% - 12.5%	$	31,385	4	12.00%	12.50%	$	31,786	4	9.00%	
> 12.5% - 13.0%	$	23,254	1	9.00%	13.00%	$	23,254	1	7.00%	
> 13.0% - 13.5%	$	33,693	3	13.00%	13.34%	$	39,943	3	12.00%	
> 13.5% - 14.0%	$	9,337	2	3.00%	14.00%	$	10,200	2	3.00%	
> 14.5% - 15.0%	$	12,289	1	5.00%	14.75%	$	26,500	1	8.00%	
> 15.0%	$	39,734	4	15.00%	19.89%	$	70,728	4	20.00%	
Total	**$**	**269,294**	**33**	**100%**	**13.26%**	**$**	**346,520**	**33**	**100%**	
By Committed LTV - Mortgage Investments										
50% or less	$	76,587	11	33.00%	12.34%	$	93,187	11	30.00%	
> 50% - 60%	$	12,289	1	5.00%	14.75%	$	26,500	1	9.00%	
> 60% - 70%	$	31,946	4	14.00%	16.29%	$	35,308	4	11.00%	
> 70% - 80%	$	14,517	2	6.00%	11.14%	$	21,922	2	7.00%	
> 80% - 90%	$	68,229	7	30.00%	12.26%	$	99,874	7	33.00%	
> 90%	$	27,291	3	12.00%	12.14%	$	31,294	3	10.00%	
Total	**$**	**230,859**	**28**	**100%**	**12.89%**	**$**	**308,085**	**28**	**100%**	
By Payment Method - Mortgage Investments										
Interest Accrue	$	82,014	16	40.00%	13.97%	$	121,758	16	40.00%	
Interest Reserve Payment	$	15,895	1	6.00%	13.25%	$	19,774	1	6.00%	
Pre Authorized Payment	$	132,950	11	54.00%	12.18%	$	166,553	11	54.00%	
Total	**$**	**230,859**	**28**	**100%**	**12.89%**	**$**	**308,085**	**28**	**100%**	
Estimated Built Out Value of Purchase Options	**Undiluted**					**Diluted**				
Mortgage Investments	$	452,593	10	30%		$	21	10	0.00%	
Participating Loan Interests	$	162,843	4	10%		$	133,268	4	21.00%	
Equity Accounted Investments	$	914,719	12	60%		$	516,116	12	79.00%	
Total	**$**	**1,530,155**	**26**	**100%**		**$**	**649,405**	**26**	**100%**	

APPENDIX C
Properties Under Development

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

Property Name	Property Location	Number of Units	Commercial Sq ft.	Ownership Interest	Expected Date of Completion
Madison Avenue	Calgary, AB	22		50%	2024
ME Condo PH 2 & 3	Scarborough, ON	443	6,148	66%	2024
Pandora Phase 2	Victoria, BC	37	1,460	75%	2024
Winnipeg Westport	Winnipeg, MB	169		50%	2024
Knox Village PH 3	Kelowna, BC	117		100%	2024
Espace Nature IV	Vieus-Longueuil, Quebec	78		50%	2024
Ste Julie	Sainte-Julie, Québec	214		50%	2024
400 Albert St (Main & Main)	Ottawa, ON	567	21,062	50%	2027
Trinity Hill	Calgary, AB	557	25,000	50%	2026
Icon Trinity - Phase I	Calgary, AB	340		50%	2025
Arbour Lake	Calgary, AB	303		50%	2026
Viva-Cite (Rivea RO1)	Terrebonne, QC	153		50%	2025
Springfield	Kelowna, BC	401		67%	2025
TOTAL		**3,401**	**53,670**		

APPENDIX D
Properties Under Contract

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

Property Name	Property Location	Number of Units	Commercial Sq ft.	Ownership %	Estimated Year of Closing
The Carrington Suites	Dartmouth, NS	86	—	100%	2024
TOTAL		**86**	**—**		

APPENDIX E
Risks and Uncertainties

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

Risks Related to COVID-19 and Other Public Health Crises

Public health crises, including the ongoing health crisis related to the novel coronavirus disease ("COVID-19") pandemic, or relating to any other virus, flu, epidemic, pandemic or any other similar disease or illness (each a "Health Crisis") could adversely impact the Trust.

There has been and continues to be a global pandemic Health Crisis related to an outbreak of the novel coronavirus disease (COVID-19). This Health Crisis, and any future Health Crisis, has led, and could in the future lead, to disruptions in global economic activity, resulting in, among other things, a general decline in equity prices and lower interest rates. These circumstances could have an adverse effect on levels of employment, which may adversely impact the ability of tenants, borrowers and other counterparties to make timely payments on their rent, credit facilities, mortgages and other loans. An increase in delinquent payments by tenants, borrowers and other counterparties may negatively affect the Trust's financial position. While governments are closely monitoring the rapidly evolving situation and have implemented policies in an attempt to address COVID-19, and may in the future implement policies to address other Health Crises, no assurance can be made regarding the effectiveness of policies that may be adopted by the Bank of Canada, the Canadian federal, provincial or municipal governments, their agencies, the United States government or any other foreign or subnational government to address the effects of COVID-19, any future Health Crisis or any resulting market volatility.

The current Health Crisis relating to COVID-19 has also resulted in general economic slowdown, supply chain disruptions and increased volatility in financial markets. This may create difficulty in the Trust raising capital, which could in turn adversely impact the Trust's strategy. While various governments and central banks have announced or implemented a range of measures targeted to alleviate these impacts and encourage economic growth, the impact of these measures remains uncertain, particularly in the short term. In the medium to long term, government debt accumulated as a result of relief measures may lead to tax increases for consumers and businesses and create transitory or sustained inflationary pressure. The duration and impact of the current COVID-19 pandemic on the Trust remains unknown at this time. As such, it is not possible to reliably estimate the length and severity of COVID-19-related impacts on the financial results and operations of the Trust.

The Trust has a Health Crisis response plan and business continuity policies in place and is developing additional strategies to address potential disruptions in its operations. However, no assurance can be made that such strategies will successfully mitigate the adverse impacts related to the COVID-19 outbreak or another Health Crisis. A prolonged outbreak of COVID-19 or other Health Crises could adversely impact the health of the Trust's employees, borrowers, counterparties and other stakeholders.

The full extent of the duration and impact that COVID-19, including any regulatory responses to the outbreak, will have on the Canadian, United States and global economies and the Trust's business is highly uncertain and difficult to predict.

Real Property Ownership

APPENDIX E
Risks and Uncertainties

All real property investments are subject to elements of risk. Such investments are affected by general economic conditions, local real estate markets, demand for multi-unit residential premises, competition from other available residential premises and various other factors.

Certain significant expenditures, including property taxes, capital repair and replacement costs, maintenance costs, mortgage payments, insurance costs and related charges must be made throughout the period of ownership of real property regardless of whether the property is producing any income. If Centurion Apartment REIT is unable to meet mortgage payments on any property, losses could be sustained as a result of the mortgagee's exercise of its rights of foreclosure or sale.

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

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

Development Risks

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

Future Property Acquisitions

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

Revenue Producing Properties

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

No Guarantees or Insurance on Mortgage Investments

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

Risks Related to Mortgage Extensions and Mortgage Defaults

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

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

Foreclosure or Power of Sale and Related Costs on Mortgage Investments

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

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

Litigation Risks

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

Competition for Real Property Investments

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

Competition for Tenants

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

Interest Rates

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

Debt Financing

Centurion Apartment REIT is subject to the risks associated with debt financing, including the risk that Centurion Apartment REIT may be unable to make interest or principal payments or meet loan covenants, the risk that defaults under a loan could result in cross defaults or other lender rights or remedies under other loans, and the risk that existing indebtedness may not be able to be refinanced or that the terms of such refinancing may not be as favourable as the terms of existing indebtedness. A portion of Centurion's Acquisition and Operating Facilities are at floating interest rates, and accordingly, changes in short-term borrowing will affect Centurion Apartment REIT's costs of borrowing.

General Economic and Political Conditions

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

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

General Uninsured Losses

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

Availability of Cash for Distributions

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

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

Government Regulation

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

Multi-unit residential rental properties are subject to rent control legislation in most provinces in Canada. Each province in which the Trust operates maintains distinct regulations with respect to tenants' and landlords' rights and obligations. The legislation in various degrees provides restrictions on the ability of a landlord to increase rents above an annually prescribed guideline or require the landlord to give tenants sufficient notice prior to an increase in rent or restricts the frequency of rent increases permitted during the year. The annual rent increase guidelines as per applicable legislation attempts to link the annual rent increases to some measure of changes in the cost-of-living index over the previous year. The legislation also, in most cases, provides for a mechanism to ensure rents can be increased above the guideline increases for extraordinary costs. As a result of rent controls, the Trust may incur property capital investments in the future that will not be fully recoverable from rents charged to the tenants. Applicable legislation may be further amended in a manner that may adversely affect the ability of the Trust to maintain the historical level of cash flow from its properties. In addition, applicable legislation provides for compliance with several regulatory matters involving tenant evictions, work orders, health and safety issues, fire and maintenance standards, etc.

Environmental Matters

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

Unitholder Liability

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

Dependence on Key Personnel

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

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

Cyber-Security

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

Failure or Unavailability of Computer and Data Processing Systems and Software

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

Potential Conflicts of Interest

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

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

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

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

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

Allocation of Investment Opportunities

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

Tax-Related Risks

There can be no assurance that income tax laws and the treatment of mutual fund trusts will not be changed in a manner which adversely affects Centurion Apartment REIT or the Unitholders.
If Centurion Apartment REIT fails or ceases to qualify as a mutual fund trust for the purposes of the Tax Act, the tax consequences described under “Canadian Federal Income Tax Considerations” and “Eligibility for Investment” would in some respects be materially and adversely different. In addition, REIT Unitholders may become subject to provincial taxes, such as Ontario Land Transfer Tax, in respect of their REIT Units.
If investments in Centurion Apartment REIT become publicly listed or traded, there can be no assurances that Centurion Apartment REIT will not be subject to the SIFT Rules, as described under “Canadian Federal Income Tax Considerations – SIFT Rules”, at that time. Centurion Apartment REIT or its subsidiaries may be reassessed for taxes from time to time. Such reassessments together with associated interest and penalties could adversely affect Centurion Apartment REIT.

The Tax Act contains loss restriction rules that could result in unintended tax consequences for unitholders, including an unscheduled allocation of income or capital gains that must be included in a unitholder’s income for Canadian income tax purposes. If Centurion Apartment REIT experiences a “loss restriction event”, it will: (i) be deemed to have a year-end for Canadian tax purposes whether or not Centurion Apartment REIT has losses (which would trigger an allocation of Centurion Apartment REIT’s net income and net realized capital gains to unitholders to ensure that Centurion Apartment REIT itself is not subject to tax on such amounts); and (ii) Centurion Apartment REIT will become subject to the Canadian loss restriction rules that generally apply to corporations, including a deemed realization of any unrealized capital losses and disallowance of its ability to carry forward capital losses. Generally, Centurion Apartment REIT will be subject to a loss restriction event if a person becomes a “majority-interest beneficiary”, or a group of persons becomes a “majority-interest group of beneficiaries”, of Centurion Apartment REIT, as those terms are defined in the affiliated persons rules contained in the Tax Act, with certain modifications. Generally, a majority-interest beneficiary of Centurion Apartment REIT is a beneficiary in the income or capital, as the case may be, of Centurion Apartment REIT who, together with the beneficial interests of persons and partnerships with whom the beneficiary is affiliated, has a fair market value that is greater than 50% of the fair market value of all the interests in the income or capital, as the case may be, of Centurion Apartment REIT. A loss restriction event could occur because a particular unitholder or an affiliate acquires REIT Units of Centurion Apartment REIT or because another person redeems REIT Units of Centurion Apartment REIT. Pursuant to paragraph 251.2(3)(f) of the Tax Act, Centurion Apartment REIT will not be subject to the loss restriction event rules where a person becomes a “majority-interest beneficiary” or group of persons becomes a “majority- interest group of beneficiaries” from the acquisition or disposition of units of Centurion Apartment REIT at any time if (i) Centurion Apartment REIT is an “investment fund” immediately before that time, and (ii) the acquisition or disposition, as the case may be, is not part of a series of transactions or events that includes Centurion Apartment REIT ceasing to be an “investment fund”. An “investment fund” generally includes a trust that is (i) a “mutual fund trust” throughout the period that begins the later of March 21, 2013 and the end of the calendar in which the trust is created, and (ii) at all times throughout the period that begins at the later of March 21, 2013 and the time of its creation, the trust (A) is resident in Canada, (B), all the beneficiaries under the trust hold fixed interests described by reference to units of the trust , (C) follows a reasonable policy of investment diversification, (D) limits its undertaking to the investing of its funds in property, (E) does not alone, or as a member of a group of persons, control a corporation, and (F) does not hold certain property (as detailed in the Tax Act).

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

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

Critical Estimates, Assumptions and Judgements

The preparation of financial statements as per IFRS requires management to make judgments, assumptions and estimates that affect the reported amounts in the consolidated financial statements. Actual results could differ from these estimates. Financial statement carrying values, in addition to other factors (See "VALUATION POLICY"), serve as the basis for the calculation of the Fair Market Value of REIT Units. If such carrying values should prove to be incorrect, the Fair Market Value of the REIT Units could be different. To the extent that the carrying values or critical estimates, assumptions and judgements are inaccurate, and given that property portfolio values, which comprise the vast majority of the REITs assets, are calculated quarterly on a lagging basis, the Posted Price per REIT

Unit in any given month may be understated or overstated as the case may be. In light of the foregoing, there is a risk that a Unitholder who redeems all or part of its Units will be paid an amount less than it would otherwise be paid if the critical estimates, assumptions and judgements were different and that the calculation of property values wasn't calculated on a quarterly basis and thus potentially lagging the market. Similarly, there is a risk that such Unitholder might, in effect, be overpaid if the actual Fair Market Value is lower than the calculated Fair Market Value. In addition, there is a risk than an investment in the REIT by a new Unitholder (or an additional investment by an existing Unitholder) could dilute the value of such investments for the other Unitholders if the Posted Price of the REIT Units is higher than the actual Fair Market Value of the REIT Units. Further, there is a risk that a new Unitholder (or an existing Unitholder that makes an additional investment) could pay more than it might otherwise if the actual Fair Market Value of the REIT Units is lower than the Posted Price. Centurion Apartment REIT does not intend to adjust the Fair Market Value of the REIT retroactively.

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

Lack of Independent Experts Representing Unitholders

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

Joint Arrangements

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

Dilution

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

Restrictions on Potential Growth and Reliance on Credit Facilities

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

Potential Inability to Fund Investments

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

Liquidity of REIT Units and Redemption Risk

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

Nature of REIT Units

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

APPENDIX F
Audited Consolidated Financial Statements

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST
Consolidated Financial Statements
For the Year Ended December 31, 2023

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KPMG LLP
Bay Adelaide Centre
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INDEPENDENT AUDITOR'S REPORT

To the Unitholders of Centurion Apartment Real Estate Investment Trust

Opinion

We have audited the consolidated financial statements of Centurion Apartment Real Estate Investment Trust (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2023
- the consolidated statement of net income and comprehensive income for the year then ended
- the consolidated statement of changes in net assets attributable to unitholders for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of material accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2023, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board.

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 Financial Statements"*** section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the 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.

Other Information

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

- the information included in the 2023 Annual Report | Management's Discussion and Analysis issued to Unitholders.

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

In connection with our audit of the 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 financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

The information, other than the financial statements and the auditor's report thereon, included in a document likely to be entitled "2023 Annual Report | Management's Discussion and Analysis" is expected to be made available to us after the date of this auditor's report. If, based on the work we will perform on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact to those charged with governance.

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

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

In preparing the financial statements, management is responsible for assessing the Entity'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 Entity or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 the 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 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 Entity'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 Entity'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 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 Entity to cease to continue as a going concern.

- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- 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.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group Entity to express an opinion on the financial statements. We are responsible for the direction, supervision, and performance of the group audit. We remain solely responsible for our audit opinion.

KPMG LLP

Chartered Professional Accountants, Licensed Public Accountants

Toronto, Canada

April 17, 2024

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2023 WITH COMPARATIVE INFORMATION AS AT DECEMBER 31, 2022
(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

	Note		**December 31, 2023**		December 31, 2022
Assets					
Investment properties	4	**$**	**5,795,044**	$	5,106,772
Equity accounted investments	5		**352,599**		311,312
Participating loan interests	6		**39,603**		37,387
Mortgage investments	6		**222,484**		120,599
Receivable and other assets	7		**144,811**		104,532
Restricted cash	8		**7,702**		3,511
Cash and cash equivalents			**23,579**		37,334
Total Assets		**$**	**6,585,822**	$	5,721,447
Liabilities					
Mortgages payable and credit facilities	9	**$**	**3,155,355**	$	2,612,857
Deferred income tax liabilities	19		**4,803**		13,391
Current income tax liabilities			**—**		9,326
Accounts payable and other liabilities	10		**70,110**		44,282
Unit subscriptions held in trust	8		**7,702**		3,511
Total Liabilities excluding net assets attributable to Unitholders			**3,237,970**		2,683,367
Net assets attributable to Unitholders		**$**	**3,347,852**	$	3,038,080
Represented by:					
Net assets attributable to unitholders of the Trust		**$**	**3,345,406**	$	3,034,346
Net assets attributable to non-controlling interests		**$**	**2,446**	$	3,734

Commitments and contingencies (Notes 8, 16 and 17)

Subsequent events (Note 25)

See accompanying notes to the consolidated financial statements

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST
CONSOLIDATED STATEMENT OF NET INCOME AND COMPREHENSIVE INCOME (WITH COMPARATIVE FINANCIAL INFORMATION)
(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

For the year ended December 31,	Note		**2023**		2022
Revenue from investment properties	12	**$**	**317,704**	$	248,158
Property operating costs			**(112,949)**		(88,117)
Net rental income			**204,755**		160,041
Interest income, net of interest expense from syndicated investment liabilities	6		**28,822**		20,400
Allowance for expected credit losses	6		**(1,834)**		(682)
Income from operations			**231,743**		179,759
Net fair value gains	4		**121,752**		217,019
Income from equity accounted investments	5		**14,466**		13,244
Finance costs	13		**(87,501)**		(67,811)
Other income and expenses	14		**(13,496)**		(9,759)
General and administrative expenses	15		**(71,297)**		(35,695)
Foreign currency gains (losses)			**(2,664)**		1,171
Income before taxes			**193,003**		297,928
Current and deferred income tax expense (recovery)	19		**8,272**		(1,487)
Net income and comprehensive income		**$**	**201,275**	$	296,441
Attributable to:					
Unitholders of the Trust		**$**	**201,477**	$	295,881
Non-controlling interests		**$**	**(202)**	$	560

See accompanying notes to the consolidated financial statements.

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST

CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS (WITH COMPARATIVE FINANCIAL INFORMATION)
(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

For the year ended December 31, 2023	Net assets attributable to Unitholders of the REIT	Net assets attributable to non-controlling interests	Net assets attributable to Unitholders
Net assets attributable to Unitholders at beginning of the year	**$ 3,034,346**	**$ 3,734**	**$ 3,038,080**
Net income and comprehensive income	**201,477**	**(202)**	**201,275**
Redeemable unit transactions			
Units issued (net of issuance costs)	531,370	—	531,370
Reinvestment of distributions by Unitholders	90,353	—	90,353
Redemption of Units	(352,614)	—	(352,614)
Distributions to Unitholders	(159,526)	(1,086)	(160,612)
Net increase from Unit transactions	109,583	(1,086)	108,497
Net increase in net assets attributable to Unitholders	**311,060**	**(1,288)**	**309,772**
Net assets attributable to Unitholders at end of the year	**$ 3,345,406**	**$ 2,446**	**$ 3,347,852**

For the year ended December 31, 2022	Net assets attributable to Unitholders of the REIT	Net assets attributable to non-controlling interests	Net assets attributable to Unitholders
Net assets attributable to Unitholders at beginning of the year	**$ 2,422,254**	**$ 3,557**	**$ 2,425,811**
Net income and comprehensive income	**295,881**	**560**	**296,441**
Redeemable unit transactions			
Units issued (net of issuance costs)	612,218	—	612,218
Reinvestment of distributions by Unitholders	77,711	—	77,711
Redemption of Units	(235,492)	—	(235,492)
Distributions to Unitholders	(138,226)	(383)	(138,609)
Net increase from Unit transactions	316,211	(383)	315,828
Net increase in net assets attributable to Unitholders	**612,092**	**177**	**612,269**
Net assets attributable to Unitholders at end of the year	**$ 3,034,346**	**$ 3,734**	**$ 3,038,080**

See accompanying notes to the consolidated financial statements.

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST

CONSOLIDATED STATEMENT OF CASH FLOWS (WITH COMPARATIVE FINANCIAL INFORMATION)
(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS)

For the year ended	Note	2023	2022
Operating activities			
Net income		**$ 201,275**	$ 296,441
Adjustments for:			
Interest income, net of interest expense from syndicated mortgage liabilities	6	**(28,822)**	(19,011)
Interest received, net of interest paid on syndication	6	**18,338**	33,149
Allowance of expected credit losses	6	**1,834**	683
Net fair value gains	4	**(121,752)**	(217,019)
Fair value gains and income from equity accounted investments	5	**(14,466)**	(13,244)
Finance costs	13	**87,501**	70,306
Amortization of property and equipment	15	**790**	867
Unrealized foreign exchange gains	5	**2,534**	(7,279)
Current and deferred income tax recovery		**(8,272)**	5,889
Income tax payments		**(11,392)**	(4,402)
Changes in non-cash operating account balances	23	**(14,306)**	(3,476)
Net cash from operating activities		**113,262**	142,904
Financing activities			
Units issued		**461,870**	485,597
Unit issue costs		**(2,616)**	(3,783)
Cash distributions to Unitholders		**(70,259)**	(58,846)
Redemption of Units		**(327,364)**	(235,492)
Capitalized financing fees		**(23,868)**	(17,115)
Mortgage advances and refinancing	23	**407,508**	375,859
Mortgage and loan repayments and discharges	23	**(287,890)**	(253,265)
Credit facility advances, net of repayments	23	**128,000**	80,000
Finance costs paid		**(83,447)**	(63,463)
Net cash from financing activities		**201,934**	309,492
Investing activities			
Investment property acquisitions	4	**(61,412)**	(658,181)
Investment property acquisition costs	4	**(12,495)**	(66,528)
Investment property improvements	4	**(73,857)**	(61,109)
Investment property acquisition deposits	7	**(7,500)**	(6,000)
Investment in leased assets		**(13,092)**	(32)
Participating loan interests funded	6	**(10,228)**	(6,766)
Participating loan interests repaid	6	**5,380**	59,762
Equity accounted investment funded	5	**(65,411)**	(96,676)
Equity accounted investment distributions	5	**6,426**	147,315
Mortgage investments principal repaid, net of syndication	6	**17,948**	131,499
Mortgage investments principal funded, net of syndication	6	**(114,710)**	(103,957)
Net cash used in investing activities		**(328,951)**	(660,673)
Net decrease in cash		**(13,755)**	(208,277)
Cash, beginning of year		**37,334**	245,611
Cash, end of year		**$ 23,579**	$ 37,334

See accompanying notes to the consolidated financial statements.

1. Trust Information

Centurion Apartment Real Estate Investment Trust ("REIT" or the "Trust") is an unincorporated, open-ended real estate private investment trust which was created pursuant to a Declaration of Trust initially dated August 31, 2009, as further amended from time to time and most recently amended on January 13, 2022 ("Declaration of Trust") and is governed by the laws of the Province of Ontario. The registered office of the Trust is located at 25 Sheppard Avenue West, Suite 1800, Toronto, Ontario, M2N 6S8. The Trust invests primarily in multi-suite residential properties, student residence properties, mortgages and other opportunistic real estate investments in Canada and the United States.

2. Basis of Presentation

a) Statement of Compliance

The consolidated financial statements for the December 31, 2023, have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB").

The consolidated financial statements have been approved for issue by the Board of Trustees on April 17, 2024.

b) Basis of Measurement

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

c) Principles of Consolidation

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

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

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

d) Functional and Presentation Currency

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

e) Critical Accounting Estimates, Assumptions and Judgments

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

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

Business Combinations

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

Measurement of Fair Value

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

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

Level 2: Quoted prices in active markets for similar assets or liabilities or valuation techniques where significant inputs are based on observable market data.

Level 3: Valuation techniques for which any significant input is not based on observable market data.

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

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

Measurement of Expected Credit Loss ("ECL")

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

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

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

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

Classification of Co-Investments

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

3. Significant Accounting Policies

a) Investment Properties

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

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

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

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

b) Financial Instruments

Recognition and measurement

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

Derecognition of financial assets and liabilities

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

c) Mortgage Investments

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

Allowance for ECL on Mortgage Investments

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

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

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

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

d) Joint Arrangements

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

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

e) Leased Assets

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

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

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

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

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

f) Property, Plant, and Equipment

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

g) Participating Loan Interests

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

h) Foreign Currency Forward Contracts

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

i) Revenue Recognition

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

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

j) Provisions

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

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

k) Borrowing Costs and Interest on Mortgages Payable

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

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

l) Employee Benefits

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

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

m) Distribution Reinvestment and Unit Purchase Plan ("DRIP")

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

n) Income Taxes

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

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

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

o) Net Assets Attributable to Unitholders

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

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

p) Future Accounting Policy Changes

Amendments to IAS 1, Presentation of Financial Statements and Classification of Liabilities as Current or Non-Current.

In January 2020, the IASB issued amendments to refine the categorization of liabilities into current or non-current classifications. These amendments include requiring companies to remove the requirement for a right to defer settlement or roll over of a liability for at least twelve months to be unconditional. Rather, such a right exists at the end of a reporting period.

In October 2022, the IAS issued amendments to enhance the information disclosed of a company's long-term debt with covenants.

- clarifying that only covenants that a company must be in compliance with on or before the reporting date will impact the classification of a liability as current or non-current. Therefore, confirming that the classification of liabilities remains unaffected by post-reporting date covenant compliance requirements; and
- clarifying the classification of liabilities that include a counterparty conversion option. The amendment states that:
    - the settlement of a liability includes transferring a company's own equity instrument to the counterparty; and
    - when classifying liabilities as current or non-current a company can ignore only those conversion options that are recognized as equity.

The amendments are effective January 1, 2024, with early adoption permitted. The amendments are to be applied retrospectively. Management is currently assessing the impact of this amendment.

(Expressed in thousands of Canadian dollars)

4. Investment Properties

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

The Trust investment properties consist of the following:

	Note		**December 31, 2023**		December 31, 2022
Balance, beginning of year		**$**	**5,106,772**	$	3,110,516
Property acquisitions			**391,115**		1,653,916
Increase in property valuation			**211,825**		343,809
Other adjustments			**(145)**		(1,469)
Reclassification from equity accounted investments	5		**85,477**		—
Balance, end of year		**$**	**5,795,044**	$	5,106,772

	Note		**December 31, 2023**		December 31, 2022
Increase in property valuation		**$**	**211,825**	$	343,809
Less: Acquisition costs			**(12,495)**		(66,528)
Less: Property improvements			**(75,058)**		(61,109)
Less: Other adjustments			**—**		2,361
Fair value adjustment on investment properties			**124,272**		218,533
Fair value adjustment on participating loan interests	6		**(2,520)**		(1,514)
Total fair value gains, net		**$**	**121,752**	$	217,019

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

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

At each reporting date, the Trust assembles the property specific data used in the valuation model based on the process outlined in the valuation framework, reviews the valuation framework to determine whether any changes or updates are required, inputs the capitalization rates, set-offs and normalization assumptions provided by the valuators, and delivers the completed valuation framework to the external appraiser for review. Current regulatory and macroeconomic developments, including the interest rate and inflationary environment, have impacted overall market activity, resulting in limited reliable market metrics, such as capitalization rates. As such, the fair values of the Trust's investment properties are subject to significant change, and such changes may be material.

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

(Expressed in thousands of Canadian dollars)

Capitalization Rate Sensitivity Analysis

As at December 31, 2023, the Trust conducted a valuation of its investment properties on an individual basis, with no portfolio effect considered, to determine the estimated fair value of its investment properties.

Capitalization rates used to generate estimated fair values for the investment properties ranged from 3.30% to 5.63% at December 31, 2023 (December 31, 2022 – 3.13% to 5.50%) with a weighted average capitalization rate across the investment properties portfolio of 4.23% (December 31, 2022 – 4.06%).

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

Capitalization rate sensitivity increase (decrease)	Weighted average capitalization rate	Fair value of investment property	Fair value variance	% change
(0.50)%	3.73%	$6,571,860	$776,816	13.4%
(0.35)%	3.88%	6,317,793	522,749	9.0%
(0.15)%	4.08%	6,008,097	213,053	3.7%
—	4.23%	5,795,044	—	—
0.15%	4.38%	5,596,584	(198,460)	(3.4%)
0.35%	4.58%	5,352,192	(442,853)	(7.6%)
0.50%	4.73%	5,182,460	(612,584)	(10.6%)

Acquisitions

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

Acquisition Date	Rental Units	% Holding	Purchase Price [2]	New/Assumed Mortgage Funding	New/Assumed Mortgage Interest Rate	New/Assumed Mortgage Maturity Date
January 25, 2023	84	100%	$25,800 [1]	$ 15,351	3.82%	June 1, 2033
January 31, 2023	277	100%	103,000 [1]	71,135	3.82%	June 1, 2033
February 1, 2023	240	100%	84,500	81,500	2.93%	October 9, 2032
June 20, 2023	60	100%	21,463	16,710	4.25%	June 1, 2033
July 27, 2023	158	100%	58,000 [1]	33,852	4.34%	June 1, 2033
August 31, 2023	125	100%	40,000	—	—%	—
November 15, 2023	99	100%	36,000	25,643	4.60%	March 1, 2034
December 7, 2023	61	100%	22,352	18,877	4.25%	April 1, 2034
			$ 391,115	**$ 263,068**		

(1) The acquisition included the issuance of Class C LP units, the value of the total units issued during the year ended December 31, 2023 was $46,866.
(2) The total purchase deposits used to support the acquisitions during the year ended December 31, 2023 was $19,769 with the remaining funds coming from the Trust's line of credit.

(Expressed in thousands of Canadian dollars)

During the year ended December 31, 2022, the Trust completed the following investment property asset acquisitions, which contributed to the operating results effective from the acquisition date.

Acquisition Date	Rental Units	% Holding	Purchase Price	New/Assumed Mortgage Funding	New/Assumed Mortgage Interest Rate	New/Assumed Mortgage Maturity Date
February 4, 2022	233	100%	82,543	61,260	2.50%	September 1, 2032
April 25, 2022	—[1]	100%	6,100	3,940	4.20%	April 25, 2024
April 26, 2022	3677	100%	965,000	603,789	1.65% - 6.95%	August 1, 2023 - June 1, 2033
April 28, 2022	345	100%	115,000	81,629	1.96% - 2.92%	May 1, 2023 - June 1, 2025
May 13, 2022	289	100%	50,816	—	—%	—
August 31, 2022	145	100%	67,500	33,754	3.54%	August 1, 2025
October 12, 2022	276	100%	207,000	102,044	3.19%	December 1, 2029
December 8, 2022	104	100%	44,000	—	—%	—
December 21, 2022	281	100%	98,457	57,479	3.68%	September 1, 2032
			$1,636,416	**$ 943,895**		

[1]The Trust acquired the investment property prior to rental units being operational.

Dispositions

The Trust did not make any investment property dispositions during the year ended December 31, 2023 and the year ended December 31, 2022.

Transfers between Equity Accounted Investments and Joint Arrangements

During the year ended December 31, 2023, the Trust transferred 4 properties from equity accounted investments to investment properties through new co-ownerships structures.

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

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

During the year ended December 31, 2022, the Trust transferred one property from equity accounted investments to investment properties through new co-ownerships structures.

Acquisition Date	Rental Units	% Holding	Transfer Price	Mortgage Transferred	Mortgage Transferred Interest Rate	Mortgage Transferred Maturity Date
January 18, 2022	—[1]	50%	$ 17,500	$ 11,375	6.95%	February 1, 2023
			$ 17,500	**$ 11,375**		

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

(Expressed in thousands of Canadian dollars)

Investment in Joint Arrangements

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

	December 31, 2023	December 31, 2022
75 Ann & 1 Beaufort Co-ownership	75%	75%
Harbourview Estates LP	60%	60%
Pandora	50%	50%
Pandora - Phase 2	75%	75%
The Residence of Seasons LP	50%	50%
Bridgewater Apartments	45%	45%
Bridgewater Apartments II	45%	45%
No. 21 Apartments LP	50%	50%
Sage Apartments LP	50%	50%
400 Albert & Main	50%	50%
View at Charlesworth	50%	—%
Bridgewater Apartments III	45%	—%
Ironclad	66.67%	—%
Acre 21	50%	—%

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

For the year ended		**December 31, 2023**		December 31, 2022
Non-current assets	**$**	**470,699**	$	350,155
Current assets		**20,187**		15,378
Total assets	**$**	**490,886**	$	365,533
Non-current liabilities	**$**	**250,353**	$	185,481
Current liabilities		**8,811**		3,354
Total liabilities	**$**	**259,164**	$	188,835
Revenues	**$**	**25,757**	$	20,204
Expenses		**(15,446)**		(13,327)
Fair value adjustment on investment properties		**18,939**		22,797
Net income	**$**	**29,250**	$	29,674

(Expressed in thousands of Canadian dollars)

5. Equity Accounted Investments

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

The following table details the principal activities of the Canadian ("CDN") and United States ("USA") entities in which the Trust owns an ownership interest:

	December 31, 2023			December 31, 2022		
Principal Activity	**Number of Entities**		**Equity Balance**	**Number of Entities**		**Equity Balance**
CDN Development	12		141,278	12		101,011
CDN Income Producing	7		176,134	9		149,108
USA Development	2		5,304	—		—
USA Income Producing	2		29,883	4		61,193
Total	**23**	**$**	**352,599**	**25**	**$**	**311,312**

		December 31, 2023		December 31, 2022
Preferred interest and equity income	**$**	**20,259**	$	9,679
Fair Value from investment property held within on equity accounted investments		**(5,793)**		3,565
Income from equity accounted investments	**$**	**14,466**	$	13,244

(Expressed in thousands of Canadian dollars)

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

Entity	**Ownership**	**January 1, 2023**	**Net Contributions/ (Distributions)**	**Preferred Interest and Equity Income**	**Fair Value and Currency Translation Adjustment**	**Dispositions and Transfer**	**December 31, 2023**
Centurion Rise (520 Ellesmere) LP	85%	$ 17,083	$ —	$ 757	$ 433	$ —	$ 18,273
Station Place	50%	41,893	1,075	483	13,161	—	56,612
4Square LP [(1)]	95%	14,258	28,226	772	4,542	—	47,798
CCA CBD Minneapolis LLC	48%	16,145	4,609	254	(15,704)	—	5,304
Centurion Appelt LP	75%	22,592	1,266	1,565	62	—	25,485
Shops of Steels LP	32%	19,375	641	1,527	(1,621)	—	19,922
Other [(2)]		179,966	23,168	14,900	(8,814)	(30,015)	179,205
Total		**$ 311,312**	**$ 58,985**	**$ 20,258**	**$ (7,941)**	**$ (30,015)**	**$ 352,599**

[(1)] During the year ended December 31, 2023, the Trust acquired an additional 25% interest in a property located in Calgary, Alberta. This increased the Trust's ownership to 95%.
[(2)] The Trust transitioned four equity accounted investments during the year ended December 31, 2023, to co-ownership properties now included in investment properties.

The carrying value of equity accounted investments consist of the following entities with greater than 10% of the balances or activities as at December 31, 2022:

Entity	**Ownership**	**January 1, 2022**	**Net Contributions/ (Distributions)**	**Preferred Interest and Equity Income**	**Fair Value and Currency Translation Adjustment**	**Dispositions and Transfer**	**December 31, 2022**
The View At Charlesworth	50%	$ 4,872	$ (400)	$ 3,970	$ —	$ —	$ 8,442
Station Place	50%	115,721	(74,736)	909	—	—	41,894
4Square LP	70%	21,197	1,874	(8,813)	—	—	14,258
Warehouse District Flats LLC	66%	38,694	—	(145)	913	(39,462)	—
Centurion Appelt LP	75%	—	19,238	3,354	—	—	22,592
Shops of Steels LP	32%	—	18,750	625	—	—	19,375
Other		160,944	46,519	13,344	6,366	(22,422)	204,751
Total		**$ 341,428**	**$ 11,245**	**$ 13,244**	**$ 7,279**	**$ (61,884)**	**$ 311,312**

(Expressed in thousands of Canadian dollars)

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

As at December 31, 2023	Centurion Rise (520 Ellesmere) LP	Station Place	4Square LP	CCA CBD Minneapolis LLC	Centurion Appelt LP	Shops of Steels LP	Other	Total
Ownership[1]	**85%**	**50%**	**95%**	**48%**	**75%**	**32%**		
Non-current assets	$ 50,424	$ 261,872	$ 81,529	$ 69,088	$ 102,593	$ 2,350	$ 715,872	**1,283,728**
Current assets	1,446	2,107	3,332	5,131	1,563	1,538	24,489	**39,606**
Total assets	$ 51,870	$ 263,979	$ 84,861	$ 74,219	$ 104,156	$ 3,888	$ 740,361	**$ 1,323,334**
Non-current liabilities	$ (327)	$ (149,813)	$ (46,912)	$ (77,854)	$ (70,049)	$ (331)	$ (381,146)	**(726,432)**
Current liabilities	(36,548)	(2,321)	(1,616)	(9,377)	(3,243)	(382)	(97,297)	**(150,784)**
Total liabilities	$ (36,875)	$ (152,134)	$ (48,528)	$ (87,231)	$ (73,292)	$ (713)	$ (478,443)	**$ (877,216)**
Total revenue	$ 3,490	$ 11,765	$ 5,978	$ 5,852	$ 9,196	$ 4,335	$ 20,943	**61,559**
Total expenses	(4,838)	(11,509)	(5,959)	(8,849)	(12,339)	(3,003)	(21,095)	**(67,592)**
Net fair value gains (losses)	1,400	27,287	5,594	(29,414)	2,169	(294)	(7,405)	**(663)**
Total currency translation adjustment	—	—	—	(494)	—	—	(99)	**(593)**
Net income (loss)[1]	**$ 52**	**$ 27,543**	**$ 5,613**	**$ (32,905)**	**$ (974)**	**$ 1,038**	**$ (7,656)**	**$ (7,289)**

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

The following is the summarized financial information of the above investments at 100% as at December 31, 2022:

As at December 31, 2022	The View At Charlesworth	Station Place Inc.	4Square LP	Warehouse District Flats	Centurion Appelt LP	Shops of Steels LP	Other	Total
Ownership[1]	50%	50%	70%	66%	75%	32%		
Non-current assets	$ 41,343	$ 233,336	$ 72,042	$ —	$ 101,062	$ 126,121	$ 841,257	**$ 1,415,161**
Current assets	193	921	1,097	—	4,214	4,019	27,418	**37,862**
Total assets	$ 41,536	$ 234,257	$ 73,139	$ —	$ 105,276	$ 130,140	$ 868,675	**$ 1,453,023**
Non-current liabilities	$ (23,574)	$ (149,505)	$ (63,810)	$ —	$ (75,159)	$ (65,000)	$ (439,725)	**(816,773)**
Current liabilities	(275)	(2,876)	(5,287)	—	(1,693)	(136)	(103,935)	**(114,202)**
Total liabilities	$ (23,849)	$ (152,381)	$ (69,097)	$ —	$ (76,852)	$ (65,136)	$ (543,660)	**$ (930,975)**
Total revenue	$ 2,010	$ 7,568	$ 5,740	$ —	$ 4,656	$ 769	$ 30,139	**50,882**
Total expenses	(1,103)	(8,933)	(6,859)	—	(6,356)	(1,260)	(36,410)	**(60,921)**
Total fair value gains (losses)	7,939	1,817	(12,589)	(220)	4,473	1,954	22,046	**25,420**
Net income (loss)[1]	**$ 8,846**	**$ 452**	**$ (13,708)**	**$ (220)**	**$ 2,773**	**$ 1,463**	**$ 15,775**	**$ 15,381**

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

(Expressed in thousands of Canadian dollars)

6. Debt Investments

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

		Year ended December 31		
		2023		**2022**
Interest income from mortgage investments	**$**	**23,443**	$	15,490
Interest expense on syndicated mortgage liabilities		**(407)**		—
Interest income from participating loan interests		**5,786**		4,910
Total interest income	**$**	**28,822**	$	20,400
Allowance for expected credit losses (ECL)		**(1,834)**		(682)

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

		Year ended December 31		
		2023		**2022**
Interest received on mortgage investments		**12,847**		9,164
Interest received on participating loan interests		**5,710**		23,985
Interest paid to syndicate participants		**(219)**		—
Total cash interest received	**$**	**18,338**	$	33,149

a) Mortgage Investments

Mortgage investments represent amounts under loan arrangements with third party borrowers. The weighted average effective interest rate on mortgage investments maturing between 2024 and 2026 is 12.95% (December 31, 2022: The weighted average effective interest rate on mortgage investments maturing between 2023 and 2025 is 12.35%).

As at December 31, 2023, mortgage investments and syndicated mortgage investment liability are as follows:

Mortgage Investments		**December 31, 2023**		**December 31, 2022**
Non-current mortgage investments (1)	$	64,909	$	57,062
Current mortgage investments		160,406		64,534
		225,315		121,596
Allowance for ECL		(2,831)		(997)
Total mortgage investments	**$**	**222,484**	**$**	**120,599**

(1) The Trust has co-invested with a related party, Centurion Financial Trust, with the same asset manager, on $1,138 of debt investments as at December 31, 2023 (December 31, 2022: $1,138).

(Expressed in thousands of Canadian dollars)

As at December 31, 2023, continuity of mortgage investments, including the allowance for ECL, is allocated between the internal credit risk stages as follows:

As at December 31, 2023	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Gross mortgage investments, beginning of the year	$ 110,953	$ 695	$ 9,948	$ 121,596
Principal funded	117,367	—	113	117,480
Interest accrued	19,992	33	2,500	22,525
Interest repaid	(18,300)	(38)	—	(18,338)
Principal repaid	(17,258)	(690)	—	(17,948)
Gross mortgage investments, end of the year	$ 212,754	$ —	$ 12,561	$ 225,315
Allowance for ECL, beginning of the year	$ 892	$ 5	$ 100	$ 997
Remeasurement	430	(5)	1,478	1,903
Repayment	(69)	—	—	(69)
Transfers to (from)	—	—	—	—
Allowance for ECL, end of the year	1,253	—	1,578	2,831
Total mortgage investments	**$ 211,501**	**$ —**	**$ 10,983**	**$ 222,484**

As at December 31, 2022, mortgage investments, including the allowance for ECL, is allocated between the internal credit risk stages as follows:

As at December 31, 2022	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Gross mortgage investments, beginning of the year	$ 143,341	$ 860	$ —	$ 144,201
Principal funded	102,648	—	27,849	130,497
Interest accrued	10,908	68	3,125	14,101
Interest repaid	(10,066)	(69)	(2,895)	(13,030)
Principal repaid	(111,296)	(164)	(42,713)	(154,173)
Transfers to (from)	(24,582)	—	24,582	—
Gross mortgage investments, end of the year	$ 110,953	$ 695	$ 9,948	$ 121,596
Allowance for ECL, beginning of the year	$ 309	$ 5	$ —	$ 314
Remeasurement	759	—	135	894
Repayment	(161)	—	(50)	(211)
Transfers to (from)	(15)	—	15	—
Allowance for ECL, end of the year	$ 892	$ 5	$ 100	$ 997
Total mortgage investments	**$ 110,061**	**$ 690**	**$ 9,848**	**$ 120,599**

(Expressed in thousands of Canadian dollars)

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

		December 31, 2023		December 31, 2022
Within 1 year	**$**	**160,406**	$	64,534
1 to 2 years		**49,012**		41,448
2 to 3 years		**15,897**		15,614
Total repayments	**$**	**225,315**	$	121,596

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

	December 31, 2023	December 31, 2022
Low-Rise Residential	**20 %**	18 %
Land	**17 %**	34 %
Commercial/Mixed Use	**3 %**	6 %
High-Rise Condominium	**18 %**	12 %
Multi Family Apartments	**39 %**	28 %
Industrial	**3 %**	2 %
	100 %	100 %

As at December 31, 2023, the Trust's mortgage investments are comprised of a 84% interest in first mortgages (December 31, 2022: 80%) and a 16% interest in second mortgages (December 31, 2022: 20%).

b) Participating Loan Interests

As at December 31, 2023, the Trust holds mortgage investments that contain participation agreements with third-party lenders, whereby the Trust retains residual interests subordinate to the interests syndicated to these third-party lenders. All interest and fee income earned by the Trust recognized is included in the consolidated statement of net income and comprehensive income.

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

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

(Expressed in thousands of Canadian dollars)

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

	December 31, 2023	December 31, 2022
Balance, beginning of year	**$ 37,387**	$ 110,972
Advances	**10,228**	7,088
Interest income	**5,379**	4,910
Fair value losses	**(2,520)**	(1,514)
Repayment of principal or Partial repayment of principal	**(5,380)**	(59,762)
Repayment of interest, net of syndication	**(5,491)**	(24,307)
Balance, end of year	**$ 39,603**	$ 37,387

The Trust has co-invested with CFIT $2,252 of participating loan interests as at December 31, 2023 (December 31, 2022: $2,435).

7. Receivables and Other Assets

Receivables and other assets consist of the following:

	Note	**December 31, 2023**	December 31, 2022
Acquisition deposits		**$ 1,751**	$ 14,020
Prepaid CMHC premiums		**56,663**	42,537
Other current assets		**19,495**	24,647
Warehouse receivable	16	**2,411**	13,087
Prepaid expenses		**6,709**	4,025
Property and equipment		**1,887**	2,254
Financial asset	9	**50,342**	—
Leased assets		**1,876**	2,222
Current income tax receivable		**2,137**	—
Net rent receivables		**1,540**	1,740
		$ 144,811	$ 104,532

Prepaid CMHC premiums, represents CMHC premiums on mortgages payable, net of accumulated amortization of $7,344 (December 31, 2022: $5,675).

Total capitalized financing costs during the year ended December 31, 2023 amounted to $23,868 (December 31, 2022: $17,115) and total amortization of financing costs during the year amounted to $4,054 (December 31, 2022: $6,843).

8. Restricted Cash / Unit Subscriptions in Trust

As at December 31, 2023, restricted cash consists of cash not available for use of $7,702 (December 31, 2022: $3,511). This restricted cash represents Unitholder subscriptions held in trust until the trade settlement date. These amounts will be returned to investors if the proposed Unitholder subscriptions do not successfully proceed. All restricted cash as at December 31, 2023, is current in nature. Subsequent to year end, the restricted cash was released as units were issued to investors.

(Expressed in thousands of Canadian dollars)

9. Mortgages Payable and Credit Facilities

Mortgages payable and credit facilities consist of the following:

		December 31, 2023		December 31, 2022
Current	**$**	**424,070**	$	331,657
Non-current		**2,731,285**		2,281,200
	$	**3,155,355**	$	2,612,857

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

		December 31, 2023		December 31, 2022
First mortgages on investment properties, bearing interest rate between 1.62% and 4.60% (December 31, 2022: 1.62% and 4.35%), with a weighted average interest rate of 2.88% (December 31, 2022: 2.64%), and a weighted average maturity of 6.54 years (December 31, 2022: 6.47 years), secured by related investment properties	**$**	**2,685,040**	$	2,282,310
Second mortgages on investment properties, bearing interest rate of 4.03% (December 31, 2022: range between 4.03% and 6.00%, with a weighted average interest rate of 5.37%), and a maturity of 0.84 years (December 31, 2022: weighted average maturity of 0.87 years), secured by related investment properties		**812**		2,664
Construction financing and Land loan facility, bearing interest rate of 7.25% (December 31, 2022: 6.95%), secured by related properties		**37,290**		89,426
Mortgages on financial instruments, bearing interest rate of 4.93% (Note 7)		**37,500**		—
Line of credit facility, bearing a weighted average interest rate of 7.89% (December 31, 2022: 7.45%) secured by assets of REIT and its subsidiaries		**208,000**		80,000
REIT proportion of mortgages held through joint arrangements, bearing interest between 0% and 5.37% (December 31, 2022: 0% and 5.37%), with a weighted average interest rate of 2.99% (December 31, 2022: 2.78%) and a weighted average maturity of 6.85 years (December 31, 2022: 7.21 years), secured by related investment properties in the joint venture arrangement		**207,245**		173,301
	$	**3,175,887**	$	2,627,701
Less: Unamortized portion of financing fees		**(20,532)**		(14,844)
	$	**3,155,355**	$	2,612,857

First mortgages secured by investment properties with a fair value of $5,301,943 as at December 31, 2023 (December 31, 2022: $4,433,017). Overall, the weighted average mortgage interest rate at December 31, 2023, was 3.29% (December 31, 2022: 2.91%).

(Expressed in thousands of Canadian dollars)

Mortgages payable at December 31, 2023, are due as follows:

	Principal Repayments	Balance due at Maturity	Total
Year ended December 31, 2024	$ 63,667	$ 360,403	$ 424,070
Year ended December 31, 2025	60,341	171,078	231,419
Year ended December 31, 2026	59,246	63,460	122,706
Year ended December 31, 2027	57,202	61,914	119,116
Year ended December 31, 2028	55,263	234,949	290,212
Thereafter	143,242	1,845,122	1,988,364
	$ 438,961	$ 2,736,926	$ 3,175,887
Less: Unamortized portion of financing fees			(20,532)
			$ 3,155,355

10. Accounts Payable and Other Liabilities

Accounts payable and other liabilities consist of the following:

	December 31, 2023	December 31, 2022
Accrued expenses	**$ 20,844**	$ 18,519
Prepaid rent	**3,695**	3,091
Tenant deposits	**13,230**	11,940
Accounts payable	**25,236**	4,680
Lease liability	**2,144**	2,455
Deferred long term incentive plan	**4,961**	3,597
	$ 70,110	$ 44,282

11. Classification of Units

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

Authorized

i. **Unlimited number of Class A Trust Units**
Class A Trust Units are participating, with one vote per unit, no par value.

ii. **Unlimited number of Class F Trust Units**
Class F Trust Units are participating, with one vote per unit, no par value.

iii. **Unlimited number of Class I Trust Units**
Class I Trust Units are participating, with one vote per unit, no par value.

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

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

Issued (in thousands of units)

	December 31, 2023	December 31, 2022
Class A Trust Units		
Units as at January 1,	**76,872**	71,572
New units issued	**7,607**	8,078
Distribution reinvestment plan	**1,764**	1,698
Redemption of units	**(6,011)**	(4,476)
	80,232	76,872
Class F Trust Units		
Units as at January 1,	**55,721**	46,806
New units issued	**11,890**	12,315
Distribution reinvestment plan	**1,667**	1,562
Redemption of units	**(7,806)**	(4,962)
	61,472	55,721
Class I Trust Units		
Units as at January 1,	**13,439**	10,705
New units issued	**4,039**	3,968
Distribution reinvestment plan	**258**	182
Redemption of units	**(1,562)**	(1,416)
	16,174	13,439
Class M Trust Units		
Units as at January 1,	**4**	13
Redemption of units	**(2)**	(9)
Converted to Class A units [1]	**(2)**	—
	—	4
Exchangeable LP units		
Units as at January 1,	**6,991**	468
New units issued	**2,051**	6,321
Distribution reinvestment plan	**324**	206
Redemption of units	**(26)**	(4)
	9,340	6,991

[1] From January 1 to August 31 2023, 2,383 Class M units were redeemed for $26,414 (December 31, 2022: 46,254 Class M units were redeemed for $130,000). As at September 1st, 2023, the Class M balance of 1,363 units, held by a related party of the Asset Manager, was converted to 1,098,873 Class A units with a value of $25,249.

(Expressed in thousands of Canadian dollars)

12. Revenue Recognition

Revenue from investment properties is comprised of the following:

For the year ended December 31,		**2023**		2022
Rental income	**$**	**299,892**	$	234,995
Ancillary income		**16,129**		11,709
Expense recoveries		**1,683**		1,454
	$	**317,704**	$	248,158

13. Finance Costs

For the year ended December 31,		**2023**		2022
Interest expense on mortgage payables secured by investment properties	**$**	**76,817**	$	52,155
Interest expense on line of credit		**6,477**		8,629
Other interest expense		**153**		184
Amortization of financing fees		**2,385**		3,975
Amortization of CMHC premiums		**1,669**		2,868
	$	**87,501**	$	67,811

14. Other Income and Expenses

For the year ended December 31,		**2023**		2022
Trailer fee expense	**$**	**(14,393)**	$	(11,469)
Interest and miscellaneous		**897**		1,710
	$	**(13,496)**	$	(9,759)

15. General and Administrative Expenses

For the year ended December 31,		**2023**		2022
Salaries and wages	**$**	**23,378**	$	21,631
Communications & IT		**4,107**		3,103
Asset management fees & carry allocation (1)		**30,933**		—
Office expenses		**2,829**		2,612
Fund administration costs		**2,472**		1,745
Professional fees		**3,650**		3,271
Advertising		**3,138**		2,466
Amortization of property and equipment		**790**		867
	$	**71,297**	$	35,695

(1) The Trust was charged asset management fees and a carry allocation by a related party under the agreement described in Note 16.

(Expressed in thousands of Canadian dollars)

16. Commitments

The Trust is committed to asset management services under an asset management agreement with Centurion Asset Management Inc. ("CAMI" or the "Asset Manager"), a company controlled by the President and Trustee of the Trust. The asset management agreement was revised on September 1, 2023. The initial term of the revised Asset Management Agreement is five years and will be renewed automatically annually thereafter unless cancelled. The contract will be terminable by the REIT (i) for cause, (ii) for poor performance by the Asset Manager at the end of the initial term, subject to a cure period and two-thirds unitholder approval, or (iii) for other strategic purposes after seven years, subject to two-thirds unitholder approval and a make-whole payment, equivalent to asset management fees and carry allocation paid during the preceding 36 months. The Asset Manager may terminate the contract at any time after the initial term on 180 days' notice. The Trust is required to pay a 1.0% per annum asset management fees based on net asset value and bear a carry allocation of 15% of the total return as defined in the asset management agreement if the units produce a return in excess of a 7.25% hurdle per annum, subject to monthly full recovery look back with a high-water mark. The Asset Manager assumed responsibility for the personnel costs and related overhead costs incurred from and after September 1, 2023 in respect of the asset management employees transferred to the Asset Manager, subject to certain agreed reimbursable expenses, and is not entitled to any acquisition, disposition or development fees.

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

As at		**December 31, 2023**		December 31, 2022
Warehouse receivables	**$**	**2,410,583**	$	13,086,736
Outstanding interest owed by CFIT		**—**		115,915
Total Assets related to the Warehouse Agreement	**$**	**2,410,583**	$	13,202,651

For the year ended December 31,		**2023**		2022
Interest income on Warehouse receivables	**$**	**815,908**	$	1,389,562

Other information:		**2023**		2022
Weighted Average Interest Rate of Warehouse Agreement		**10.25%**		10.26 %
Estimated Fair Value of CFIT's Investment Assets Securing the Warehouse Agreement	**$**	**2,410,583**	$	18,894,805

Total additional contractual commitments are as follows:

		Year ended December 31		
		2023		**2022**
Additional contractual commitments for mortgage investments		**76,234**		143,867
Additional contractual commitments for participating loan interests		**992**		586
Additional contractual commitments for equity accounted investments		**30,336**		44,411
Total additional commitments	**$**	**107,562**	$	188,864

17. Contingencies

The Trust is currently not engaged in any material legal matters and management is not aware of any such matters that could have a material impact on these consolidated financial statements.

18. Related Party Transactions

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

During the year ended December 31, 2023, the Trust paid asset management fees of $14,533 and a carry allocation of $16,400 in accordance with the asset management agreement disclosed in Note 16 (December 31, 2022: nil). During the year ended December 31, 2023, the asset manager reimbursed the Trust for its share of general and administrative expenses for $241 (December 31, 2022: nil).

As at December 31st, 2023, Asset Manager and its related parties hold 1,098,873 Class A units of the REIT. The distributions in cash for these units were $241 for the year ended December 31, 2023. During the year ended December 31, 2023, a related party of the Asset Manager earned cash distributions of $842 on the Class M units. (December 31, 2022: $1,669).

During the year ended December 31, 2023, the Trust was charged acquisition fees by the Asset Manager of $4,245 (December 31, 2022: $17,765). During the year ended December 31, 2023, a related party of the Asset Manager earned commitment fees of $2,123 payable by the borrower on debt investments made by the Trust (December 31, 2022: $6,077). After September 1, 2023, the Trust will earn any commitment fees directly and no longer pay acquisition fees.

On November 1, 2023, the Trust purchased an additional ownership interest in an Equity Accounted Investment from a related party for $1,008.

Key management consists of the Board of Trustees and the executive management team of the Trust. Compensation paid to non-executive Trustees during the year was $620 (December 31, 2022: $512). Compensation paid to the executive management during the year was $2,935 (December 31, 2022: $1,626).

19. Income Taxes

a) Canadian Status

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

(Expressed in thousands of Canadian dollars)

b) U.S. Status

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

c) Income Tax Expense

For the year ended December 31,		**2023**		2022
Current income tax expense	**$**	**1**	$	8,464
Deferred income tax recovery		**(8,273)**		(6,977)
Income tax (recovery) expense	**$**	**(8,272)**	$	1,487

During the year ended December 31, 2023, the Trust made tax installments of $852 on its current income tax liabilities (December 31, 2022: $74).

During the year ended December 31, 2023, the Trust made income tax payments of $11,392 (December 31, 2022: $4,402).

d) Deferred Income Tax Liabilities

As at December 31, 2023, total net deferred income tax liabilities is $4,803, which is predominantly due to the unrealized fair value gains recognized on the underlying real estate held within Equity Accounted Investments (December 31, 2022: $13,391).

20. Fair Value Measurement

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

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

- The carrying amounts of cash, restricted cash, acquisition deposits, warehouse receivable, unit subscriptions in trust, rents receivables, accounts payable and other liabilities, and tenant deposits approximate their fair values based on the short-term maturities of these financial instruments.
- Management determines fair value of mortgage investments based on its assessment of the current lending market of the same or similar terms since there are no quoted prices in an active market for these investments. Management has determined that the fair value of mortgage investments approximates their carrying value.
- Fair values of mortgages payable and credit facilities are estimated by discounting the future cash flows associated with the debt at current market interest rates. The fair value at December 31, 2023, is $2,969,773 (December 31, 2022: $2,223,715). Carrying value at December 31, 2023 is $3,155,355 (December 31, 2022: $2,612,857).
- Management determines the fair value of participating loan interests, as detailed in Note 6b, based on the fair value of the underlying asset which uses either the direct capitalization approach or the direct comparison approach.
- The long term incentive plan trust units is valued based on the Trust's Net asset value
- The fair value of the foreign currency futures and forward contracts was determined using Level 2 inputs which include spot and futures and forward foreign exchange rates.

(Expressed in thousands of Canadian dollars)

The table below analyzes assets and liabilities carried at fair value in the consolidated statement of financial position, by the levels in the fair value hierarchy, which are defined as follows:

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

December 31, 2022	**Level 1**	**Level 2**	**Level 3**	**Total**
Assets				
Investment properties	$ —	$ —	$ 5,106,772	$ 5,106,772
Equity accounted investments	—	—	311,312	$ 311,312
Participating loan interests	—	—	37,387	37,387
Liabilities				
Long term Incentive Plan	—	—	(3,597)	(3,597)
Currency Derivative	—	269	—	269
Measured at fair value through profit and loss	**$ —**	**$ 269**	**$ 5,451,874**	**$ 5,452,143**

21. Capital Management

The Trust defines capital as net assets attributable to Unitholders, debt (including mortgages), and lines of credit. The Trust's objectives in managing capital are to ensure adequate operating funds are available to maintain consistent and sustainable Unitholder distributions, to fund leasing costs and capital expenditure requirements, and to provide for resources needed to acquire new investment properties and fund real estate, equity investments or mortgage investments as identified.

Various debt and earnings distribution ratios are used to ensure capital adequacy and monitor capital requirements. The primary ratios used for assessing capital management are the interest coverage ratio and net debt-to-gross carrying value. Other indicators include weighted average interest rate, average term to maturity of debt, and variable debt as a portion of total debt.

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

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

(Expressed in thousands of Canadian dollars)

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

The Declaration of Trust provides for a maximum total indebtedness level of up to 75% of Gross Book Value (GBV). GBV means the book value of the assets. Indebtedness includes obligations incurred in connection with acquisitions. The following table highlights the Trust's existing leverage ratio, excluding any syndicated assets or liabilities, in accordance with the Declaration of Trust:

		December 31, 2023		December 31, 2022
Total assets less restricted cash	$	**6,578,120**	$	5,717,936
Mortgages payable and credit facilities		**3,155,355**		2,612,857
Ratio of Debt to GBV		**47.97 %**		45.70 %

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

		December 31, 2023		December 31, 2022
Mortgages payable and credit facilities	$	**3,155,355**	$	2,612,857
Net assets attributable to Unitholders		**3,347,852**		3,038,080
Total Capital Structure	$	**6,503,207**	$	5,650,937

22. Financial Instruments

Risk Management

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

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

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

i) Liquidity Risk

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

(Expressed in thousands of Canadian dollars)

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

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

The success of new capital issuances is subject to the capital markets being receptive to a unit issue with financial terms favorable to the Trust. As at December 31, 2023, the Trust had cash of $23,579 (December 31, 2022: $37,334) and credit facilities as follows:

	December 31, 2023	December 31, 2022
Credit facilities agreed	**$300,000**	$200,000
Available for use	**$300,000**	$200,000
Available as undrawn	**$91,504**	$119,664

As at December 31, 2023, the Trust has contractual obligations totaling $602,782 (December 31, 2022: $572,014) due in less than one year, which includes all current liabilities noted within the statement of financial position and the unfunded mortgage, equity accounted and participating interests commitments (Notes 5 and 6). For purposes of contractual obligations, no interest on the credit facility has been included as it is not practical to forecast the outstanding balance on the credit facility.

ii) Interest Rate Risk

The Trust's objective of managing interest rate risk is to minimize the volatility of earnings. Management establishes floor rates for all variable rate mortgage investments to limit their exposure to interest rate risk. Management monitors the Trust's variable interest rates on an ongoing basis and assesses the impact of any changes on earnings. Management also routinely assesses the suitability of the Trust's current credit facilities, mortgage liabilities and terms. As at December 31, 2023, the Trust had mortgage investments and participating loans of $187,806 (December 31, 2022: $72,068) and a credit facility with a balance of $(245,290) (December 31, 2022: $80,000) that bore interest at variables rates.

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

		-1%		**+1%**	
	Carrying Amount	**Income**	**Equity**	**Income**	**Equity**
Financial assets					
Variable rate mortgage investments & participating loan investments, as at December 31	$ 187,806	$ (1,878)	(1,878)	$ 1,878	1,878
Financial liabilities					
Variable rate debt, as at December 31	$ (245,290)	$ 2,453	2,453	$ (2,453)	(2,453)
Net Variable Interest Rate Exposure	**$ (57,484)**	**$ 575**	**$ 575**	**$ (575)**	**$ (575)**

(Expressed in thousands of Canadian dollars)

iii) Credit Risk

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

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

iv) Currency Risk

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

As at December 31, 2023, the Trust has a portion of its assets denominated in USD and has entered into currency derivatives to sell USD and reduce its exposure to foreign currency risk. As at December 31, 2023, the Trust has USD currency derivatives with an aggregate notional value of $33,935 USD (December 31, 2022: $76,950 USD) at a rate of $0.74, fair value loss of $586 and a weighted average maturity of March 13, 2024 (December 31, 2022: $0.74 with fair value gain of $269 maturing on March 13, 2023).

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

		December 31, 2023		December 31, 2022
Cash	**$**	**119**	$	16,956
Equity accounted investments		**29,798**		45,181
Total assets held in USD		**29,917**		62,137
USD currency derivatives (notional value)		**(33,935)**		(76,950)
Net exposure	**$**	**(4,018)**	$	(14,813)

(Expressed in thousands of Canadian dollars)

For the year ended December 31, 2023, a 1% change in the United States to Canadian Dollar exchange rate would have the following impact on net income and equity:

			-1%		1%	
		Carrying Amount	**Income**	**Equity**	**Income**	**Equity**
Net US dollar exposure	$	(4,018)	$ 40	40	$ (40)	(40)

23. Supplemental Cash Flow Information

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

		December 31, 2023		December 31, 2022
Long-Term Debt				
Balance, beginning of year	**$**	**2,532,857**	$	1,578,261
New or refinanced mortgages and loans		**407,508**		375,859
Mortgage and loan repayments and discharges		**(287,890)**		(253,265)
Capitalized financing fees [1]		**(8,073)**		(6,716)
Non-cash Adjustments:				
Assumed mortgages and loans upon acquisition		**300,568**		834,743
Amortization of financing fees		**2,385**		3,975
Balance, end of year	**$**	**2,947,355**	$	2,532,857
Credit Facilities				
Balance, beginning of year	**$**	**80,000**	$	—
Credit Facility advances (repayments)		**128,000**		80,000
Balance, end of year		**208,000**		80,000
Balance, end of year	**$**	**3,155,355**	$	2,612,857

[1] Capitalized CMHC premiums of $15,795 (December 31, 2022: $10,399) are not included in the capitalized financing fees for the purpose of this reconciliation.

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

		December 31, 2023	December 31, 2022
Receivable and other assets		**(39,618)**	(10,732)
Accounts payable and other liabilities		**25,698**	10,411
Current income tax liabilities		**(386)**	(3,155)
Net decrease in non-cash operating assets and liabilities	**$**	**(14,306)**	$ (3,476)

(Expressed in thousands of Canadian dollars)

24. Financial Information

Management of the Trust monitors and operates its rental real estate properties and its mortgage investment operations separately. The Trust applies accounting policies consistently to both components. The results for these components are as follows:

Year ended December 31, 2023		**Investment properties, including equity accounted investments**		**Other Investments**		**Total**
Revenue / Interest income on mortgage investments, net of syndicated mortgage liabilities	$	317,704	$	28,822	**$**	**346,526**
Property operating costs		(112,949)		—		**(112,949)**
Allowance for expected credit losses		—		(1,834)		**(1,834)**
Income from operations		204,755		26,988		**231,743**
Fair value gains		124,272		(2,520)		**121,752**
Fair value gains and income from equity accounted investments		8,207		6,259		**14,466**
Finance costs		(87,511)		10		**(87,501)**
Other income and expenses		(14,393)		897		**(13,496)**
General and administrative expenses		(70,080)		(1,217)		**(71,297)**
Foreign exchange adjustment		—		(2,664)		**(2,664)**
Income before taxes	$	165,250	$	27,753	**$**	**193,003**

Year ended December 31, 2022		**Investment properties, including equity accounted investments**		**Other Investments**		**Total**
Revenue / Interest income on mortgage investments, net of syndicated mortgage liabilities	$	248,158	$	19,011	**$**	**267,169**
Property operating costs		(88,117)		—	**$**	**(88,117)**
Recovery of expected credit losses		—		(682)		**(682)**
Income from operations		160,041		18,329		**178,370**
Fair value gains		218,533		(1,514)		**217,019**
Fair value gains and income from equity accounted investments		12,342		902		**13,244**
Finance costs		(70,006)		(300)		**(70,306)**
Other income and expenses		(6,022)		147		**(5,875)**
General and administrative expenses		(32,129)		(3,566)		**(35,695)**
Foreign exchange adjustment		—		1,171		**1,171**
Income before tax	$	282,759	$	15,169	**$**	**297,928**

25. Subsequent Events

a) On January 30, 2024, the Trust completed the acquisition of a brand new, multi-residential apartment called The Carrington Suites for $34,800. The property is located in Dartmouth, Nova Scotia with a total of 86 rental units. As part of this acquisition, the Trust assumed a mortgage of $25,503 and the remaining portion was funded by cash.

b) The Trust declared total distributions of approximately $44,646, out of which $18,566 were paid in cash and the remainder reinvested through DRIP.

c) The Trust had redemptions of $107,815.

d) The Trust raised $107,702 in capital.

CENTURION
APARTMENT REIT

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