Northview™

Unaudited Condensed Consolidated Interim Financial Statements

For the three months ended March 31, 2023 and 2022

NORTHVIEW FUND
UNAUDITED CONDENSED CONSOLIDATED INTERIM STATEMENTS OF FINANCIAL POSITION
(thousands of Canadian dollars)

	Note	As at March 31, 2023	As at December 31, 2022
Assets			
Non-current assets			
Investment properties	3	**1,862,101**	1,862,078
Property, plant and equipment		**31,295**	32,043
Investment in joint ventures		**13,449**	13,153
Other long-term assets		**3,832**	2,513
		1,910,677	1,909,787
Current assets			
Accounts receivable		**6,129**	5,546
Prepaid expenses and other assets		**5,759**	7,163
Restricted cash		**5,717**	5,547
Cash and cash equivalents		**19,418**	26,486
		37,023	44,742
Total assets		**1,947,700**	1,954,529
Liabilities			
Non-current liabilities			
Mortgages payable	4	**690,245**	562,433
		690,245	562,433
Current liabilities			
Mortgages payable	4	**219,752**	288,397
Credit facility	5	**449,043**	503,502
Trade and other payables		**28,340**	30,402
Distributions payable	6	**3,763**	3,763
		700,898	826,064
Total liabilities, excluding net assets attributable to Unitholders		**1,391,143**	1,388,497
Net assets attributable to Unitholders		**555,415**	564,869
Total liabilities, net assets attributable to Unitholders		**1,946,558**	1,953,366
Equity			
Non-controlling interest		**1,142**	1,163
Total equity		**1,142**	1,163
Total liabilities, net assets attributable to Unitholders, and equity		**1,947,700**	1,954,529

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

NORTHVIEW FUND
UNAUDITED CONDENSED CONSOLIDATED INTERIM STATEMENTS OF NET AND COMPREHENSIVE LOSS
(thousands of Canadian dollars)

		Three Months Ended March 31	
	Note	**2023**	**2022**
Revenue	**9**	**51,627**	48,639
Operating expenses		**24,738**	24,008
Net operating income		**26,889**	24,631
Other expense (income)			
Distributions to Unitholders	**6**	**11,288**	11,288
Financing costs	**10**	**16,432**	9,031
Administration		**2,018**	1,610
Asset management fees		**1,650**	1,642
Depreciation and amortization		**840**	855
Equity income from joint ventures		**(296)**	(255)
Fair value loss on investment properties	**3**	**4,378**	3,725
		36,310	27,896
Net and comprehensive loss		**(9,421)**	(3,265)
Net and comprehensive (loss) income attributable to:			
Unitholders		**(9,454)**	(3,310)
Non-controlling interest		**33**	45
Net and comprehensive loss		**(9,421)**	(3,265)

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

NORTHVIEW FUND
UNAUDITED CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS
(thousands of Canadian dollars)

Three Months Ended March 31, 2023					
	Note	**Class A**	**Class C**	**Class F**	**Total**
Balance, beginning of period		**112,952**	**406,314**	**45,603**	**564,869**
Conversions	**6**	**(1,139)**	**(16)**	**1,155**	**—**
Net and comprehensive loss attributable to Unitholders		**(1,881)**	**(6,800)**	**(773)**	**(9,454)**
Balance, end of period		**109,932**	**399,498**	**45,985**	**555,415**

Three Months Ended March 31, 2022					
	Note	**Class A**	**Class C**	**Class F**	**Total**
Balance, beginning of period		106,151	356,103	32,184	494,438
Conversions	**6**	3,925	(86)	(3,839)	—
Net and comprehensive loss attributable to Unitholders		(739)	(2,384)	(187)	(3,310)
Balance, end of period		109,337	353,633	28,158	491,128

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

NORTHVIEW FUND
UNAUDITED CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS
(thousands of Canadian dollars)

		Three Months Ended March 31	
	Note	**2023**	**2022**
Operating activities			
Net and comprehensive loss		**(9,421)**	(3,265)
Adjustments:			
Distributions to Unitholders	**6**	**11,288**	11,288
Depreciation and amortization		**840**	855
Equity income from joint ventures		**(296)**	(255)
Fair value loss on investment properties	**3**	**4,378**	3,725
Amortization of fair value adjustment and deferred financing costs on mortgages payable	**4, 10**	**(1,429)**	(1,911)
Changes in non-cash operating working capital		**(2,733)**	(3,830)
Cash flows provided by operating activities		**2,627**	6,607
Financing activities			
Proceeds from new mortgages	**4**	**144,599**	—
Mortgages repaid	**4**	**(71,108)**	—
Mortgage principal repayments	**4**	**(7,438)**	(7,724)
Payment of deferred financing costs	**4**	**(5,457)**	(157)
(Repayments) borrowings on credit facility, net	**5**	**(54,459)**	12,000
Distributions paid to Unitholders	**6**	**(11,288)**	(11,288)
Distributions to non-controlling interest		**(54)**	(32)
Cash flows used in financing activities		**(5,205)**	(7,201)
Investing activities			
Capital expenditures on investment properties	**3**	**(4,401)**	(3,745)
Capital expenditures on property, plant and equipment		**(89)**	(50)
Cash flows used in investing activities		**(4,490)**	(3,795)
Net decrease in cash and cash equivalents		**(7,068)**	(4,389)
Cash and cash equivalents, beginning of period		**26,486**	11,312
Cash and cash equivalents, end of period		**19,418**	6,923
Supplementary information for cash flows provided by operating activities			
Cash interest paid		**18,133**	11,348

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

1. DESCRIPTION OF THE REPORTING ENTITY

Northview Fund ("Northview") is a closed-end fund, as no further Units will be issued in its current structure, formed in 2020 pursuant to an initial declaration of trust dated April 14, 2020 and amended and restated on February 15, 2022 (the "Declaration of Trust"). Northview was established under the laws of the province of Ontario. The head and registered office of Northview is located at Suite 200, 6131 6 Street SE, Calgary, Alberta, T2H 1L9. Northview's Class A Units ("Class A Units") trade on the Toronto Stock Exchange ("TSX") under the symbol "NHF.UN".

Northview was formed to acquire, own, and operate, indirectly, a geographically diversified portfolio comprised of income producing multi-residential suites, commercial real estate, and execusuites located primarily in secondary markets in British Columbia, Alberta, Saskatchewan, Québec, New Brunswick, Newfoundland and Labrador, the Northwest Territories, and Nunavut (the "Portfolio").

2. SIGNIFICANT ACCOUNTING POLICIES

A. Basis of presentation and statement of compliance

The unaudited condensed consolidated interim financial statements have been prepared in accordance with International Accounting Standard ("IAS") 34 *Interim Financial Reporting* as issued by the International Accounting Standards Board ("IASB").

These unaudited condensed consolidated interim financial statements should be read in conjunction with Northview's audited consolidated financial statements for the years ended December 31, 2022 and 2021. These unaudited condensed consolidated interim financial statements have been prepared using the same accounting policies and methods of computation as Northview's audited consolidated financial statements for the years ended December 31, 2022 and 2021.

Northview has a history of generating positive cash flows provided by operating activities. However, it has also operated with a historic working capital deficiency (defined as total current assets less total current liabilities), primarily resulting from a significant portion of its mortgages maturing in any given year. Northview has managed this working capital deficiency through mortgage renewals, extensions or refinancing as a normal part of its business activities. As at March 31, 2023 the working capital deficiency was $663.9 million, including a liability of $449.0 million relating to its credit facility which had a maturity date of October 30, 2023.

As at and during the three months ended March 31, 2023, Northview was in compliance with all financial covenants. As a result of higher floating interest rates on the credit facility, which outpaced improvements in adjusted net operating income, Northview's debt service coverage ratio has declined and is approaching its limit. Northview is currently in advanced negotiations with its lenders regarding amendments to the credit facility, which seek to extend the current maturity date, expand borrowing capacity, and amend the threshold for the debt service coverage ratio among other items. If Northview is not successful in amending this covenant, it is at risk of a breach of this covenant in future periods, after which lenders would have the right to trigger immediate repayment of all advances on the credit facility. In addition, if needed, Northview may take additional steps to continue to manage its liquidity, including any combination of reducing capital expenditures, divesting non-core investment properties and assets, obtaining new debt, equity, or other forms of financing, or reducing or suspending distributions.

Northview's ability to generate positive cash flows provided by operating activities, its access to levers to manage cash outflows, and its access to alternative sources of capital, if necessary, as described above, result in an expectation that Northview will be able to meet its obligations as they come due for the foreseeable future.

One of the investment objectives of Northview is to effect a recapitalization event between 2023 – 2025 by way of a direct or indirect public offering or listing of new, additional or successor securities of Northview or a traditional real estate investment trust or other entity that owns or will own all or substantially all of Northview's properties and otherwise carries on Northview's operations as an indirect owner of such properties, or by way of reorganization, restructuring (corporate, capital or otherwise), combination or merger involving Northview or the Unitholders, or similar transaction. If successful in completing a recapitalization event, Northview anticipates the change in capital structure would be expected to improve Northview's financial position.

(thousands of Canadian dollars, except as indicated)

These unaudited condensed consolidated interim financial statements were authorized for issue by the Board of Trustees of Northview (the "Trustees") on May 12, 2023.

B. Critical accounting estimates and judgements

The preparation of the financial statements in accordance with IFRS as issued by the IASB requires management to make estimates and judgements that affect the reported amounts of assets, liabilities, income, and expenses. Estimates and judgements are evaluated each reporting period and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Accounting estimates will, by definition, differ from the actual results. A summary of Northview's critical accounting estimates and judgements can be found in Note 2(O) of Northview's audited consolidated financial statements for the years ended December 31, 2022 and 2021.

3. INVESTMENT PROPERTIES

The following table discloses the balance of investment properties:

	As at March 31, 2023	As at December 31, 2022
Investment properties	**1,842,893**	1,842,870
Investment in land	**19,208**	19,208
Balance, end of period	**1,862,101**	1,862,078

The following table reconciles the change in investment properties:

	2023
Balance at January 1	**1,862,078**
Capital expenditures on investment properties	**4,401**
Fair value loss on investment properties	**(4,378)**
Balance at March 31	**1,862,101**

Northview uses the capitalization rate approach to value investment properties, whereby a projected stabilized NOI is divided by the capitalization rate. As at March 31, 2023, capitalization rates ranging from 4.25% to 11.00% were applied to a projected stabilized NOI (December 31, 2022 – 4.25% to 11.00%). The weighted average capitalization rate used to fair value Northview's investment properties as at March 31, 2023 was 7.18% (December 31, 2022 – 7.18%).

A summary of the capitalization rates for both the multi-residential segment and the commercial and execusuite segment used for valuations is outlined in the following table:

	As at March 31, 2023			As at December 31, 2022		
Region	Minimum	Maximum	Weighted Average	Minimum	Maximum	Weighted Average
Northern Canada	**6.21%**	**11.00%**	**8.48%**	6.21%	11.00%	8.48%
Western Canada	**4.25%**	**11.00%**	**6.86%**	4.25%	11.00%	6.86%
Atlantic Canada	**4.25%**	**8.00%**	**5.51%**	4.25%	8.00%	5.51%
Overall	**4.25%**	**11.00%**	**7.18%**	4.25%	11.00%	7.18%

The following table outlines the impact of a 25-basis point change in capitalization rates on the fair value of investment properties:

	As at March 31, 2023			As at December 31, 2022		
Region	Weighted Average	Increase	Decrease	Weighted Average	Increase	Decrease
Northern Canada	**8.48%**	**(21,604)**	**22,916**	8.48%	(21,615)	22,927
Western Canada	**6.86%**	**(22,412)**	**24,107**	6.86%	(22,661)	24,374
Atlantic Canada	**5.51%**	**(20,729)**	**22,701**	5.51%	(20,450)	22,395
Overall	**7.18%**	**(64,745)**	**69,724**	7.18%	(64,726)	69,696

(thousands of Canadian dollars, except as indicated)

The following table outlines the impact of a 250-basis point change in projected stabilized NOI on the fair value of investment properties:

	As at March 31, 2023		As at December 31, 2022	
Region	**Increase**	**Decrease**	**Increase**	**Decrease**
Northern Canada	**18,871**	**(18,871)**	18,880	(18,880)
Western Canada	**15,938**	**(15,938)**	16,114	(16,114)
Atlantic Canada	**11,931**	**(11,931)**	11,770	(11,770)
Overall	**46,740**	**(46,740)**	46,764	(46,764)

4. MORTGAGES PAYABLE

The following table summarizes Northview's outstanding mortgages payable:

	As at March 31, 2023	As at December 31, 2022
Mortgages payable	**909,809**	843,757
Unamortized fair value adjustment upon assumption	**12,532**	14,233
Deferred financing costs	**(12,344)**	(7,160)
Balance, end of period	**909,997**	850,830
Current	**219,752**	288,397
Non-current	**690,245**	562,433
Balance, end of period	**909,997**	850,830

As at March 31, 2023, Northview had in place mortgages that bore interest at rates ranging from 1.21% to 8.50% (December 31, 2022 – 1.21% to 8.45%) and had a weighted average interest rate of 3.64% (December 31, 2022 – 3.63%). The mortgages mature between 2023 and 2033 (December 31, 2022 – 2023 and 2030) and are secured by charges against specific properties. Land and buildings with a carrying value of $1.7 billion (December 31, 2022 – $1.6 billion) have been pledged to secure Northview's mortgages payable.

The fair value of mortgages payable as at March 31, 2023 was approximately $861.7 million (December 31, 2022 – $814.0 million). The fair value is determined by discounting the future cash payments by the current market borrowing rate. The majority of the mortgages on Northview's investment properties are insured by Canada Mortgage and Housing Corporation ("CMHC"). Pursuant to standard mortgage terms, mortgagees have security interest in the specified property. In addition, certain investment properties are cross-securitized, providing the lender with security rights to those properties.

As at March 31, 2023, Northview's mortgage maturity schedule and weighted average interest rate for the twelve-month periods ended March 31 were as follows:

	Principal Amount	Principal on Maturity	Total	% of Total	Weighted Average Interest Rate
2024	23,733	192,082	215,815	23.6%	4.74%
2025	18,702	175,297	193,999	21.3%	2.82%
2026	11,065	122,440	133,505	14.7%	3.07%
2027	6,964	37,272	44,236	4.9%	2.42%
2028	4,763	151,276	156,039	17.2%	4.03%
Thereafter	3,958	162,257	166,215	18.3%	3.68%
Total	**69,185**	**840,624**	**909,809**	**100.0%**	**3.64%**

(thousands of Canadian dollars, except as indicated)

The following table reconciles the change in mortgages payable:

	2023
Balance at January 1	**850,830**
Proceeds from new mortgages	**144,599**
Mortgages repaid	**(71,108)**
Mortgage principal repayments	**(7,438)**
Payment of deferred financing costs	**(5,457)**
Amortization of deferred financing costs	**272**
Amortization of fair value adjustment	**(1,701)**
Balance at March 31	**909,997**

5. CREDIT FACILITY

As at March 31, 2023, Northview had in place a credit facility with a total credit limit of $460.5 million maturing on October 30, 2023 (December 31, 2022 – $529.9 million maturing on October 30, 2023). The credit facility includes multiple tranches that each bore interest at the prime rate plus 2.65% or the Bankers' Acceptance ("BA") rate plus 3.65%.

The terms of the credit facility were as follows:

	As at March 31, 2023		As at December 31, 2022	
	Credit Limit	**Amount Drawn**	**Credit Limit**	**Amount Drawn**
Tranche A-1 Facility	**260,677**	**260,677**	315,651	315,651
Tranche A-2 Facility	**72,866**	**72,866**	87,251	87,251
Tranche B Facility	**32,000**	**30,500**	32,000	22,600
Tranche B-2 Revolving Facility	**20,000**	**20,000**	20,000	20,000
Tranche B-3 Term Facility	**75,000**	**65,000**	75,000	58,000
Total	**460,543**	**449,043**	529,902	503,502

The Tranche A-1 Facility and the Tranche A-2 Facility are non-revolving term loan facilities. The Tranche B Facility is a non-revolving capital expenditure loan facility on which draws may occur no more than once per fiscal quarter in an amount of up to 75% of allowable capital expenditure costs incurred. The Tranche B-2 Revolving Facility is a facility available for general corporate, trust, or operating purposes. The Tranche B-3 Term Facility is a non-revolving facility on which draws may occur no more than once per fiscal quarter for mortgage principal repayments.

As the Tranche A-1 Facility and the Tranche A-2 Facility are non-revolving term loan facilities, payments on the facilities reduce the credit limit available. For the three months ended March 31, 2023, Northview completed repayments of $69.4 million (three months ended March 31, 2022 – $nil), which reduced the credit limit on the Tranche A-1 Facility and Tranche A-2 Facility.

As at March 31, 2023 and December 31, 2022, substantially all investment properties have been pledged as collateral security for the operating facility. As at March 31, 2023, Northview had $0.7 million in letters of credit outstanding (December 31, 2022 – $0.8 million). The fair value of the credit facility approximates its carrying value due to the use of short-term borrowing instruments at market rates of interest.

The following table reconciles the change in the credit facility:

	2023
Balance at January 1	**503,502**
Borrowings on credit facility	**14,900**
Repayments on credit facility	**(69,359)**
Balance at March 31	**449,043**

Financial covenants

As at March 31, 2023, the credit facility was subject to the following financial covenants:

	Limit
Consolidated debt to aggregate assets	**Not greater than 75%**
Debt service coverage ratio	**Not less than 1.40**
Consolidated tangible net worth	**Not less than $350 million**
Physical occupancy rate	**Not less than 87%**

The financial covenants include financial measures defined within the credit facility agreement that are not defined under IFRS and cannot be directly derived from the unaudited condensed consolidated interim financial statements. These financial measures are defined under the credit facility agreement as follows:

- Consolidated debt: Includes all debts of the borrower determined in accordance with IFRS, excluding obligations owing under hedge agreements.
- Aggregate assets: Includes the appraised value of multi-residential rental and commercial real property.
- Debt service coverage ratio: Calculated as the ratio of adjusted NOI to debt service for the last four fiscal quarters. Debt service is calculated as the sum of consolidated interest expense and all regularly scheduled principal payments other than balloon, bullet, or similar payments that repay the debt in full.
- Consolidated tangible net worth: Includes stated capital or equivalent amounts in respect of issued and outstanding Units less amounts attributable to outstanding Units that are redeemable prior to the maturity date of the facility, amounts attributable to certain intangible assets, and amounts attributable to the interests of any unitholder in any subsidiary.
- Physical occupancy rate: Calculated as the percentage of the number of suites occupied by one or more tenants paying current rent divided by the total number of suites.

As at and during the three months ended March 31, 2023, Northview was in compliance with all financial covenants. Refer to Note 8 for further discussion of Northview's objectives, policies, and processes for managing capital.

6. NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

The following table reconciles the change in Northview's Units:

(thousands of Units)	Class A	Class C	Class F	Total Units
Balance at January 1, 2023	**7,182**	**24,479**	**2,810**	**34,471**
Units issued on conversion	**(73)**	**(1)**	**72**	**(2)**
Balance at March 31, 2023	**7,109**	**24,478**	**2,882**	**34,469**

Distributions are determined at the sole discretion of the Trustees and are paid monthly. Distributions declared to Unitholders were as follows:

	Three Months Ended March 31			
	2023		2022	
	Monthly $/Unit	Total	Monthly $/Unit	Total
Class A	**0.1048**	**2,246**	0.1048	2,483
Class C	**0.1106**	**8,120**	0.1106	8,129
Class F	**0.1081**	**922**	0.1081	676
	0.1092	**11,288**	0.1091	11,288

Subsequent to the end of the period and prior to the unaudited condensed consolidated interim financial statements being authorized for issue on May 12, 2023, Northview declared monthly distributions totaling $3.8 million.

(thousands of Canadian dollars, except as indicated)

7. FAIR VALUE, FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

a. Fair value measures

As at March 31, 2023, the only recurring fair value measure in these unaudited condensed consolidated interim financial statements relates to Northview's investment properties. For the periods presented, the fair value of investment properties is classified as Level 3 in the fair value hierarchy and there were no transfers between levels.

The following summarizes the significant methods and assumptions used in estimating the fair value of Northview's investment properties, as well as other fair value disclosures in these financial statements.

i. Investment properties

Northview determined the fair value of each investment property using the valuation methodology and key assumptions described in Note 2(C) of the audited consolidated financial statements for the years ended December 31, 2022 and 2021. Refer to Note 3 for a reconciliation of the fair value of investment properties for the three months ended March 31, 2023.

ii. Mortgages payable

The fair value of mortgages payable is estimated based on the present value of future payments, discounted at the yield on a Government of Canada bond with the nearest maturity date to the underlying mortgage, plus an estimated credit spread at the reporting date for a comparable mortgage or the yield of a comparable mortgage. As at March 31, 2023, the spread rates referenced maturities of up to ten years and ranged from 0.98% to 2.45% (December 31, 2022 – 0.75% to 2.39%), depending on the nature and terms of the respective mortgages.

iii. Liquidity risk

Liquidity risk is the risk that Northview is not able to meet its financial obligations as they fall due or can do so only at excessive cost. Northview manages liquidity risk by managing mortgage and loan maturities. Cash flow projections are completed on a regular basis to ensure there will be adequate liquidity to maintain operating, capital, and investment activities.

As at March 31, 2023, Northview had a working capital deficiency of $663.9 million (December 31, 2022 – $781.3 million), which consists of the current portion of credit facility borrowings and mortgages payable. The current portion of credit facility borrowings consisted of all borrowings on the credit facility of $449.0 million (December 31, 2022 - $503.5 million), which matures on October 30, 2023. In addition, there is $219.8 million (December 31, 2022 – $288.4 million) related to the current portion of mortgages payable which is expected to be refinanced with new long-term mortgages.

Contractual maturity for non-derivative financial liabilities as at March 31, 2023 were as follows:

	Carrying Amount	Contractual Cash Flows	Up to 1 year	1 – 3 years	4 – 5 years	Over 5 years
Mortgages payable (principal and interest)	**909,809**	990,065	241,648	363,167	222,694	162,556
Credit facility	**449,043**	449,043	449,043	—	—	—
Trade and other payables[(1)]	**28,340**	28,340	28,340	—	—	—
Distributions payable	**3,763**	3,763	3,763	—	—	—
Total	**1,390,955**	1,471,211	722,794	363,167	222,694	162,556

(1) Security deposits payable are included in trade and other payables.

8. CAPITAL MANAGEMENT

Northview manages its capital through covenant compliance outlined in Note 5 and guidelines that are set out in the Declaration of Trust, including a maximum debt to gross book value ratio of 70.0%. Northview's capital consists of mortgages payable, borrowings on the credit facility, and Units.

(thousands of Canadian dollars, except as indicated)

Management monitors Northview's capital structure on an ongoing basis to determine the appropriate level of mortgages payable to be placed on specific properties. In determining the most appropriate debt, consideration is given to cash flow generated from the specific property, interest rate, amortization period, maturity, and debt service ratio. Northview has a credit facility that may be used to fund capital expenditures until specific mortgage debt is placed. In addition, Northview continues to monitor its capital structure and sources of financing, including amendments to the existing credit facility and/or establishing additional credit facilities.

The Declaration of Trust provides for a maximum debt to gross book value ratio of 70.0%. As at March 31, 2023, Northview's ratio of debt to gross book value was 67.3% as calculated in the table below (December 31, 2022 – 66.4%), which was in compliance with the Declaration of Trust. The portfolio premium included in the determination of debt to gross book value as at March 31, 2023 was $89.0 million (December 31, 2022 – $89.0 million), which was determined based on an appraisal of the Portfolio obtained for a plan of arrangement in 2020. Northview monitors capital on the basis of debt to gross book value to assess its leverage.

The following table calculates Northview's debt to gross book value ratio:

	Note		As at March 31, 2023	As at December 31, 2022
Credit facility	5		**449,043**	503,502
Mortgages payable	4		**909,809**	843,757
Less: Cash and cash equivalents			**(19,418)**	(26,486)
Total debt		A	**1,339,434**	1,320,773
Investment properties	3		**1,862,101**	1,862,078
Property, plant and equipment			**31,295**	32,043
Accumulated depreciation			**8,148**	7,312
Portfolio premium			**89,000**	89,000
Gross book value		B	**1,990,544**	1,990,433
Debt to gross book value		**A/B**	**67.3%**	66.4%

9. REVENUE FROM CONTRACTS WITH CUSTOMERS

The following table outlines revenue from contracts with customers and revenue from other sources:

	Three Months Ended	
	March 31, 2023	**March 31, 2022**
Rental revenue	**31,523**	29,775
Revenue from contracts with customers		
Commercial common area maintenance services and execusuites	**4,465**	3,745
Residential service components	**15,297**	14,817
Other revenue	**342**	302
Revenue	**51,627**	48,639

10. FINANCING COSTS

The following table outlines financing costs:

	Three Months Ended	
	March 31, 2023	**March 31, 2022**
Mortgage interest	**7,830**	5,582
Amortization of deferred financing costs	**272**	20
Amortization of fair value adjustment	**(1,701)**	(1,931)
Interest on credit facility	**10,609**	5,748
Other income	**(578)**	(388)
Financing costs	**16,432**	9,031

(thousands of Canadian dollars, except as indicated)

11. SEGMENTED INFORMATION

Management reviews operations by market segment. Northview's multi-residential segment is comprised of apartments, townhomes, and single-family rental suites, for which rental contracts are typically twelve months. The commercial and execusuite segment is comprised of office, industrial, and retail properties primarily in areas where Northview has residential operations, and execusuite properties that offer apartment style accommodation. Commercial lease terms are generally five years and execusuite rental periods range from several days to several months.

The following tables outline Northview's results by segment:

	Multi-Residential	**Commercial and Execusuite**	**Total**
Three Months Ended March 31, 2023			
Revenue	**40,406**	**11,221**	**51,627**
Operating expenses	**19,672**	**5,066**	**24,738**
Net operating income	**20,734**	**6,155**	**26,889**
Three Months Ended March 31, 2022			
Revenue	38,312	10,327	48,639
Operating expenses	19,217	4,791	24,008
Net operating income	19,095	5,536	24,631

	Multi-Residential	**Commercial and Execusuite**	**Total**
As at March 31, 2023			
Total assets	**1,621,906**	**325,794**	**1,947,700**
Investment properties	**1,591,053**	**271,048**	**1,862,101**
Total liabilities, excluding net assets attributable to Unitholders	**1,175,511**	**215,632**	**1,391,143**
As at December 31, 2022			
Total assets	1,627,672	326,857	1,954,529
Investment properties	1,591,030	271,048	1,862,078
Total liabilities, excluding net assets attributable to Unitholders	1,166,719	221,778	1,388,497