Unaudited Condensed Consolidated Interim Financial Statements

For the three months ended March 31, 2025 and 2024

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

	Note	As at March 31, 2025	As at December 31, 2024
Assets			
Non-current assets			
Investment properties	3	2,576,823	2,588,022
Property, plant and equipment		25,820	26,290
Investment in joint ventures		14,218	13,991
Other long-term assets		2,914	2,943
		2,619,775	2,631,246
Current assets			
Assets held for sale	15	1,316	13,190
Accounts receivable		8,992	10,131
Prepaid expenses and other assets		2,521	7,755
Cash and cash equivalents	11	13,455	18,001
		26,284	49,077
Total assets		2,646,059	2,680,323
Liabilities			
Non-current liabilities			
Mortgages payable	4	1,193,136	1,178,664
Credit facilities	5	246,464	266,949
		1,439,600	1,445,613
Current liabilities			
Mortgages payable	4	201,336	206,378
Exchangeable Units	7	50,653	52,522
Redeemable Units	8	107,267	106,303
Trade and other payables		46,138	50,054
Distributions payable	9	3,287	3,286
Liabilities related to assets held for sale	15	281	9,692
		408,962	428,235
Total liabilities		1,848,562	1,873,848
Equity			
Unitholders' equity	6, 8	797,497	806,475
Total equity		797,497	806,475
Total liabilities and equity		2,646,059	2,680,323

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

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

		Three Months Ended March 31	
	Note	**2025**	**2024**
Revenue	**13**	**69,322**	68,845
Operating expenses		**30,847**	31,078
Net operating income		**38,475**	37,767
Other expenses (income)			
Financing costs	**14**	**20,275**	22,547
Administration		**2,891**	2,498
Distributions on Exchangeable Units	**9**	**929**	929
Fair value loss on investment properties	**3**	**15,923**	7,742
Fair value (gain) loss on Exchangeable Units	**7**	**(1,869)**	1,530
Fair value gain on Restricted Units	**10**	**(10)**	—
Accretion on Redeemable Units	**8**	**964**	2,258
Transaction costs on dispositions		**389**	—
Depreciation and amortization		**374**	774
Equity income from joint ventures		**(226)**	(243)
Insurance proceeds		**(986)**	(109)
		38,654	37,926
Net and comprehensive loss		**(179)**	(159)
Net and comprehensive (loss) income attributable to:			
Unitholders		**(179)**	(201)
Non-controlling interest		**—**	42
Net and comprehensive loss		**(179)**	(159)

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

NORTHVIEW RESIDENTIAL REIT
UNAUDITED CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN UNITHOLDERS' EQUITY
(thousands of Canadian dollars)

Three Months Ended March 31, 2025					
	Note	**Trust Units**	**Redeemable Units**	**Retained earnings**	**Total equity**
Balance, beginning of period		**527,950**	**12,864**	**265,661**	**806,475**
Net and comprehensive loss		**—**	**—**	**(179)**	**(179)**
Distributions declared	**9**	**—**	**—**	**(8,932)**	**(8,932)**
Units issued for vested Restricted Units	**6**	**133**	**—**	**—**	**133**
Balance, end of period		**528,083**	**12,864**	**256,550**	**797,497**

Three Months Ended March 31, 2024						
	Note	**Trust Units**	**Redeemable Units**	**Retained earnings**	**Non-controlling interest**	**Total equity**
Balance, beginning of period		527,950	12,864	288,077	1,161	830,052
Net and comprehensive (loss) income		—	—	(201)	42	(159)
Distributions declared	**9**	—	—	(8,929)	(22)	(8,951)
Balance, end of period		527,950	12,864	278,947	1,181	820,942

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

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

		Three Months Ended March 31	
	Note	**2025**	**2024**
Operating activities			
Net and comprehensive loss		**(179)**	(159)
Adjustments:			
Distributions on Exchangeable Units	**9**	**929**	929
Depreciation and amortization		**374**	774
Equity income from joint ventures		**(226)**	(243)
Fair value loss on investment properties	**3**	**15,923**	7,742
Fair value (gain) loss on Exchangeable Units	**7**	**(1,869)**	1,530
Fair value gain on Restricted Units	**10**	**(10)**	—
Accretion on Redeemable Units	**8**	**964**	2,258
Transaction costs on dispositions	**3**	**389**	—
Amortization of fair value adjustment and deferred financing costs, loss (gain) on debt extinguishment	**14**	**2,601**	1,618
Changes in non-cash operating working capital		**2,870**	(4,647)
Cash flows provided by operating activities		**21,766**	9,802
Financing activities			
Proceeds from new mortgages	**4**	**20,897**	71,881
Mortgages repaid	**4**	**(13,904)**	(47,841)
Mortgage principal repayments	**4**	**(8,116)**	(8,661)
Payment of deferred financing costs	**4**	**(828)**	(3,241)
Repayments on credit facility, net	**5**	**(20,714)**	(15,475)
Distributions paid to Unitholders	**9**	**(9,861)**	(9,858)
Distributions to non-controlling interest		**—**	(22)
Cash paid on vesting of Restricted Units		**(123)**	—
Changes in non-cash financing working capital		**(941)**	—
Cash flows used in financing activities		**(33,590)**	(13,217)
Investing activities			
Capital expenditures on investment properties	**3**	**(5,327)**	(5,468)
Proceeds from sale of assets	**3**	**13,410**	—
Transaction costs on dispositions	**3**	**(389)**	—
Capital expenditures on property, plant and equipment		**(269)**	(43)
Changes in non-cash investing working capital	**3**	**(147)**	—
Cash flows provided by (used in) investing activities		**7,278**	(5,511)
Net decrease in cash and cash equivalents		**(4,546)**	(8,926)
Cash and cash equivalents, beginning of period		**18,001**	29,087
Cash and cash equivalents, end of period		**13,455**	20,161
Supplementary information for cash flows provided by operating activities			
Cash interest paid		**16,746**	21,316

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

1. DESCRIPTION OF THE REPORTING ENTITY

Northview Residential REIT ("Northview" or the "REIT") is a real estate investment trust established pursuant to an initial declaration of trust dated April 14, 2020 and amended and restated most recently on August 21, 2023 (the "Declaration of Trust"). Northview's primary purpose is to acquire, own, and operate a portfolio of income-producing rental properties in secondary markets within Canada.

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 "NRR.UN".

2. MATERIAL 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, 2024 and 2023. 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, 2024 and 2023.

In Q1 2025, the REIT reclassified restricted cash to cash and cash equivalents on the balance sheet in accordance with IAS 7, reflecting that the amounts remain accessible on demand despite contractual restrictions. In Q2 2024, insurance proceeds were presented as a separate line item rather than grouped under financing costs, due to an increase in the amount received. Certain prior period amounts have been reclassified to conform with the current period presentation.

These unaudited condensed consolidated interim financial statements were authorized for issue by the Board of Trustees of Northview (the "Trustees") on May 8, 2025.

B. Critical accounting estimates and judgements

The preparation of the financial statements in accordance with IFRS Accounting Standards 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 are 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(U) of Northview's audited consolidated financial statements for the years ended December 31, 2024 and 2023.

C. Future Accounting Policies

IFRS 18, Presentation and Disclosure in Financial Statements ("IFRS 18")

In April 2024, the IASB issued IFRS 18 *Presentation and Disclosure in Financial Statements*, which aims to improve comparability and transparency in financial statements. This standard introduces new requirements for presentation and disclosure within the statement of profit or loss, including specified totals and subtotals. It also requires disclosure of management-defined performance measures and includes new requirements for aggregation and disaggregation of financial information in the financial statements and related notes. The standard is effective for annual periods beginning after January 1, 2027, and is to be applied retrospectively, with earlier application permitted. Northview is currently evaluating the impact of the new standard on its financial statements.

(thousands of Canadian dollars, except as indicated)

3. INVESTMENT PROPERTIES

The following table discloses the balance of investment properties:

	As at March 31, 2025	As at December 31, 2024
Investment in properties	**2,562,381**	2,573,580
Investment in land	**14,442**	14,442
Balance, end of period	**2,576,823**	2,588,022

The following table reconciles the change in investment properties:

	2025
Balance at January 1	**2,588,022**
Capital expenditures on investment properties	**5,327**
Fair value loss on investment properties	**(15,923)**
Land lease additions	**147**
Transfers to assets held for sale	**(750)**
Balance at March 31	**2,576,823**

During the three months ended March 31, 2025, Northview completed the sale of 353 multi-residential suites and 1,152 commercial sq.ft. located in Brooks AB, Fort Nelson, BC, and Prince George, BC for gross proceeds of $13.4 million. Northview did not dispose of any properties during the three months ended March 31, 2024.

Northview uses the capitalization rate approach to value investment properties, whereby a projected stabilized net operating income ("NOI") is divided by the capitalization rate. As at March 31, 2025, capitalization rates ranging from 4.05% to 11.52% were applied to a projected stabilized NOI (December 31, 2024 – 4.05% to 11.85%). The weighted average capitalization rate used to fair value Northview's investment properties as at March 31, 2025 was 6.57% (December 31, 2024 – 6.62%).

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, 2025			As at December 31, 2024		
Region	Minimum	Maximum	Weighted Average	Minimum	Maximum	Weighted Average
Northern Canada	**6.08%**	**11.52%**	**8.37%**	6.08%	11.85%	8.45%
Western Canada	**4.63%**	**11.00%**	**6.48%**	4.49%	11.00%	6.56%
Atlantic Canada	**4.48%**	**8.28%**	**5.65%**	4.48%	8.28%	5.70%
Central Canada	**4.05%**	**7.05%**	**4.59%**	4.05%	7.05%	4.40%
Overall	**4.05%**	**11.52%**	**6.57%**	4.05%	11.85%	6.62%

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, 2025			As at December 31, 2024		
Region	Weighted Average	Increase	Decrease	Weighted Average	Increase	Decrease
Northern Canada	**8.37%**	**(21,136)**	**22,439**	8.45%	(21,306)	22,605
Western Canada	**6.48%**	**(34,258)**	**37,008**	6.56%	(34,412)	37,139
Atlantic Canada	**5.65%**	**(24,528)**	**26,800**	5.70%	(24,317)	26,550
Central Canada	**4.59%**	**(18,373)**	**20,491**	4.40%	(19,741)	22,122
Overall	**6.57%**	**(98,295)**	**106,738**	6.62%	(99,776)	108,416

(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, 2025		As at December 31, 2024	
Region	**Increase**	**Decrease**	**Increase**	**Decrease**
Northern Canada	**18,211**	**(18,211)**	18,547	(18,547)
Western Canada	**23,049**	**(23,049)**	23,433	(23,433)
Atlantic Canada	**14,470**	**(14,470)**	14,459	(14,459)
Central Canada	**8,885**	**(8,885)**	9,172	(9,172)
Overall	**64,615**	**(64,615)**	65,611	(65,611)

4. MORTGAGES PAYABLE

The following table summarizes Northview's outstanding mortgages payable:

	As at March 31, 2025	As at December 31, 2024
Mortgages payable	**1,451,364**	1,452,488
Unamortized fair value adjustment	**(13,540)**	(14,160)
Deferred financing costs	**(43,071)**	(43,594)
	1,394,753	1,394,734
Mortgages related to assets held for sale	**(281)**	(9,692)
Balance, end of period	**1,394,472**	1,385,042
Current	**201,336**	206,378
Non-current	**1,193,136**	1,178,664
Balance, end of period	**1,394,472**	1,385,042

As at March 31, 2025, Northview had in place mortgages that bore interest at rates ranging from 1.21% to 8.95% (December 31, 2024 – 1.21% to 8.95%) and had a weighted average interest rate of 3.91% (December 31, 2024 – 3.86%). The mortgages mature between 2025 and 2035 (December 31, 2024 – 2025 and 2034) and are secured by charges against specific properties. Land and buildings with a carrying value of $2.4 billion (December 31, 2024 – $2.4 billion) have been pledged to secure Northview's mortgages payable.

The fair value of mortgages payable as at March 31, 2025 was approximately $1.4 billion (December 31, 2024 – $1.4 billion). 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, 2025, Northview's mortgage maturity schedule and weighted average interest rate for the years indicated were as follows:

	Principal Amount	Principal on Maturity	Total	% of Total	Weighted Average Interest Rate
Remainder of 2025	22,257	161,897	184,154	12.7%	3.52%
2026	25,099	82,578	107,677	7.4%	2.52%
2027	20,967	178,190	199,157	13.7%	3.89%
2028	17,642	259,509	277,151	19.1%	4.18%
2029	12,489	142,748	155,237	10.7%	4.33%
Thereafter	35,342	492,646	527,988	36.4%	3.95%
Total	**133,796**	**1,317,568**	**1,451,364**	**100.0%**	**3.91%**

(thousands of Canadian dollars, except as indicated)

The following table reconciles the change in mortgages payable:

	2025
Balance at January 1	**1,385,042**
Proceeds	**20,897**
Repaid[(1)]	**(3,986)**
Principal repayments	**(8,116)**
Payment of deferred financing costs	**(828)**
Amortization of deferred financing costs	**1,119**
Amortization of fair value adjustment	**628**
Loss on extinguishment of debt[(1)]	**(3)**
Mortgages related to assets held for sale	**(281)**
Balance at March 31	**1,394,472**

(1) Excludes amounts that were previously classified as a liability related to assets held for sale.

5. CREDIT FACILITIES

As at March 31, 2025, Northview had in place two credit facilities: a syndicated credit facility with a credit limit of $285.0 million (December 31, 2024 – $285.0 million) (the “syndicated facility”) and a term credit facility with a credit limit of $57.2 million (December 31, 2024 – $57.2 million) (the “term facility”) (collectively, the “credit facilities”). These credit facilities mature on December 31, 2026.

The syndicated facility is structured as a revolving facility for which funds are available at all times, subject to a single pooled borrowing and includes a $5.0 million swingline facility. The credit limit is subject to annual reductions of $20.0 million at the end of December 31, 2025, and December 31, 2026. The syndicated facility bears interest at the prime rate plus 1.70% or the Canadian Overnight Repo Rate Average (“CORRA”) rate plus 3.00%.

The term facility is a non-revolving facility and bears interest at the prime rate plus 1.50% or the CORRA rate plus 2.80%.

The terms of the credit facilities were as follows:

	As at March 31, 2025		As at December 31, 2024	
	Credit Limit	**Amount Drawn**	**Credit Limit**	**Amount Drawn**
Syndicated facility	**285,000**	**190,923**	285,000	211,636
Term facility	**57,169**	**57,169**	57,169	57,169
Total	**342,169**	**248,092**	342,169	268,805
Total available credit	**94,077**		**73,364**	

During the period ended March 31, 2025, Northview completed net repayments of $20.7 million (three months ended March 31, 2024 – $15.5 million). As at March 31, 2025 there is $94.1 million of available credit that may be drawn (December 31, 2024 –$73.4 million) .

As at March 31, 2025 and December 31, 2024, substantially all investment properties have been pledged as collateral security for the credit facilities. As at March 31, 2025, Northview had $0.7 million in letters of credit outstanding (December 31, 2024 – $0.7 million). The fair value of the credit facilities approximate their carrying values due to the use of short-term borrowing instruments at market rates of interest.

The following table summarizes Northview’s outstanding credit facilities payable:

	As at March 31, 2025	As at December 31, 2024
Syndicated facility	**190,923**	211,636
Term facility	**57,169**	57,169
Deferred financing costs	**(1,628)**	(1,856)
Balance, end of period	**246,464**	266,949

(thousands of Canadian dollars, except as indicated)

The following table reconciles the change in the credit facilities:

	2025
Balance at January 1	**266,949**
Borrowings	**15,000**
Repayments	**(35,714)**
Amortization of deferred financing costs	**229**
Balance at March 31	**246,464**

Financial covenants

The credit facilities are subject to the following financial covenants:

	Limit	As at March 31, 2025
Syndicated facility		
Consolidated debt to aggregate assets	Not greater than 72.5%	**63.3%**
Debt service coverage ratio	Not less than 1.25	**1.47**
Consolidated tangible net worth	Not less than $750 million	**$985 million**
Physical occupancy rate	Not less than 90%	**96.0%**
Term facility		
Consolidated debt to aggregate assets	Not greater than 70%	**58.6%**
Debt service coverage ratio	Not less than 1.00	**1.19**
Portfolio equity	Not less than $75 million	**$125 million**

The financial covenants include financial measures defined within the credit facility agreements 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 agreements as follows:

- Consolidated debt: Includes all debts of the borrower determined in accordance with IFRS, excluding obligations owing under hedge agreements, Exchangeable Units, and Redeemable Units. For the syndicated facility, Consolidated debt is calculated with respect to the consolidated portfolio. For the term facility, Consolidated debt is calculated with respect to the assets pledged as security for the term facility.
- 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 Trust Units, Exchangeable Units, Redeemable Units and Restricted Units (‘collectively, “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.
- Portfolio equity: Ownership interest or participation that confers the right to receive a share of profits and losses or distribution of assets, calculated as consolidated assets less consolidated debt.

As at and during the three months ended March 31, 2025, Northview was in compliance with all financial covenants noted above.

6. TRUST UNITS

Trust Units consist of Class A Units, Class C Units, and Class F Units (collectively, “Trust Units”). Trust Units are redeemable at the option of the holder which results in their classification as a financial liability under IFRS; however, for presentation and classification purposes, the Trust Units are presented as equity as they meet the exception criteria outlined in IAS 32 *Financial Instruments: Presentation* for puttable instruments.

The following table reconciles the change in Northview’s Trust Units:

(thousands of Units)	Class A	Class C	Class F	Number of Units	Equity Amount
Balance at January 1, 2025	3,584	22,725	2,265	28,574	527,950
Units issued for conversion	118	(23)	(95)	—	—
Units issued for vested Restricted Units	8	—	—	8	133
Balance at March 31, 2025	**3,710**	**22,702**	**2,170**	**28,582**	**528,083**

7. EXCHANGEABLE UNITS

Limited partnership units of subsidiary limited partnerships are exchangeable into Trust Units at the option of the holder and are entitled to distributions in an equivalent manner to Trust Units. Exchangeable Units are accompanied by an equivalent number of Special Voting Units of Northview which have no economic entitlement to distributions or assets of Northview and entitle the holder to one vote per Special Voting Unit at meetings of the Unitholders. Each Exchangeable Unit is exchangeable into one Trust Unit. The Exchangeable Units meet the definition of a puttable instrument classified as a current financial liability measured at fair value each reporting period with any changes recorded in net and comprehensive loss. The fair value of Exchangeable Units is determined with reference to the Class A Unit price on the TSX at period-end.

The following table reconciles the change in Exchangeable Units:

(thousands of Units)	Number of Units	Liability Amount
Balance at January 1, 2025	3,397	52,522
Fair value gain	—	(1,869)
Balance at March 31, 2025	**3,397**	**50,653**

8. REDEEMABLE UNITS

Redeemable Units are redeemable and retractable at the option of the holder in four equal installments after the 12-month, 15-month, 18-month, and 21-month anniversaries of issuance on August 21, 2023. Northview has the right to satisfy the redemption price either with cash or by the issuance of that number of Class A Units having a fair market value at $26.36 per Unit. Redeemable Units are accompanied by an equivalent number of Special Voting Units of Northview which have no economic entitlement to distributions or assets of Northview and entitle the holder to one vote per Special Voting Unit at meetings of the Unitholders. Each Redeemable Unit is entitled to distributions in an amount equivalent to the distributions paid on one Trust Unit.

The Redeemable Units represent a compound financial instrument that includes a liability component, resulting from the redemption feature, and an equity component, resulting from the right of the holder to receive discretionary distributions. Subsequent to initial measurement, the liability component is accreted to the face value of $107.7 million over the respective redemption periods.

The following table reconciles the change in Redeemable Units:

(thousands of Units)	Number of Units	Liability Amount	Equity Amount
Balance at January 1, 2025	4,085	106,303	12,864
Accretion on Redeemable Units	—	964	—
Balance at March 31, 2025	**4,085**	**107,267**	**12,864**

The fair value of the liability component of the Redeemable Units as at March 31, 2025 was approximately $98.2 million (December 31, 2024 – $97.9 million). The fair value is determined by discounting the future cash payments by management's estimate of the discount rate. Refer to note 11 for details.

9. DISTRIBUTIONS

Distributions are determined at the sole discretion of the Trustees and are paid monthly. Distributions declared to holders of Exchangeable Units are recognized in net and comprehensive loss, while distributions declared to holders of Redeemable and Trust Units are recognized in equity.

The following table summarizes distributions declared:

	Three Months Ended March 31	
	2025	**2024**
Recognized in net and comprehensive loss		
Exchangeable Units	**929**	929
Recognized in retained earnings		
Trust Units	**7,815**	7,812
Redeemable Units	**1,117**	1,117
Total distributions recognized in retained earnings	**8,932**	8,929
Distributions declared to Unitholders	**9,861**	9,858

Subsequent to the end of the period and prior to the unaudited condensed consolidated interim financial statements being authorized for issue on May 8, 2025, Northview declared monthly distributions totaling $3.3 million or $0.09 per Unit that are to be paid to Unitholders on May 15, 2025.

10. EQUITY INCENTIVE PLAN

Officers and certain employees are eligible to participate in the Northview equity incentive plan ("Equity Incentive Plan") and are granted restricted units ("Restricted Units") under such plan by the Board of Trustees as a component of their compensation. The Restricted Units are classified as cash-settled share-based payment under IFRS 2 *Share-based Payments* given they are to be settled in Trust Units, which are classified as puttable instruments. The fair value of Restricted Units is determined with reference to the Class A Unit price on the TSX at period-end.

The following table summarizes the changes to Restricted Units:

(thousands of Units)	**Number of Units**	**Liability Amount**
Balance at January 1, 2025	**51**	**457**
Restricted Units granted	**93**	**95**
Restricted Units vested	**(17)**	**(256)**
Fair value gain on Restricted Units	**—**	**(10)**
Balance at March 31, 2025	**127**	**286**

As at March 31, 2025, the carrying value of the unit-based compensation liability was $0.3 million within trade and other payables.

11. FAIR VALUE, FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

a. Fair value measures

As at March 31, 2025, the recurring fair value measures in these unaudited condensed consolidated interim financial statements relate to Northview's investment properties and investment properties classified as held for sale, Exchangeable Units, and Restricted Units. For the periods presented, the fair value of investment properties, including those classified as held for sale, is classified as Level 3 in the fair value hierarchy. The fair value of Exchangeable Units and Restricted Units are classified as Level 1 in the fair value hierarchy.

Other non-recurring fair value disclosures are included in these unaudited condensed consolidated interim financial statements which relate to mortgages payable and liabilities related to assets held for sale, Redeemable Units, and other financial assets and liabilities. Mortgages payable and Redeemable Units are classified as Level 2 in the fair value hierarchy and other financial assets and liabilities are classified as Level 1 in the fair value hierarchy.

There were no transfers between levels of the fair value hierarchy for assets and liabilities measured at fair value as at March 31, 2025 and December 31, 2024.

The following summarizes the significant methods and assumptions used in estimating the fair value of Northview's recurring fair value measures as well as other non-recurring fair value disclosures in these financial statements.

i. Investment properties and investment properties classified as held for sale

Northview determined the fair value of each investment property and investment properties classified as held for sale using the valuation methodology and key assumptions described in Note 2(C) of the audited consolidated financial statements for the years ended December 31, 2024 and 2023. Refer to Note 3 for a reconciliation of the fair value of investment properties for the period ended March 31, 2025.

ii. Mortgages payable

The fair value of mortgages payable is estimated based on the present value of future payments, discounted based on the yield of 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, 2025, the spread rates referenced maturities of up to ten years and ranged from 1.00% to 2.42% (December 31, 2024 – 0.88% to 2.40%), depending on the nature and terms of the respective mortgages.

iii. Exchangeable Units and Restricted Units

The fair value of Exchangeable Units and Restricted Units are based on the closing price at the period-end date of its Class A Units traded on the TSX.

iv. Redeemable Units

The fair value of Redeemable Units is estimated based on the present value of future payments, discounted based on Northview's borrowing rate on its syndicated credit facility, plus an estimated maturity spread determined with reference to yields of a zero-coupon Government of Canada bond with the nearest maturity date to the earliest redemption period, plus an estimated credit spread at the reporting date for subordinated debt. As at March 31, 2025, the discount rates used in determining the fair value of the Redeemable Units ranged from 6.74% to 6.79% (December 31, 2024 – 7.00% to 7.09%) and were calculated with reference to bond yield curves with maturities of up to ten years.

v. Other financial assets and liabilities

The fair value of Northview's other financial assets and liabilities approximate their recorded carrying values due to their short-term nature. These include cash and cash equivalents, accounts receivable, other long-term assets, trade and other payable, and distributions payable.

Cash and cash equivalents consists of $4.5 million of operating cash and $8.9 million of security deposits (December 31, 2024 – $9.1 million and $8.9 million respectively).

(thousands of Canadian dollars, except as indicated)

b. Risk management

i. 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 thereby minimizing exposure in a single year. Northview's mortgages are primarily insured through Canada Mortgage and Housing Corporation ("CMHC"), reducing liquidity risk upon refinancing. Cash flow projections are completed on a regular basis to ensure that there will be adequate liquidity to maintain operating, capital, and investment activities.

Northview has a history of generating positive cash flows provided by operating activities. However, it has also historically operated with a 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 and short-term maturities on the credit facilities. Northview has managed this working capital deficiency through debt renewals, extensions or refinancing as a normal part of its business activities. While Northview expects to meet its obligations as they come due for the foreseeable future, management closely monitors its liquidity position and may take additional steps to help manage liquidity including any combination of obtaining new debt or equity, reducing capital expenditures, asset sales, other forms of financing, or looking to manage other discretionary cash flows.

As at March 31, 2025, Northview had a working capital deficiency of $382.7 million (December 31, 2024 – $379.2 million), of which $201.3 million (December 31, 2024 – $206.4 million) related to the current portion of mortgages payable, which is expected to be refinanced with new long-term mortgages. In addition, $158.2 million (December 31, 2024 – $159.3 million) relates to the current portions of Exchangeable Units, Redeemable Units and Restricted Units. Exchangeable Units are exchangeable for Trust Units while Redeemable Units and Restricted Units may be settled in cash, the issuance of Trust Units, or a combination of cash and Trust Units.

Contractual maturity for non-derivative financial liabilities as at March 31, 2025 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)	**1,451,075**	1,714,635	262,269	417,376	477,858	557,132
Credit facilities (principal)	**248,092**	248,092	—	248,092	—	—
Trade and other payables (1)	**46,138**	46,138	46,138	—	—	—
Liabilities related to assets held for sale	**289**	291	291	—	—	—
Distributions payable	**3,287**	3,287	3,287	—	—	—
Total	**1,748,881**	2,012,443	311,985	665,468	477,858	557,132

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

12. CAPITAL MANAGEMENT

Northview's capital consists of mortgages payable, borrowings on the credit facility, as well as Trust Units, Exchangeable Units, and Redeemable Units. Northview's objectives for managing capital is to ensure sufficient capital to support business strategies and maximize Unitholder value while complying with debt covenants and the guidelines that are set out in the Declaration of Trust, including a maximum debt to gross book value of 70.0%.

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 level of mortgage debt, consideration is given to the cash flows generated from the specific property, the interest rate, the amortization period, the maturity, and the debt service ratio. Northview may also use its credit facilities to fund capital expenditures until specific mortgage debt is placed. Northview continues to monitor its capital structure and sources of financing, including amendments to the existing credit facility and/or establishing additional credit facilities.

(thousands of Canadian dollars, except as indicated)

The Declaration of Trust provides for a maximum debt to gross book value ratio of 70.0%. As at March 31, 2025, Northview's debt to gross book value ratio was 64.7% as calculated in the table below (December 31, 2024 – 64.8%), which was in compliance with the Declaration of Trust.

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

	Note	As at March 31, 2025	As at December 31, 2024
Credit facilities	5	248,092	268,805
Mortgages payable[1]	4	1,451,364	1,452,488
Less: Cash and cash equivalents[2]		(4,511)	(9,138)
Total debt	A	1,694,945	1,712,155
Investment properties[1]	3	2,577,573	2,600,928
Property, plant and equipment[1]		26,386	26,574
Accumulated depreciation[1]		13,781	13,513
Gross book value	B	2,617,740	2,641,015
Debt to gross book value	A/B	64.7%	64.8%

(1) Includes assets or liabilities related to assets held for sale.
(2) Excludes security deposits classified as cash and cash equivalents.

13. REVENUE FROM CONTRACTS WITH CUSTOMERS

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

	Three Months Ended March 31	
	2025	2024
Rental revenue	46,108	45,327
Revenue from contracts with customers		
Commercial common area maintenance services and execusuites	4,717	4,689
Residential service components	18,019	18,348
Other revenue	478	481
Revenue	69,322	68,845

14. FINANCING COSTS

The following table outlines financing costs:

	Three Months Ended March 31	
	2025	2024
Mortgage interest	14,012	13,518
Credit facility interest	3,758	7,699
Amortization of deferred financing costs	1,495	1,488
Amortization of fair value adjustment	628	130
Loss on debt extinguishment	478	—
Other income	(96)	(288)
Financing costs	20,275	22,547

(thousands of Canadian dollars, except as indicated)

15. ASSETS HELD FOR SALE

As at March 31, 2025, there were 2 properties classified as assets held for sale.

The following table outlines assets held for sale:

	As at March 31, 2025	As at December 31, 2024
Assets		
Investment properties	**750**	12,906
Property, plant and equipment	**566**	284
Total assets held for sale	**1,316**	13,190
Liabilities		
Mortgage payable	**281**	9,692
Net assets held for sale	**1,035**	3,498

16. 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, 2025			
Revenue	**57,759**	**11,563**	**69,322**
Operating expenses	**25,376**	**5,471**	**30,847**
Net operating income	**32,383**	**6,092**	**38,475**
Three Months Ended March 31, 2024			
Revenue	56,863	11,982	68,845
Operating expenses	25,687	5,391	31,078
Net operating income	31,176	6,591	37,767

	Multi-Residential	Commercial and Execusuite	Total
As at March 31, 2025			
Total assets	**2,333,599**	**312,460**	**2,646,059**
Investment properties	**2,314,194**	**263,379**	**2,577,573**
Total liabilities	**1,749,942**	**98,620**	**1,848,562**
As at December 31, 2024			
Total assets	2,365,446	314,877	2,680,323
Investment properties	2,337,527	263,401	2,600,928
Total liabilities	1,767,583	106,265	1,873,848