

**Statement of Trust Income Allocations and Designations
ETAT DES REVENUS DE FIDUCIE (REPARTITION ET ALLOCATION)**

T3 R16 AMENDED POSTING / RAPPORT DE REMPLACEMENT SUBSCRIPTION RECEIPTS / REÇU DE SOUSCRIPTION

TAXATION YEAR/ANNÉE D'IMPOSITION : 2025

TRUST NAME/NOM DE LA FIDUCIE : Northview Residential REIT - Class A
 ADDRESS/ADRESSE (1) : 6131 6th Street SE, Suite 200
 ADDRESS/ADRESSE (2) :
 CITY/VILLE : Calgary
 PROVINCE/PROVINCE : AB
 COUNTRY CODE/COUE DU PAYS : CAN
 POSTAL CODE/COUE POSTAL : T2H1L9
 CURRENCY/DEVISE : CAD
 TIN/TIN# : T37346522
 CUSIP/CUSIP# : 66719E102
 QUEBEC TAX ID / CODE FISCAL DU QUÉBEC : 4046860646

PREPARER INFORMATION/Personne ressources
 CONTACT NAME/NOM DU CONTACT : Sarah Walker
 DATE PREPARED/DATE DE PRÉPARATION : 2026-02-27
 PHONE/TÉLÉPHONE : 403-531-3545
 PRIMARY E-MAIL/ADRESSE COURRIEL PRINCIPALE : swalker@nvreit.ca
 SECONDARY E-MAIL/ADRESSE COURRIEL SECONDAIRE : FSaure@nvreit.ca
 CALCULATION METHOD/MÉTHODE DE CALCUL : RATE

SYMBOL/SYMBOLE :
 WEBSITE/SITE WEB : rentnorthview.com

1) CORPORATE ACTIONS /ÉVÈNEMENTS DE MARCHÉ
 WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT COULD AFFECT T3/R16 TAX REPORTING?
 LA FIDUCIE A-T-ELLE FAIT L'OBJET D'UN ÉVÈNEMENT DE MARCHÉ SUSCEPTIBLE DE MODIFIER LES FEUILLETS T3/R16? No

2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?
 Y A-T-IL EU DES REVENUS PROVENANT DES ÉTATS-UNIS AU COURS DE L'ANNÉE D'IMPOSITION? No

TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):
 BIEN CANADIEN IMPOSABLE APPLICABLE AUX PORTEURS DE PARTS NON RÉSIDENTS (NR4): Yes

3) IS CAPITAL GAINS (BOX 21(A)) DISTRIBUTION NR TAXABLE? Part XIII Tax (Income Tax Act)
 LES DISTRIBUTIONS DES GAINS EN CAPITAL (CASE 21(A)) SONT-ELLES ASSUJETTIES À L'IMPÔT DES NON-RÉSIDENTS? Impôt de la partie XIII de la Loi de l'impôt sur le revenu Yes

4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42(M)) NR TAXABLE? Part XIII.2 Tax (Income Tax Act)
 LES DISTRIBUTIONS DÉTERMINÉES (REMBOURSEMENT DE CAPITAL CASE 42(M)) SONT-ELLES ASSUJETTIES À L'IMPÔT DES NON-RÉSIDENTS? Partie XIII.2 Impôt (Loi de l'impôt sur le revenu) Yes

| T3 BOX NO. | R16 Box No. | Description | Distribution 1 | Distribution 2 | Distribution 3 | Distribution 4 | Distribution 5 | Distribution 6 | Distribution 7 | Distribution 8 | Distribution 9 | Distribution 10 | Distribution 11 | Distribution 12 | Distribution 13 | Distribution 14 |
|-------------------|-------------|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | | Total Distribution (\$) Per Unit | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.94103 | 0.09115 | |
| | | Distribution totale par part (\$) | | | | | | | | | | | | | | |
| | | Record Date | 2025-01-31 | 2025-02-28 | 2025-03-31 | 2025-04-30 | 2025-05-31 | 2025-06-30 | 2025-07-31 | 2025-08-31 | 2025-09-30 | 2025-10-31 | 2025-11-30 | 2025-12-31 | 2025-12-31 | |
| | | Date de clôture des registres | | | | | | | | | | | | | | |
| | | Payment Date | 2025-02-18 | 2025-03-17 | 2025-04-15 | 2025-05-15 | 2025-06-16 | 2025-07-15 | 2025-08-15 | 2025-09-15 | 2025-10-15 | 2025-11-17 | 2025-12-15 | 2025-12-31 | 2026-01-15 | |
| | | Date de paiement | | | | | | | | | | | | | | |
| | | Total Cash Distribution (\$) Per Unit | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | | 0.09115 | |
| | | Distribution totale en espèces (\$) par part | | | | | | | | | | | | | | |
| | | Total Non Cash Distribution (\$) Per Unit | | | | | | | | | | | | 0.94103 | | |
| | | Distribution totale autre qu'en espèces (\$) par part | | | | | | | | | | | | | | |
| | | Total Income (\$) per unit being allocated | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.94103 | 0.09115 | |
| | | Revenu total (\$) par part alloué | | | | | | | | | | | | | | |
| 21 | A | Capital gain | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.94103 | 0.09115 | |
| | | Gain en capital | | | | | | | | | | | | | | |
| 49 | C1 | Actual Amount of Eligible Dividends | | | | | | | | | | | | | | |
| | | Montant réel des dividendes déterminés | | | | | | | | | | | | | | |
| 23 | C2 | Actual Amount of Non Eligible Dividend | | | | | | | | | | | | | | |
| | | Montant réel des dividendes non déterminés | | | | | | | | | | | | | | |
| 24 | E | Foreign Business Income | | | | | | | | | | | | | | |
| | | Revenu étranger tiré d'une entreprise | | | | | | | | | | | | | | |
| 25 | F | Foreign Non-Business Income | | | | | | | | | | | | | | |
| | | Revenu étranger non tiré d'une entreprise | | | | | | | | | | | | | | |
| 26 OTHER INCOME | G | G- Other Income (Investment Income) | | | | | | | | | | | | | | |
| 26 AUTRES REVENUS | | G- Autres revenus (revenus de placement) | | | | | | | | | | | | | | |
| 42 | M | Return of Capital | | | | | | | | | | | | | | |
| | | Remboursement de capital | | | | | | | | | | | | | | |
| X | X | Non Reportable Distribution | | | | | | | | | | | | | | |
| | | Distribution n'ayant pas à faire l'objet d'une déclaration | | | | | | | | | | | | | | |
| 30 | H | Capital gains eligible for deduction | | | | | | | | | | | | | | |
| | | Gains en capital admissibles pour déduction | | | | | | | | | | | | | | |
| 33 | K | Foreign business income tax paid | | | | | | | | | | | | | | |
| | | Impôt étranger payé sur un revenu tiré d'une entreprise | | | | | | | | | | | | | | |
| 34 | L | Foreign non-business income tax paid | | | | | | | | | | | | | | |
| | | Impôt étranger payé sur un revenu non tiré d'une entreprise | | | | | | | | | | | | | | |
| | | Total Income Allocation / Total des revenus répartis | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.09115 | 0.94103 | 0.09115 | |

NOTES/REMARQUES :
 Special distribution of \$0.94103 per Unit on December 31, 2025 paid by in Units. Immediately following the special distribution, the outstanding Units of the REIT were consolidated such that each Unitholder holds, after the consolidation, the same number of Units as such Unitholder held before the special distribution.