



FINANCIAL

**Interim Condensed Consolidated
Financial Statements**

Three months ended March 31, 2026 and 2025
(In thousands of Canadian dollars)

Interim Condensed Consolidated Balance Sheets

(Unaudited)

(In thousands of Canadian dollars)

	Note	March 31, 2026	December 31, 2025
ASSETS			
Cash and cash equivalents		\$ 136,084	\$ 25,568
Restricted cash		10,138	6,738
Marketable securities	4	142,455	65,584
Accounts receivable and other receivables	5	25,698	7,517
Income taxes recoverable		7,013	—
Investment properties held for sale	9	452,273	247,833
Mortgage and loan assets	6	2,461,343	—
Other investments	8	74,756	—
Notes receivable		29,686	29,314
Due from related parties	28	1,894	—
Investment properties	9	1,758,591	1,866,099
Retained interest receivable	10	120,140	—
Equity accounted investments	11	18,266	60,945
Prepaid expenses and other assets		9,590	3,349
Property and equipment		32,226	4,692
Goodwill and intangible assets	12	192,089	—
Total assets		\$ 5,472,242	\$ 2,317,639
LIABILITIES AND EQUITY			
Deposits	13	\$ 2,526,056	\$ —
Accounts payable and other liabilities	14	140,862	58,611
Current income tax payable		3,498	—
Security deposits and prepaid rent		23,635	17,765
Credit facilities	15	375,144	370,754
Due to related parties	28	2,953	59
Lease liabilities		22,808	3,028
Secured financing	8	37,944	—
Mortgages payable on investment properties	16	669,495	612,817
Deferred income tax liabilities	25	71,022	167
Preferred share liabilities	17	150,588	—
Total liabilities		4,024,005	1,063,201
Total shareholders' equity		1,430,434	1,254,438
Non-controlling interest		17,803	—
Total equity		1,448,237	1,254,438
Total liabilities and equity		\$ 5,472,242	\$ 2,317,639

See accompanying notes to interim condensed consolidated financial statements.

Interim Condensed Consolidated Statements of Operations

(Unaudited)

(In thousands of Canadian dollars, except per share amounts)

	Note	2026	2025
Three months ended March 31,			
Financial services business:			
Interest income from mortgages, loans and other	20	\$ 22,989	\$ —
Interest expenses on deposits and other	20	(12,203)	—
Net interest income		10,786	—
Real estate business:			
Rental revenue from investment properties	21	59,603	62,302
Property operating and realty taxes	21	(29,566)	(31,135)
Net rental income		30,037	31,167
Total net interest and rental income		40,823	31,167
Other income (expense)			
Gain on sale of mortgages		9,327	—
Securitization income	10	2,012	—
Income from investments and fees		3,432	1,626
Net income from equity accounted investments	11	100	1,944
Financial product expenses	22	(9,118)	—
Interest expenses on investment properties mortgages		(10,343)	(10,561)
Interest expenses on credit facilities and other debts		(5,912)	(6,869)
Interest expenses on preferred shares	17	(2,083)	—
Provision for credit losses on mortgage and loan assets		(8,733)	—
Provision for credit losses on preferred investments		—	(8,184)
Corporate expenses	23	(3,266)	(3,367)
General and administrative expenses	24	(11,572)	—
Transaction costs	3	(6,525)	—
Fair value gain on investment properties	9	781	7,096
Fair value loss on financial instruments		(4,348)	(1,188)
Foreign currency translation (loss) gain		(189)	17
(Loss) income before income taxes		(5,614)	11,681
Income tax expense	25	(56,563)	(254)
Net (loss) income		(62,177)	11,427
Dividends on preferred shares	18	(1,040)	(3,195)
Net (loss) income attributable to common shareholders and non-controlling interest		\$ (63,217)	\$ 8,232
Net (loss) income attributable to:			
Common shareholders		\$ (63,478)	\$ 8,232
Non-controlling interest		261	—
		\$ (63,217)	\$ 8,232
Basic (loss) income per share attributable to common shareholders	18	\$ (1.36)	\$ 0.25
Diluted (loss) income per share attributable to common shareholders	18	(1.37)	0.25

See accompanying notes to interim condensed consolidated financial statements.

Interim Condensed Consolidated Statements of Comprehensive (Loss) Income

(Unaudited)

(In thousands of Canadian dollars, except per share amounts)

	Note	Three months ended March 31,	
		2026	2025
Net (loss) income		\$ (62,177)	\$ 11,427
Other comprehensive income (loss)			
Items that will not be reclassified to net income in subsequent periods			
Equity securities designated at fair value through other comprehensive income			
Net unrealized gain		237	—
Deferred income tax expense		(65)	—
		172	—
Items that may be reclassified to net income in subsequent periods			
Debt instruments at fair value through other comprehensive income			
Net unrealized loss		(234)	—
Deferred income tax recovery		64	—
Unrealized foreign currency translation gain (loss)		9,792	(738)
Unrealized foreign currency translation gain (loss) on equity accounted investments		267	(51)
		9,889	(789)
Total other comprehensive income (loss)		10,061	(789)
Total comprehensive (loss) income		\$ (52,116)	\$ 10,638
Total comprehensive (loss) income attributable to:			
Common shareholders		\$ (51,337)	\$ 13,833
Preferred shareholders		(1,040)	(3,195)
Non-controlling interest		261	—
		\$ (52,116)	\$ 10,638

See accompanying notes to interim condensed consolidated financial statements.

Interim Condensed Consolidated Statements of Changes in Shareholders' Equity

(Unaudited)

(In thousands of Canadian dollars)

	Accumulated other comprehensive income (loss)					Total	Contributed surplus	Total common equity	Total preferred equity	Total attributable to equity holders of the parent	Non-controlling interests	Total Equity
	Share capital	Retained earnings (deficit)	Unrealized gain (loss) on equity securities at FVOCI	Unrealized gain (loss) on debt securities at FVOCI	Unrealized foreign currency translation gain (loss)							
Balance, December 31, 2024	\$ 1,528,944	\$ (640,126)	\$ —	\$ —	\$ 303,854	\$ 303,854	\$ 212,450	\$ 1,405,122	\$ 175,853	\$ 1,580,975	\$ —	\$ 1,580,975
Changes for the period:												
Issuance of common shares, net of issue costs (note 18)	3	—	—	—	—	—	—	3	—	3	—	3
Shares acquired and cancelled through normal course issuer bid (note 18)	(27,262)	—	—	—	—	—	13,787	(13,475)	(1,006)	(14,481)	—	(14,481)
Shares acquired through normal course issuer bid, not cancelled at period end (note 18)	(448)	—	—	—	—	—	233	(215)	(92)	(307)	—	(307)
Share buyback tax	—	—	—	—	—	—	(277)	(277)	—	(277)	—	(277)
Net income	—	11,427	—	—	—	—	—	11,427	—	11,427	—	11,427
Other comprehensive loss	—	—	—	—	(789)	(789)	—	(789)	—	(789)	—	(789)
Dividends	—	(18,126)	—	—	—	—	—	(18,126)	—	(18,126)	—	(18,126)
Balance, March 31, 2025	\$ 1,501,237	\$ (646,825)	\$ —	\$ —	\$ 303,065	\$ 303,065	\$ 226,193	\$ 1,383,670	\$ 174,755	\$ 1,558,425	\$ —	\$ 1,558,425

See accompanying notes to interim condensed consolidated financial statements.

Interim Condensed Consolidated Statements of Changes in Shareholders' Equity (continued)

(Unaudited)

(In thousands of Canadian dollars)

	Accumulated other comprehensive income (loss)					Total	Contributed surplus	Total common equity	Total preferred equity	Total attributable to equity holders of the parent	Non-controlling interests	Total Equity
	Share capital	Retained earnings (deficit)	Unrealized gain (loss) on equity securities at FVOCI	Unrealized gain (loss) on debt securities at FVOCI	Unrealized foreign currency translation gain (loss)							
Balance, December 31, 2025	\$ 1,450,388	\$ (879,654)	\$ —	\$ —	\$ 260,306	\$ 260,306	\$ 252,142	\$ 1,083,182	\$ 171,256	\$ 1,254,438	\$ —	\$ 1,254,438
Changes for the period:												
Notional issuance of shares in the Arrangement (note 3)	399,746	—	—	—	—	—	—	399,746	—	399,746	—	399,746
Preferred units exchanged for preferred share liabilities (note 18)	—	—	—	—	—	—	20,525	20,525	(171,113)	(150,588)	—	(150,588)
Non-controlling interests acquired in the Arrangement (note 3)	—	—	—	—	—	—	—	—	—	—	17,542	17,542
Issuance of common shares, net of issue costs (note 18)	153	—	—	—	—	—	—	153	—	153	—	153
Shares acquired and cancelled through normal course issuer bid (note 18)	(8,598)	—	—	—	—	—	3,937	(4,661)	(143)	(4,804)	—	(4,804)
Share buyback tax	—	—	—	—	—	—	(90)	(90)	—	(90)	—	(90)
Net (loss) income	—	(62,438)	—	—	—	—	—	(62,438)	—	(62,438)	261	(62,177)
Other comprehensive income (loss)	—	—	172	(170)	10,059	10,061	—	10,061	—	10,061	—	10,061
Special distribution (note 18)	80,000	(80,000)	—	—	—	—	—	—	—	—	—	—
Dividends (note 18)	—	(16,044)	—	—	—	—	—	(16,044)	—	(16,044)	—	(16,044)
Balance, March 31, 2026	\$ 1,921,689	\$(1,038,136)	\$ 172	\$ (170)	\$ 270,365	\$ 270,367	\$ 276,514	\$ 1,430,434	\$ —	\$ 1,430,434	\$ 17,803	\$ 1,448,237

See accompanying notes to interim condensed consolidated financial statements.

Interim Condensed Consolidated Statements of Cash Flows

(Unaudited)

(In thousands of Canadian dollars)

	Note	2026	Three months ended March 31, 2025
Cash provided by (used in):			
Operating activities:			
Net (loss) income		\$ (62,177)	\$ 11,427
Adjustments for:			
Provision for credit losses on mortgage and loan assets		8,733	—
Provision for credit losses on preferred investments		—	8,184
Net income from equity accounted investments	11	(100)	(1,944)
Fair value gain on investment properties	9	(781)	(7,096)
Fair value loss on financial instruments		4,348	1,188
Unrealized foreign currency translation gain		(70)	(13)
Deferred income taxes		51,278	54
Other items not affecting cash	26	3,768	6,971
Changes in non-cash operating items	26	28,207	258
		33,206	19,029
Investing activities:			
Cash acquired in the reverse acquisition (note 3)		110,692	—
Purchase of marketable securities		(29,719)	(6,396)
Proceeds from maturity and dispositions of marketable securities		1,976	30,377
Acquisitions of investment properties, net of related debt		(9,886)	—
Proceeds from dispositions of investment properties, net of costs and related debt		19,408	43,406
Additions to investment properties		(1,022)	(4,348)
Additions to tenant inducements and leasing commissions		(8,826)	(7,457)
Contributions to equity accounted investments		(475)	(395)
Distributions from equity accounted investments		14,791	2,778
Additions to property and equipment		(741)	—
Notes receivable interest and repayments		551	49
		96,749	58,014
Financing activities:			
Repayment of mortgages and other debts		(7,855)	(23,113)
Advance of mortgages and loans payable, net of financing costs		—	19,121
Advance from related parties		1,030	—
Advance of revolving credit facilities		29,000	17,175
Repayment of revolving credit facilities, including financing costs		(25,070)	(63,469)
Repayment of lease liabilities		(207)	(204)
Purchase of common shares under normal course issuer bid	18	(4,678)	(13,846)
Purchase of preferred shares under normal course issuer bid	18	(126)	(942)
Dividends paid on common shares		(9,535)	(15,022)
Dividends paid on preferred shares		(2,279)	(3,198)
		(19,720)	(83,498)
Foreign exchange gain (loss) on cash held in foreign currency		281	(42)
Increase (decrease) in cash		110,516	(6,497)
Cash, beginning of period		25,568	32,789
Cash, end of period		\$ 136,084	\$ 26,292

See accompanying notes to interim condensed consolidated financial statements.

Notes to Interim Condensed Consolidated Financial Statements

Three months ended March 31, 2026 and 2025 (Unaudited)

(In thousands of Canadian dollars, except number of shares and per share amounts)

Note 1. Organization

RFA Financial Inc. ("RFA" or the "Company") is a diversified financial services platform and real estate investment entity which was formed on February 1, 2026, pursuant to a court-approved plan of arrangement with which RFA Capital Holdings Inc. ("RFA Capital") and Artis Real Estate Investment Trust ("Artis") combined to create one entity (the "Arrangement"). RFA is domiciled in Canada with its registered office located at 400-145 King Street West, Toronto, Ontario, Canada. RFA Financial Inc. (formerly RFA Capital) is the legal parent company and was incorporated under the laws of Ontario on June 10, 2019.

The Company offers residential mortgage lending, wealth management services, asset management services and owns a diversified portfolio of real estate through its subsidiaries, which are consolidated in these interim condensed consolidated financial statements:

- Financial services - Primarily focused on residential and commercial real estate mortgage lending through the following platforms:
 - RFA Bank of Canada (the "Bank") - a federally regulated Schedule I bank, subject to the provisions of the Bank Act (Canada), specializing in uninsured residential mortgage lending.
 - RFA Mortgage Corporation ("RFA MC") - a mortgage finance company dedicated to the mortgage brokerage market and focused on prime single-family residential mortgages, including insured, insurable and conventional uninsured mortgages.
 - TM Investments Management Corp. ("TMI") - a private credit asset manager primarily focused on lending opportunities in the private single-family residential mortgage market.
 - Five Continents Group ("Five C") - a wealth management group and fiduciary services company based in the Cayman Islands. The Company has a 25.5% ownership interest in Five C.
- Real estate - RFA Asset Management ("RFA AM", formerly operating as Artis) is a real estate asset management and investment platform that owns, manages, leases and develops industrial, office, retail and residential properties in Canada and the United States (the "U.S.").

The Arrangement

On February 1, 2026 ("Closing"), Artis and RFA Capital completed the Arrangement pursuant to which RFA Capital acquired all of the issued and outstanding common units, the Series E preferred units and the Series I preferred units of Artis. Upon Closing, Artis became a wholly-owned subsidiary of RFA. Subsequent to Closing, RFA was renamed and is operating as "RFA Financial Inc."

In connection with the Arrangement: (i) holders of Artis common units received one common share in the Company for each common unit held ("Artis Exchange Ratio"), (ii) holders of Artis Series E preferred units received one Series E preferred share in the Company for each Series E preferred unit held, and (iii) holders of Artis Series I preferred units received one Series I preferred share in the Company for each Series I preferred unit held. Following the exchange of Artis common units for common shares in the Company, the Company implemented a three-to-one share consolidation of the common shares (the "Consolidation"), pursuant to which every three pre-Consolidation common shares were consolidated into one post-Consolidation common share.

For accounting purposes, it has been determined that RFA was the accounting acquiree and Artis was the accounting acquirer based on the following facts and circumstances immediately following Closing:

- Former Artis common unitholders owned 67.95% of the common shares of the Company, while former common shareholders of RFA owned the remaining 32.05% of the common shares of the Company.
- The Board of Directors of the Company consists of a majority of directors identified by the former Artis.

Accordingly, the Arrangement is accounted for as a reverse acquisition. Since Artis is considered the accounting acquirer, these interim condensed consolidated financial statements are prepared as a continuation of the financial statements of Artis and comparative figures presented in these interim condensed consolidated financial statements are those of Artis.

As a result of the exchange of all common units to common shares and preferred units to preferred shares in the reverse acquisition, all reference to common shares and preferred shares in these interim condensed financial statements should be read as referring to common units and preferred units in the periods prior to Closing. Reference to dividends paid on common shares and preferred shares should be read as referring to distributions on common units and preferred units in the periods prior to Closing. In addition, the number of common units and per unit amounts have been retroactively adjusted to give effect to the Artis Exchange Ratio and the three-to-one Consolidation.

Note 2. Material accounting policy information

(a) Basis of presentation and measurement:

These interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34 - *Interim Financial Reporting*. Accordingly, certain information and note disclosures normally included in annual financial statements prepared in accordance with IFRS Accounting Standards, as issued by the International Accounting Standards Board ("IFRS Accounting Standards"), have been omitted or condensed.

These interim condensed consolidated financial statements have been prepared using the same accounting policies and methods as those used in the consolidated financial statements for the year ended December 31, 2025, except for those policies and standards adopted as described in note 2 (b). The Company has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective. These interim condensed consolidated financial statements have been prepared on a going concern basis and have been presented in Canadian dollars rounded to the nearest thousand dollars unless otherwise indicated.

These interim condensed consolidated financial statements should be read in conjunction with the consolidated financial statements of Artis for the year ended December 31, 2025.

(b) Change in financial statement presentation:

As discussed in note 1, since Artis is considered the accounting acquirer in the reverse acquisition, these interim condensed consolidated financial statements are prepared as a continuation of the financial statements of Artis and comparative figures presented in these interim condensed consolidated financial statements are those of Artis. However, as an entity operating only in the real estate investment, development and management business, Artis presented a classified balance sheet prior to the Arrangement. Subsequent to the Arrangement, with the addition of the financial services business, the Company has adopted the balance sheet presentation based on liquidity, which is common for entities in the financial services sector. Management believes this balance sheet presentation provides information that is more relevant to users of the financial statements. Certain line items of the comparative condensed consolidated balance sheet have been reclassified to conform with the current period presentation. In addition, certain line items of the comparative condensed consolidation statement of operations and statement of cash flows have been reclassified to conform with the current period presentation.

(c) Material accounting policies adopted in the current period:

The following accounting policies were adopted for the three months ended March 31, 2026 as a result of the new financial statement items acquired following the Arrangement:

(i) Classification and measurement of financial instruments:

- **Marketable securities:**

The third-party issued Canada Mortgage Bonds ("CMBs"), provincial bond and federal government bond purchases and maturities are accounted for on a trade date basis, and are either held to collect or held to sell, and are therefore classified as fair value through other comprehensive income ("FVOCI"). At each reporting date, the fair value is determined by reference to published market values at that date. The changes in fair value are reported as a component of other comprehensive income (loss), net of income tax. The interest earned is reported as a component of interest income.

An irrevocable election has been made to account for certain publicly traded equity securities instruments as FVOCI. At each reporting date, the fair value is determined by reference to published market values at that date. The changes in fair value of the equity securities measured at FVOCI are reported as a component of other comprehensive income (loss), net of income tax.

- **Single-family residential - originated and purchased uninsured mortgages:**

These mortgages are carried at amortized cost, net of acquisition costs, premium, discounts and deferred income, using the effective interest rate method. The associated interest revenue is reported as a component of interest income.

- **Single-family residential - stamped insured mortgages:**

These consist of prime insured mortgages that have been stamped but not sold. These are carried at amortized cost using the effective interest rate method. The associated interest revenue is reported as a component of interest income.

- **Single-family residential – other mortgages:**

Other mortgages consist of originated and purchased prime mortgages and bridge loans. These are carried at amortized cost using the effective interest rate method. The associated interest revenue is reported as a component of interest income.

- **Commercial real estate mortgages and loans:**

The commercial real estate mortgages and loans are carried at amortized cost using the effective interest rate method. The associated interest revenue is reported as a component of interest income.

- **Investments - investment bonds:**

These are accounted for on a trade date basis and are held for sale and are therefore classified as fair value through profit and loss ("FVTPL"). Changes in fair value are included in income from investments and fees.

- Investments - renewal securitization notes:

These consist of notes acquired from various series of Renewal Strip Limited Recourse Financing Notes. The notes are held to collect and are classified at amortized cost. The associated interest revenue is included in income from investments and fees.

- Retained interest receivable:

As described below under note 2 (c)(iii) Derecognition of financial instruments, the retained interest receivable is associated with the Company's participation in the CMB program, through which it securitizes and sells five-year and ten-year insured mortgage loans on multi-unit residential properties. Retained interest receivable are carried at amortized cost using the effective interest rate method. The associated gain on sales and accretion income is reported as securitization income.

- Deposits:

The deposits are sourced through the Canadian Investment Regulatory Organization ("CIRO") and Mutual Fund Dealers Association of Canada dealers who distribute Bank issued 1 to 5-year guaranteed investment certificates ("GICs"), are carried at amortized cost, net of deferred broker agent commissions. Interest expense is allocated over the contractual deposit term by applying the effective interest method and is included in interest expenses on deposits and other.

- Secured financing:

The secured financing represents senior interest participation agreements in the renewal securitization notes. These liabilities are carried at amortized costs. The associated interest expense is included in interest expenses on credit facilities and other debts.

- Preferred share liabilities:

The preferred shares are classified as financial liabilities due to the Company's obligations to redeem the preferred shares with cash payment on the mandatory redemption date for each series of preferred shares. The preferred share liabilities are carried at amortized cost. The dividends on preferred shares are reported as interest expense on preferred share liabilities.

(ii) Impairment of financial instruments:

The determination of the allowance for expected credit losses ("ECL") associated with the uninsured residential mortgages (consisting of both originated and purchased mortgages) and commercial real estate mortgages and loans involves significant management judgment and estimation, including the explicit incorporation of forward-looking information. At each measurement date, the calculation of the allowance for ECL depends on the following key inputs that are used to determine the present value of the expected cash shortfalls (defined as the difference between contractual cash flows and expected cash flows, discounted at the effective interest rate ("EIR") over the life of the instrument:

- The probability of default ("PD") – an estimate of the likelihood of default over a specified time horizon;
- The loss given default ("LGD") – an estimate of the loss occurring at the time of default; and
- The exposure at default ("EAD") – an estimate of the exposure at the default date.

The determination of the PD, LGD and EAD parameters can be quite complex, particularly the determination of PD. They must incorporate both factors unique to the entity and macroeconomic variables that can be associated with increases or decreases in credit risk. However, the calculation of the allowance can be summarized as:

$$\text{ECL} = (\text{PD} \times \text{LGD} \times \text{EAD}) \text{ as discounted to the measurement date}$$

The Company's definition of default used to determine ECL corresponds to the definition used for credit risk management purposes. The Company defines default as delinquency of 90 days or more for all residential mortgages.

The general principle of the ECL model is to reflect the pattern of deterioration or improvement in the credit quality of the associated financial instruments. The calculated ECL amount at a given measurement date depends on the change in credit risk since initial recognition. The Company groups its loan and mortgage assets into Stage 1, Stage 2, Stage 3 and POCI ("purchased or originated credit impaired") assets.

- Stage 1 – includes financial instruments that have not experienced a significant increase in credit risk ("SICR") since initial recognition. An allowance equal to ECLs resulting from default events over the next 12 months ("12-month ECL") is recognized, and interest revenue is calculated on the assets' gross carrying amounts.
- Stage 2 – includes financial instruments that have experienced a SICR since initial recognition, but for which there is no objective evidence of impairment at the reporting date. An allowance equal to ECLs resulting from default events over the assets' lifetime ("lifetime ECL") is recognized, and interest revenue is calculated on the assets' gross carrying amounts. In general, an asset's lifetime is considered to be its remaining contractual maturity.
- Stage 3 – includes financial instruments that are credit impaired or in default. The lifetime allowance is recognized, and interest revenue is calculated on the assets' net carrying amounts, which are determined as the assets' gross carrying amounts net of allowance.

- POCI - includes financial instruments that are credit impaired on initial recognition. POCI assets are recorded at fair value at original recognition and interest income is subsequently recognized based on a credit-adjusted EIR. The ECL allowance is only recognized or released to the extent that there is a subsequent change in the expected credit losses.

The changes in the allowance for ECL at each measurement date are recognized as provision for credit losses on mortgage and loan assets in the statements of operations.

The identification and assessment of SICR is performed at least quarterly and involves significant management judgment when considering the following factors:

- Migration to a riskier credit score rating relative to initial recognition or renewal;
- Increased credit risk for borrowers vulnerable to payment shock at renewal, and those that have been granted amortization extensions; and
- Identification of all instruments that are 30 days past due, which are migrated to Stage 2 regardless of management's assessment of other credit risk factors.

For financial instruments that migrate to Stage 2, a subsequent improvement in credit risk may result in a reverse migration back to Stage 1 and the reversion to a 12-month ECL rather than a lifetime ECL.

In addition to the assessment of SICR, financial assets are also assessed for impairment at least quarterly. Indicators of possible credit impairment include adverse changes in the payment status of a borrower (e.g. arrears greater than 90 days) and deteriorating credit scores.

Stage 3 financial instruments cease to be impaired when all past due amounts, including interest, have been recovered, and the principal and interest are deemed fully collectible in accordance with original or revised contractual terms. This will result in a reverse migration back to Stage 2. Should credit risk improve to the point SICR no longer exists, the exposure will migrate back to Stage 1.

Loans are written off against the respective allowance when there is no realistic prospect of recovery. Any subsequent recoveries are recorded as a credit to provision for credit losses. All of the Company's mortgage assets are secured by the underlying property, and its insured mortgages are further secured, thereby helping to mitigate the Company's risk of loss.

(iii) Derecognition of financial instruments:

In cases where the Company securitizes and sells multi-unit residential securities through the Canada Mortgage Bond ("CMB") program, the associated mortgages are recognized on the interim condensed consolidated balance sheet only to the extent of the Company's continuing involvement in the mortgages. This is limited to a retained interest associated with the future cash flows, and the obligations and rights associated with servicing the mortgages. The valuation of the retained interest requires judgment with respect to the assumptions such as discount factors applied to measure the fair value of cash flows. Management's judgment is that the risks and rewards of the loans are fully transferred to third parties, because a) the loans are either closed to prepayment or the Company has passed on the prepayment risk to a third party, and there is no prepayment risk associated with either the retained interest or loan servicing; and b) the Company enters into arrangements with third parties to manage interest rate risk associated with the CMB seller swap. The mortgages are therefore effectively derecognized when securitized and sold. At times, the Company may securitize multi-unit residential mortgages that are in excess of the Company's allotment under the CMB program. These surplus mortgages are then sold to a third party. In the case of whole loan sales of prime mortgages, management determined that it transferred substantially all of the risks and rewards of ownership of the mortgages to the purchaser, and it therefore derecognized the mortgages. The Company derecognizes a renewal securitization note, in whole or in part, only when the underlying contractual obligation is discharged, cancelled, or has been substantially modified.

(iv) Intangible assets:

The deferred servicing strip receivable relates to RFA MC's originated loans. It represents the present value of the spread between the servicing fees received from investors and those paid to the servicer, on a portfolio of loans over the life of the portfolio. The deferred servicing strip is carried at amortized cost.

The computer software and systems, and customer relationships were intangible assets identified in the reverse acquisition (see note 3). The intangible assets are amortized on a straight-line basis over their estimated lives as follows:

- Computer software and systems – 3 to 5 years; and
- Customer relationships - 10 to 13 years.

The Company assesses its intangible assets for indicators of impairment on a quarterly basis. If such indicators exist, an impairment test is conducted to determine whether the carrying amount of an intangible asset exceeds its recoverable amount. If so, an impairment loss is recognized for the difference between the carrying amount and recoverable amount.

(v) Goodwill:

Goodwill is measured as the excess of the price paid over the fair value of the net identifiable tangible and intangible assets acquired. Goodwill is recorded at cost less accumulated impairment losses, if any. Goodwill is not amortized. The carrying value of goodwill is tested for impairment annually and more frequently if an event or circumstance indicates the asset may be impaired. The recoverable amount is the higher of an asset's fair value less costs of disposal or its value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows (cash-generating units or "CGUs"). If the recoverable amount of the CGU is less than the assets' carrying amount, the impairment loss is allocated first to reduce the carrying amount of goodwill allocated to the CGU and then to reduce the carrying amount of the other assets of the CGU on a pro rata basis. An impairment loss for goodwill is recognized directly in profit and loss and an impairment loss recognized for goodwill is not reversed in subsequent periods.

(vi) Hedging:

The Company has interest rate swaps on fixed rate deposit liabilities and has designated them as fair value hedges.

In order for a derivative to qualify as an accounting hedge, the hedging relationship must be designated and formally documented at its inception, detailing the particular risk management objective and strategy for the hedge and the specific asset, liability or cash flow being hedged, the hedging instrument, as well as how its effectiveness is being assessed. Changes in the fair value of the derivative must be highly effective in offsetting changes in the fair value of the hedged asset or liability.

Hedge effectiveness is evaluated at the inception of the hedging relationship and on an ongoing basis, retrospectively and prospectively, primarily using quantitative statistical measures of correlation. Hedge ineffectiveness, if any, is a result of differences in maturities and prepayment frequency between hedging instruments and hedged items.

(vii) Revenue recognition:

Gain on Sale of Mortgages

Mortgage gains are earned on mortgages that have been sold to investors, upon the issuance and acceptance of a commitment by the borrower and are recognized when the mortgage ultimately funds. The mortgages are sold on a fully-serviced basis and the gain is calculated by taking proceeds from investors less lender buydown.

Also included in gain on sale of mortgages is deferred servicing revenue due from the investor. The Company charges the investor a deferred servicing fee that is received over the life of the underlying mortgage. The present value of the deferred servicing fee, less cost of servicing, is recognized as gain on sale of mortgages, and a resulting deferred servicing receivable is recognized as an asset.

(d) Use of estimates and judgments:

The preparation of the interim condensed consolidated financial statements requires management to make estimates, assumptions and judgments that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. The critical accounting estimates and judgments have been set out in note 2 of Artis's consolidated financial statements for the year ended December 31, 2025. The following is information about additional critical accounting estimates and judgments as a result of the new financial statement items acquired in the Arrangement:

- Derecognition of financial instruments - The Company's accounting policy relating to derecognition of financial instruments is described in note 2 (c). Judgment is applied with respect to derecognition of mortgages under securitization transactions in determining whether the risk and rewards of ownership of the assets have been substantially transferred, substantially retained or neither substantially transferred nor retained.
- Impairment loss on financial assets - The ECL model requires management to make judgments and estimates in a number of areas. Management must exercise significant judgment in determining:
 - Changes in the credit quality of an individual borrower and/or mortgage;
 - Changes in the forward-looking macroeconomic variables used in the ECL model, and particularly in the variables that the Company deems to be most correlated with changes in credit quality;
 - Changes in the design of the models that the Company uses to determine ECL; and
 - Migrations of mortgages between stages.

These estimates and assumptions underlying the impairment assessment are described in note 2 (c) and note 6.

- Accounting for business combinations - As described in note 1, judgment is applied in determining the accounting acquirer and accounting acquiree in the Arrangement. In addition, as described in note 3, significant judgment and estimates are required in the purchase price allocation of the reverse acquisition.

(e) New or revised accounting standards adopted during the period:

Amendments to IFRS 9 and IFRS 7 Classification and Measurement of Financial Instruments

The International Accounting Standards Board issued Amendments to the Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7. The amendments clarify the requirements related to the date of recognition and derecognition of financial assets and financial liabilities with an exception for derecognition of financial liabilities settled via an electronic transfer. The amendments are effective for annual reporting periods beginning on or after January 1, 2026. The adoption of the amendments has no material impact to the interim condensed consolidated financial statements.

(f) Future changes in accounting standards:

IFRS 18 Presentation and Disclosure in Financial Statements

In April 2024, the International Accounting Standards Board issued IFRS 18, which replaces IAS 1 *Presentation of Financial Statements*. IFRS 18 introduces new requirements for presentation within the statement of profit or loss, including specified totals and subtotals. Furthermore, entities are required to classify all income and expenses within the statement of profit or loss into one of five categories: operating, investing, financing, income taxes and discontinued operations. It also requires disclosure of newly defined management-defined performance measures, subtotals of income and expenses, and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements (PFS) and the notes. In addition, narrow-scope amendments have been made to IAS 7 *Statement of Cash Flows* and consequential amendments to several other standards.

IFRS 18 and the amendments to the other standards are effective for reporting periods beginning on or after January 1, 2027, but earlier application is permitted and must be disclosed. IFRS 18 will apply retrospectively.

The Company is currently working to identify the impacts of IFRS 18 (and related amendments) will have on the consolidated financial statements.

Note 3. Reverse acquisition of RFA Capital

As discussed in note 1, RFA Capital acquired all of the outstanding common units of Artis on February 1, 2026 pursuant to the Arrangement. For accounting purposes, the Arrangement is accounted for as a reverse acquisition under the acquisition method of accounting for business combinations. Artis was considered to be the accounting acquirer, and RFA Capital was considered the legal acquirer. Under the acquisition method of accounting, the purchase consideration of \$399,746 was determined by multiplying the number of common units notionally issued by Artis (such that former shareholders of RFA Capital would receive 32.05% common equity interest in the combined entity) and the closing price of Artis common units on January 30, 2026 (last business day prior to closing of the Arrangement).

The preliminary allocation of the purchase price to the fair values of assets acquired and liabilities assumed in the Arrangement were as follows:

The preliminary fair values of the identifiable assets and liabilities of RFA Capital at the acquisition date were:

Cash, cash equivalents and restricted cash	\$	113,702
Marketable securities		54,571
Accounts receivable and other receivables		19,887
Income taxes receivable		6,414
Mortgage and loan assets ⁽¹⁾		2,398,693
Other investments		74,898
Investment property		4,738
Retained interest receivable		114,360
Prepaid expenses and other assets		1,711
Property and equipment, including right-of-use lease assets		28,418
Intangible assets ⁽²⁾		80,517
Deposits		(2,413,179)
Accounts payable and accrued liabilities		(94,342)
Due to related parties		(3,386)
Secured financing		(38,086)
Mortgage payable on investment property		(7,501)
Deferred income tax liabilities		(16,172)
Lease liabilities		(19,890)
Total identifiable net assets		305,353
Non-controlling interest		(17,542)
Goodwill		111,935
Total purchase consideration	\$	399,746

(1) The gross contractual amount of the mortgage and loan assets was \$2,407,026, of which an estimated \$28,049 was not expected to be collected.

(2) The identifiable intangible assets consist of customer relationships, deferred servicing strip receivable and computer software and systems.

The fair values of the mortgage and loan assets and deposit liabilities were estimated using discounted cash flow approach by discounting the contractual principal and interest cash flows over the remaining terms using market-based discount rates. The acquired lease liabilities were measured using the present value of the remaining lease payments at the date of acquisition. The right-of-use assets were measured at an amount equal to the lease liabilities.

The intangible assets acquired include customer relationships, deferred servicing strip receivable and computer software and systems. The customer relationships represent value attributable to the mortgage originations from existing brokers for the Bank, RFA MC and TMI, as well as Five C's existing customer relationships. The fair values of the customer relationships were derived by estimating the present value of the after-tax earnings attributable to these intangible assets. The fair values of the computer software and systems and deferred servicing strip receivable were estimated to approximate RFA Capital's previous carrying values of these assets due to their nature.

The deferred income tax liabilities reflect primarily the tax effect of the temporary differences between the tax basis of the acquired assets and liabilities and the acquisition date fair values.

The fair value of the non-controlling interest in Five C was determined by applying the non-controlling interest ownership percentage to the estimated fair value of the equity of Five C at acquisition date. The fair value of the equity of Five C was measured by the discounted cash-flow method using projected earnings.

The goodwill of \$111,935 comprises the value of RFA Capital's assembled workforce, potential future growth of broker relationships and customer lists and synergies through integration with Artis's existing systems and operations. None of the goodwill recognized is expected to be deductible for income tax purposes.

The assets and liabilities recognized in these interim condensed financial statements were based on a preliminary assessment of their fair values. The valuation was not completed by the date these interim condensed financial statements were approved for issue by the Board of Directors. The Company is working to assess the fair value estimates, with the assistance of external advisors, for the net assets acquired and goodwill for the purchase price allocation, and the final amounts may differ from those currently recognized. The Company expects to finalize the balances in 2026 within the one year measurement period.

Transaction costs related to the Arrangement in the amount of \$6,525 were expensed in the three months ended March 31, 2026. Transaction costs include fees for legal, accounting and other professional services and expenses relating to integration and alignment of RFA Capital and Artis under the new combined company.

RFA Capital's contribution to the Company's results:

For the period from February 1 to March 31, 2026, RFA Capital contributed net interest income of \$10,786 and loss before income taxes in the amount of \$4,760, including additional provision for credit losses on mortgage and loan assets of \$8,695, and amortization of the acquired broker relationships and customer lists of \$768. The mortgage and loan assets acquired in the reverse acquisition were measured at fair values on acquisition date and therefore have no opening allowance for expected credit losses. The income contribution amount excludes the impact on corporate expenses as a result of integration of RFA Capital and Artis into a newly listed public company.

If the acquisition had occurred on January 1, 2026, pro-forma consolidated net interest income and loss before income taxes would have been \$15,464 and \$7,721, respectively, for the three months ended March 31, 2026. These amounts have been calculated using RFA Capital's January 2026 results and adjusting for:

- the removal of transaction costs incurred by RFA from January 1 to January 31, 2026;
- the estimated adjustments to interest income on mortgage and loans assets and interest expense on deposits had those assets and liabilities been adjusted to fair values on January 1, 2026 and those amounts recalculated using the effective interest method; and
- the additional amortization that would have been charged assuming the fair value adjustments to intangible assets had been applied from January 1, 2026.

Note 4. Marketable securities

	March 31, 2026	December 31, 2025
Provincial bonds	\$ 20,188	\$ —
Federal government bonds	29,478	—
Canada Mortgage Bonds	14,939	—
Equity securities measured at fair value through profit and loss	58,162	65,584
Equity securities measured at fair value through other comprehensive income	19,688	—
	\$ 142,455	\$ 65,584

Note 5. Accounts receivable and other receivables

	March 31, 2026	December 31, 2025
Accrued interest receivable	\$ 8,106	\$ —
Rents receivable, net of allowance for credit loss of \$1,346 (December 31, 2025, \$1,329)	3,144	2,658
Accounts receivable	7,531	—
Accrued recovery income	1,125	582
Other receivables and accrued income	5,792	4,277
	\$ 25,698	\$ 7,517

Refer to note 32 for further discussions on credit risk for rents receivable.

Note 6. Mortgage and loan assets

	March 31, 2026	December 31, 2025
Single-family residential	\$ 2,369,529	\$ —
Commercial real estate	100,268	—
	2,469,797	—
Allowance for expected credit losses	(8,454)	—
Mortgage and loan assets	\$ 2,461,343	\$ —

	Three months ended March 31, 2026			
	Single-family residential (insured)	Single-family residential (Uninsured)	Commercial real estate	Total
Mortgage and loan assets excluding allowance for expected credit losses:				
Balance, beginning of period	\$ —	\$ —	\$ —	\$ —
Acquired in reverse acquisition (see note 3)	41,034	2,257,369	100,290	2,398,693
Originations	—	156,716	—	156,716
Purchases/Fundings	9,778	—	279	10,057
Net repayment and other ⁽¹⁾	(13,390)	(81,978)	(301)	(95,669)
Balance, end of period	\$ 37,422	\$ 2,332,107	\$ 100,268	\$ 2,469,797

(1) Net repayment and other consists of all regular and partial loan payments, full payouts, as well as movements in the balances of unamortized origination costs, administrative fees and premiums/discount balances.

(a) Geographic distribution:

	March 31, 2026				
	Alberta	British Columbia	Ontario	All other Provinces	Total
Held to Collect					
Single-family uninsured residential	\$ 340,017	\$ 314,249	\$1,599,571	\$ 78,270	\$2,332,107
Single-family insured residential	8,815	8,748	16,114	3,745	37,422
Commercial real estate	14,402	11,437	74,429	—	100,268
Total mortgage and loan assets excluding allowance for expected credit losses	\$ 363,234	\$ 334,434	\$1,690,114	\$ 82,015	\$2,469,797
As a % of portfolio	14.7 %	13.5 %	68.5 %	3.3 %	100.0 %

(b) Mortgages and loans by stage:

	March 31, 2026				
	Stage 1	Stage 2	Stage 3	POCI	Total
Originated uninsured mortgages ⁽¹⁾	\$ 1,805,253	\$ 359,302	\$ 7,555	\$ 34,996	\$ 2,207,106
Purchased uninsured mortgages	85,750	29,629	762	5,216	121,357
Stamped insured mortgages	28,929	—	—	136	29,065
Other mortgages	12,001	—	—	—	12,001
Total single-family residential mortgages	1,931,933	388,931	8,317	40,348	2,369,529
Commercial real estate mortgages and loans	63,497	—	—	36,771	100,268
Total mortgage and loan assets excluding allowance for expected credit losses	\$ 1,995,430	\$ 388,931	\$ 8,317	\$ 77,119	\$ 2,469,797

(1) Mortgages originated include mortgages and loans acquired in the reverse acquisition (see note 3) but were originated by RFA Capital prior to the Arrangement/

(c) Allowance for expected credit losses:

	Three months ended March 31, 2026				
	Stage 1	Stage 2	Stage 3	POCI	Total
Single-family residential mortgages					
Balance, beginning of period	\$ —	\$ —	\$ —	\$ —	\$ —
Purchased or originated ⁽¹⁾	329	—	—	—	329
Remeasurement ⁽²⁾	3,647	2,585	308	1,382	7,922
Balance, end of period	3,976	2,585	308	1,382	8,251
Commercial real estate mortgages and loans					
Balance, beginning of period	—	—	—	—	—
Purchased or originated ⁽¹⁾	—	—	—	—	—
Remeasurement ⁽²⁾	203	—	—	—	203
Balance, end of period	203	—	—	—	203
Unfunded commercial real estate commitments	—	—	—	—	—
Total allowance for expected credit losses	\$ 4,179	\$ 2,585	\$ 308	\$ 1,382	\$ 8,454

(1) Mortgages purchased or originated include mortgages and loans acquired in the reverse acquisition (see note 3). The allowance for expected credit losses for these mortgages and loans was re-set to \$nil on acquisition date.

(2) Remeasurement represents the current period change in allowance for expected credit losses for transfers, net write-offs, changes in forecasts of forward-looking information, and parameter updates.

(d) Credit risk exposure by risk rating:

The Company, through the Bank, has an internal risk rating system that involves judgment and combines multiple factors to arrive at a borrower-specific score to assess the borrower's probability of default ("PD") and ultimately classify the mortgage into one of the categories listed below. The internal risk ratings presented in the table below are defined as follows:

- Lower risk – Mortgage and loans that have below-average PD with credit risk that is lower than the Bank's risk appetite and risk tolerance levels.
- Medium risk – Mortgage and loans that have an average PD with credit risk that is within the Bank's risk appetite and risk tolerance levels.
- Higher risk – Mortgage and loans that were originated within the Bank's risk appetite but have subsequently experienced an increase in credit risk that is outside of the Bank's typical risk appetite and risk tolerance levels. These loans require enhanced monitoring and management actions to mitigate potential losses.

Single-family uninsured residential mortgages

Risk Level	Risk Rating	Beacon Score	Days Past Due	12-month Baseline PD
Lower Risk	B1	>705	—	0.80 %
Medium Risk	B2	>=642 and <=705	—	2.10 %
Medium Risk	B3	>591 and <642	—	3.50 %
Higher Risk	B4	<=591	—	5.40 %
Higher Risk	B5	—	30-59 days	44.20 %
Higher Risk	B6	—	60-89 days	62.60 %

Note 7. Mortgages under administration

Mortgages under administration ("MUA") represent the total outstanding principal balance of loans for which RFA has the responsibility to service, including on-balance sheet mortgages, securitized mortgages, or mortgages sold to third parties. As at March 31, 2026, total MUA amounted to \$21,861,786.

Note 8. Other investments

	March 31, 2026	December 31, 2025
Investment in renewal securitization notes	\$ 69,804	\$ —
Deferred servicing strip	4,148	—
Other investments	804	—
	\$ 74,756	\$ —

The investment in renewal securitization notes represents the Company's investment in the non-amortizing notes issued as Series 2021-1, 2022-1, 2023-1, 2024-1, 2025-1, 2025-2 and 2025-3 Renewal Strip Secured Notes issued by 732 Securitization Issuer Corporation (note 28). The investment principal, carrying value, annual interest rate and final distribution dates of the notes are as follows:

	Annual interest rate	Final distribution date	Principal balance	March 31, 2026 Carrying value
Renewal Securitization Notes				
Series 2021-1	8.0 %	December 31, 2031	\$ 15,690	\$ 19,970
Series 2022-1	6.0 %	December 31, 2032	12,000	12,934
Series 2023-1	6.0 %	December 31, 2033	10,000	10,293
Series 2024-1	8.0 %	December 31, 2034	12,500	13,851
Series 2025-1, 2 and 3	8.0 %	December 31, 2035	11,250	11,951
				68,999
Accrued interest				805
Total investment in renewal securitization notes				\$ 69,804

The Company entered into participation agreements in the various series of the renewal securitization notes, where the participants acquired senior interests in the notes. The secured financing liabilities, senior interest participants and the annual interest rates are as follows:

	Senior interest participant (note 28)	Annual interest rate	March 31, 2026
Secured Financing			
Series 2021-1	TM Investments Limited Partnership	10.0 % \$	7,500
Series 2022-1	CMBS Limited Partnership	9.0 %	7,500
Series 2023-1	CMBS Limited Partnership	9.0 %	7,500
Series 2024-1	CMBS Limited Partnership	8.0 %	10,000
Series 2025-1 and 2	TM Investments Limited Partnership	8.0 %	4,000
			36,500
Accrued interest			1,444
Total secured financing		\$	37,944

The Company has an obligation to repurchase from TM Investments Limited Partnership the senior secured interest under Series 2025-1 and Series 2025-2 for total consideration of \$4,000, together with all accrued and unpaid interest on June 29, 2026, with an option to extend the repurchase date by 30 days or waive the repurchase obligation.

Note 9. Investment properties and investment properties held for sale

	Three months ended March 31, 2026	
	Investment properties	Investment properties held for sale
Balance, beginning of period	\$ 1,866,099	\$ 247,833
Additions:		
Acquisitions ⁽¹⁾	33,224	—
Reclassification from equity accounted investments ⁽²⁾	85,510	—
Capital expenditures	941	45
Leasing commissions	1,573	1
Straight-line rent adjustments	(218)	(115)
Tenant inducement additions, net of amortization	1,145	(63)
Dispositions	—	(42,644)
Foreign currency translation gain	15,377	1,375
Fair value (loss) gain	(2,253)	3,034
Reclassification of investment properties held for sale	(242,807)	242,807
Balance, end of period	\$ 1,758,591	\$ 452,273

(1) Includes acquisition of investment property of \$4,738 in the reverse acquisition (see note 3).

(2) On January 7, 2026, the Company increased its ownership interest in the Graham Portfolio to 100%. See (a) Acquisitions below.

	Year ended December 31, 2025	
	Investment properties	Investment properties held for sale
Balance, beginning of year	\$ 2,170,065	\$ 202,813
Additions:		
Capital expenditures	17,234	309
Leasing commissions	5,982	329
Straight-line rent adjustments	(593)	(50)
Tenant inducement additions, net of amortization	3,244	(184)
Dispositions	(217)	(171,647)
Foreign currency translation loss	(45,686)	(7,032)
Fair value (loss) gain	(61,251)	616
Reclassification of investment properties held for sale	(222,679)	222,679
Balance, end of year	\$ 1,866,099	\$ 247,833

The Company had 30 industrial properties, one retail property, one office property, one parkade and two parcels of development land classified as investment properties held for sale that were actively marketed for sale or under unconditional or conditional sale agreements at March 31, 2026 (December 31, 2025, three industrial properties, three retail properties, one office property, one parkade and two parcels of development land). The properties held for sale had an aggregate mortgage payable balance of \$57,992 at March 31, 2026 (December 31, 2025, \$81,716). This balance is not accounted for as held for sale but is included mortgages payable as the Company intends to repay the mortgages upon disposition of the related investment properties.

At March 31, 2026, included in investment properties was \$37,697 (December 31, 2025, \$32,368) of net straight-line rent receivables arising from the recognition of rental income on a straight-line basis over the lease term.

At March 31, 2026, investment properties with fair values of \$2,000,578 (December 31, 2025, \$1,873,408) were pledged as security under mortgage agreements and credit facilities.

(a) Acquisitions and dispositions of investment properties:

Acquisitions:

On January 6, 2026, the Company acquired the remaining 25% interest in the Graham Portfolio, which consisted of eight industrial properties located in Alberta, British Columbia and Saskatchewan, Canada. Prior to the acquisition date, the Company owned 75% of the portfolio classified as a joint operation and recorded its proportionate share of the assets, liabilities, revenues, expenses and cash flows. As a result of this acquisition, the Company owns 100% of the properties and accounts for them on a consolidated basis. The Company accounted for this acquisition as an asset purchase with no remeasurement of its existing 75% interests. The results of operations of the 25% acquired interest are included in the Company's accounts from the date of acquisition.

The Company did not acquire any properties during the year ended December 31, 2025.

The net assets acquired were as follows:

	Three months ended March 31,	
	2026	2025
Investment properties	\$ 28,486	\$ —
Long-term debt, including acquired above- and below-market mortgages, net of financing costs	(18,550)	—
Other net liabilities	(50)	—
Cash consideration	\$ 9,886	\$ —

Dispositions:

The Company disposed of the following investment properties during the three months ended March 31, 2026:

Property	Property count	Location	Disposition date	Asset class
Canarama Mall	1	Saskatoon, SK	March 13, 2026	Retail
Circle West	1	Saskatoon, SK	March 13, 2026	Retail

The cash proceeds from the sale of the above properties, net of costs and related debt, were \$19,408. The assets and liabilities associated with the properties were derecognized.

The Company disposed of the following properties during the three months ended March 31, 2025 :

Property	Property count	Location	Disposition date	Asset class
Circle 8 Centre	1	Saskatoon, SK	January 1, 2025	Retail
Pepco Building	1	Greater Edmonton Area, AB	January 8, 2025	Industrial
Alex Building	1	Calgary, AB	January 8, 2025	Industrial
Sunridge Spectrum	1	Calgary, AB	January 31, 2025	Retail

The cash proceeds received from the sale of the above properties, net of costs and related debt, were \$47,746. In conjunction with the sale of a retail property, the Company also received a note receivable in the amount of \$4,411, which was secured by the property sold and subsequently fully repaid in 2025. The assets and liabilities associated with the properties were derecognized.

(b) Valuation of investment properties:

The Company obtains external valuations for a selection of properties representing various geographical regions and asset classes across its portfolio. For the three months ended March 31, 2026, properties (including the Company's ownership interest in properties held in equity accounted investments except for those held in Iris Acquisition II LP) with an appraised value of \$67,470 (year ended December 31, 2025, \$545,578), were appraised by qualified external valuation professionals. The Company uses similar assumptions and valuation techniques in its internal valuations as used by the external valuation professionals. Internal valuations are performed by the Company's valuations team who report directly to the Chief Financial Officer. The valuations processes and results are reviewed by management on a quarterly basis.

The Company determines the fair value of investment properties based upon either the discounted cash flow method or the overall capitalization method. Under the discounted cash flow method, expected future cash flows are discounted using an appropriate rate based on the risk of the property. Expected future cash flows for each investment property are based upon, but not limited to, rental income from current leases, budgeted and actual expenses, and assumptions about rental income from future leases. The Company uses leasing history, market reports, tenant profiles and building assessments, among other things, in determining the most appropriate assumptions. Discount and capitalization rates are estimated using market surveys, available appraisals and market comparables. Under the overall capitalization method, year one net income is stabilized and capitalized at a rate appropriate for each investment property. The stabilized net income incorporates allowances for vacancy, management fees and structural repair reserves. The resulting capitalized value is further adjusted, where appropriate, for costs to stabilize the net income and non-recoverable capital expenditures. There were no changes to the Company's internal valuation methodology during the three months ended March 31, 2026 and the year ended December 31, 2025.

A change in the discount or capitalization rates used could have a material impact on the fair value of the Company's investment properties. When discount or capitalization rates compress, the estimated fair values of investment properties increase. When discount or capitalization rates expand, the estimated fair values of investment properties decrease. A change in estimated future rental income and expenses could have a material impact on the fair value of the Company's investment properties. Estimated rental income and expenses are affected by, but not limited to, changes in rent and expense growth and occupancy rates.

Under the fair value hierarchy, the fair value of the Company's investment properties is considered Level 3, as described in note 31.

The Company has used the following rates and investment horizons in estimating the fair value of investment properties:

	March 31, 2026			December 31, 2025		
	Maximum	Minimum	Weighted-average	Maximum	Minimum	Weighted-average
Canada:						
Discount rate	11.00 %	5.25 %	7.53 %	9.50 %	5.25 %	7.52 %
Terminal capitalization rate	10.00 %	4.25 %	6.54 %	9.00 %	4.25 %	6.53 %
Capitalization rate	10.75 %	4.00 %	6.52 %	8.75 %	4.00 %	6.47 %
Investment horizon (years)	11.0	10.0	10.2	11.0	10.0	10.3
U.S.:						
Discount rate	11.00 %	6.50 %	9.04 %	11.00 %	6.50 %	9.02 %
Terminal capitalization rate	9.00 %	5.75 %	7.92 %	9.00 %	5.75 %	7.92 %
Capitalization rate	10.50 %	5.50 %	8.14 %	10.50 %	5.50 %	8.15 %
Investment horizon (years)	11.0	10.0	10.2	11.0	10.0	10.2
Total portfolio:						
Discount rate	11.00 %	5.25 %	8.09 %	11.00 %	5.25 %	8.10 %
Terminal capitalization rate	10.00 %	4.25 %	7.05 %	9.00 %	4.25 %	7.07 %
Capitalization rate	10.75 %	4.00 %	7.13 %	10.50 %	4.00 %	7.14 %
Investment horizon (years)	11.0	10.0	10.2	11.0	10.0	10.2

The above information represents the Company's entire portfolio of investment properties, excluding properties held in the Company's equity accounted investments.

Note 10. Retained interest receivable

Retained interest receivable is associated with the Bank's participation in the CMB program, through which it securitizes and sells five-year and ten-year insured mortgages on multi-unit residential properties. A majority of the underlying mortgages are closed to prepayment risk; however, some mortgages are open to prepayment. For these mortgages, swaps are entered into to mitigate the prepayment risk. In addition, for all securitizations, arrangements are entered into to manage its seller swaps, thereby mitigating its interest rate risk. As a result, no significant risks and rewards associated with ownership are retained and mortgages are derecognized. The balance of the retained interest receivable was \$120,140 at March 31, 2026 (\$nil at December 31, 2025).

	Three months ended March 31, 2026
Gain on sale of multi-unit residential mortgages	\$ 1,456
Interest accretion income	556
Total securitization income	\$ 2,012
Multi-unit residential mortgages securitized and sold	\$ 300,715
Gain on sales as a % of mortgages securitized	0.5 %
Retained interest recognized during the period	\$ 9,508

Note 11. Equity accounted investments

The Company has the following equity accounted investments:

	Principal purpose	Ownership interest	
		March 31, 2026	December 31, 2025
Associates:			
Iris Acquisition II LP ("Iris")	Investment in Cominar Real Estate Investment Trust	32.29 %	32.29 %
TM Investments Limited Partnership ("TMI LP")	Investments in private mortgages and alternative real estate investments	1.96 %	— %
Joint ventures:			
Corridor Park	Investment property	90.00 %	90.00 %
Graham Portfolio ⁽¹⁾	Investment property	— %	75.00 %
ICE LP	Investment in Iris Acquisition II LP	50.00 %	50.00 %
ICE II LP	Investment in the asset manager of Cominar Real Estate Investment Trust	50.00 %	50.00 %

(1) During the three months ended March 31, 2026, the Company increased its ownership interest in this portfolio to 100%. See note 9 for further information.

During the three months ended March 31, 2026, the Company contributed \$475 to equity accounted investments.

The Company has an investment in the common equity units of Iris Acquisition II LP ("Iris"), an entity formed to acquire the outstanding units of Cominar Real Estate Investment Trust ("Cominar"). As at March 31, 2026, the Company's cumulative share of losses of Iris exceeds the Company's net investment in the common equity units. As a result, loss from Iris in the amount of \$19,270 was not recognized for three months ended March 31, 2026 (\$138,756 cumulative net loss not recognized as at March 31, 2026), as the Company has no obligation in respect of these losses.

As part of the Arrangement, the Company acquired an interest in the general partner and limited partnership units in TMI LP. The limited partnership invests in private mortgages across diverse asset classes and alternative real estate investments.

Summarized financial information of the Company's share in its equity accounted investments is as follows:

	March 31, 2026			December 31, 2025		
	Associates	Joint ventures	Total	Associates	Joint ventures	Total
Assets						
Investment properties held for sale	\$ 24,540	\$ 16,796	\$ 41,336	\$ 24,540	\$ 31,960	\$ 56,500
Investment properties	479,295	—	479,295	477,247	85,477	562,724
Other assets	21,074	516	21,590	22,767	1,943	24,710
Total assets	524,909	17,312	542,221	524,554	119,380	643,934
Liabilities						
Mortgages, loans and other debt	639,807	—	639,807	619,400	55,710	675,110
Other liabilities	19,879	46	19,925	22,136	2,725	24,861
Total liabilities	659,686	46	659,732	641,536	58,435	699,971
Company's share of net assets of equity accounted investments	(134,777)	17,266	(117,511)	(116,982)	60,945	(56,037)
Adjustments to Company's share of net assets in Iris ⁽¹⁾	135,777	—	135,777	116,982	—	116,982
Carrying amount of equity accounted investments	\$ 1,000	\$ 17,266	\$ 18,266	\$ —	\$ 60,945	\$ 60,945

(1) Adjustments include net loss, other comprehensive loss and contributed surplus of Iris not recognized by the Company.

	Three months ended March 31, 2026			Three months ended March 31, 2025		
	Associates	Joint ventures	Total	Associates	Joint ventures	Total
Revenue	\$ 16,585	\$ 109	\$ 16,694	\$ 18,271	\$ 2,962	\$ 21,233
Operating expenses	9,812	(250)	9,562	10,737	1,481	12,218
Net operating income	6,773	359	7,132	7,534	1,481	9,015
Fair value gain (loss) on investment properties	476	(213)	263	(877)	696	(181)
Other expenses and income, net	(26,514)	(51)	(26,565)	(30,847)	(233)	(31,080)
Company's share of net (loss) income	(19,265)	95	(19,170)	(24,190)	1,944	(22,246)
Net loss not recognized by the Company	19,270	—	19,270	24,190	—	24,190
Net income from equity accounted investments	\$ 5	\$ 95	\$ 100	\$ —	\$ 1,944	\$ 1,944

Note 12. Goodwill and intangible assets

	March 31, 2026	December 31, 2025
Intangible assets		
Computer software and systems	\$ 2,100	\$ —
Customer relationships	70,940	—
Accumulated amortization	(844)	—
	72,196	—
Deferred servicing strip receivable	7,958	—
	80,154	—
Goodwill	111,935	—
	\$ 192,089	\$ —

Software development costs of \$2,100 consist of systems and software acquired from RFA Capital in the reverse acquisition (see note 3), plus subsequent costs incurred directly attributable to development of the assets.

The deferred servicing strip receivable represents the present value of the spread between the servicing fees received from investors and the rate paid to sub-servicers to service the portfolio.

Customer relationships and goodwill arose from the reverse acquisition of RFA Capital (see note 3).

Note 13. Deposits

The Company through the Bank offers deposits, in the form of GICs, through deposit broker agents. These deposits are eligible to be insured by Canada Deposit Insurance Corporation ("CDIC") up to \$100 per depositor. Deposit terms range from one to five years.

	March 31, 2026	December 31, 2025
Deposit principal	\$ 2,525,894	\$ —
Deferred deposit agent commissions	162	—
	\$ 2,526,056	\$ —

The remaining terms to maturity for the deposits are as follows:

March 31, 2026

Deposit maturities		Average contractual rate
Cashable	\$ 355	1.71 %
Less than 1 year	1,426,069	3.63 %
1 - 3 years	924,545	3.60 %
3 - 5 years	175,087	3.64 %
	\$ 2,526,056	3.62 %

Note 14. Accounts payable and other liabilities

	March 31, 2026	December 31, 2025
Accounts payable and accrued liabilities	\$ 46,678	\$ 20,931
Accrued interest	56,324	4,338
Accrued commissions payable	3,374	—
Accrued realty taxes	8,536	6,479
Tenant installments payable	1,638	3,902
Derivative instruments	5,067	6,391
Share-based incentive payments liability	7,863	6,411
Dividends payable	10,253	6,020
Other payables and liabilities	1,129	1,593
	\$ 140,862	\$ 56,065

Note 15. Credit facilities

	March 31, 2026			December 31, 2025		Applicable interest rates
	Borrowing capacity	Amounts drawn	Available to be drawn	Amounts drawn	Available to be drawn	
Revolving facility ⁽¹⁾	\$ 350,000	\$ 208,000	\$ 142,000	\$ 204,000	\$ 146,000	Adjusted CORRA or Adjusted SOFR or Canadian Prime or Base Rate (Canada) plus Applicable Margin ⁽²⁾
Non-revolving facility	170,000	170,000	—	170,000	—	Adjusted CORRA or Adjusted SOFR or Canadian Prime or Base Rate (Canada) plus Applicable Margin ⁽²⁾
Revolving facility	40,000	—	40,000	—	—	Adjusted CORRA plus 1.30% or Canadian Prime plus 0.30%
Financing costs		(2,856)		(3,246)		
Total credit facilities	\$ 560,000	\$ 375,144	\$ 182,000	\$ 370,754	\$ 146,000	

(1) Under the terms of the senior secured credit facilities agreement, the borrowing capacity is limited by an amount determined based on the calculated lending value of the secured properties (as defined in the agreement). As at March 31, 2025, the total borrowing capacity of the revolving facility was not limited by the calculated lending value.

(2) The Applicable Margins are dependent on the consolidated indebtedness to consolidated gross book value ratio of the RFA AM and range from 2.10% to 2.60% for CORRA and SOFR borrowings and from 1.10% to 1.60% for Canadian Prime and Base Rate (Canada) borrowings.

The Company, through RFA AM, has a \$520,000 senior secured credit facilities (the "Secured Credit Facilities"), which include a \$350,000 revolving credit facility and a \$170,000 non-revolving credit facility. The Secured Credit Facilities mature on December 10, 2027 and can be utilized for general corporate purposes of RFA AM, including the acquisition or development of additional income producing properties. The Company can draw on the Secured Credit Facilities in Canadian or US dollars.

For purposes of the Secured Credit Facilities, RFA AM must maintain certain financial covenants. As at March 31, 2026, the Company was in compliance with these requirements.

The Company, through the Bank, also has a \$40,000 credit facility that matures on April 5, 2026 (see note 34) and can be utilized for purposes of providing interim financing for the acquisition and origination of insured or uninsured residential mortgages. As at March 31, 2026, no balance is drawn on this credit facility.

Note 16. Mortgages payable on investment properties

	March 31, 2026	December 31, 2025
Mortgages payable	\$ 670,903	\$ 614,359
Financing costs	(1,408)	(1,542)
	<u>669,495</u>	<u>612,817</u>
Classification:		
Balances due in more than 12 months	268,026	235,315
Balances due in less than 12 months	401,469	377,502
	<u>\$ 669,495</u>	<u>\$ 612,817</u>

Certain of the Company's investment properties have been pledged as security under mortgages and other security agreements. As at March 31, 2026, 30.1% of the Company's mortgages payable bear interest at fixed rates (December 31, 2025, 24.8%), and a further 27.9% of the Company's mortgages payable bear interest at variable rates with interest rate swaps in place (December 31, 2025, 29.3%). The weighted-average effective rate on all mortgages payable was 6.28% and the weighted-average nominal rate was 5.80% at March 31, 2026 (December 31, 2025, 6.50% and 6.01%, respectively). Maturity dates range from June 2, 2026 to June 1, 2031.

The Company's mortgage providers have various financial covenants. The Company monitors these covenants, which are primarily debt service coverage ratios. Mortgages payable with maturities within 12 months or are payable on demand as a result of a financial covenant breach are classified as balances due in less than 12 months.

Note 17. Preferred share liabilities

As discussed in note 1, in connection with the Arrangement: (i) former holders of Series E preferred units of Artis received one Series E preferred share in the Company for each Series E preferred unit held, (ii) former holders of Series I preferred units of Artis received one Series I preferred share in the capital of the Company for each Series I preferred unit held. Prior to the Arrangement, the preferred units of Artis were classified as equity (note 18 (b)). The Series E and Series I preferred shares issued as part of the Arrangement are classified as financial liabilities because the Company has an obligation to redeem all of the then outstanding preferred shares on the respective mandatory redemption date for each series. Accordingly, the dividends paid and accrued on the preferred shares are classified as interest expenses.

Particulars of the Company's outstanding preferred shares are as follows:

	Series E	Series I	Total
Number of shares issued in the Arrangement	2,820,409	4,247,256	7,067,665
Number of shares outstanding at March 31, 2026	2,820,409	4,247,256	7,067,665
Carrying value at March 31, 2026	<u>\$ 59,059</u>	<u>\$ 91,529</u>	<u>\$ 150,588</u>

(i) Series E:

The holders of the Series E preferred shares shall be entitled to receive cumulative preferential cash dividends payable quarterly at an annual dividend rate of \$1.7995 per share. The annual dividend rate will be reset on September 30, 2028 and every five years thereafter at a rate equal to \$25.00 multiplied by the sum of the then five-year Government of Canada bond yield and 3.30%.

The Company may redeem the Series E preferred shares on September 30, 2028 and on September 30 every five years thereafter until and including the mandatory redemption date of September 30, 2078. The holders of Series E preferred shares have the right to convert their Series E preferred shares to Series F preferred shares, subject to certain conditions, on September 30, 2028 and on September 30 every five years thereafter. The Series F preferred shares pay floating rate cumulative dividends at an annual rate equal to \$25.00 multiplying by the sum of the three-month Government of Canada Treasury Bill yield for the applicable period and 3.30%. The holders of Series F preferred shares have the right to convert their Series F preferred shares to Series E preferred shares, subject to certain conditions, on September 30, 2028 and on September 30 every five years thereafter.

The Company shall without the consent of the holders, redeem all of the then outstanding Series E preferred shares (or the outstanding Series F preferred shares into which they may be reclassified) on September 30, 2078, for a cash amount equal to the Issuance Price (as defined in the Articles of Amendment of the Company), together with accrued and unpaid dividends up to the date of redemption.

(ii) Series I:

The holders of the Series I preferred shares shall be entitled to receive cumulative preferential cash dividends payable quarterly at an annual dividend rate of \$1.74825 per share. The annual dividend rate will be reset on April 30, 2028 and every five years thereafter at a rate equal to \$25.00 multiplied by the greater of (i) the sum of the then five-year Government of Canada bond yield and 3.93% and (ii) 6.00%.

The Company may redeem the Series I preferred shares on April 30, 2028 and on April 30 every five years thereafter until and including the mandatory redemption date of April 30, 2078. The holders of Series I preferred shares have the right to convert their Series I preferred shares to Series J preferred shares, subject to certain conditions, on September 30, 2028 and on September 30 every five years thereafter. The Series J preferred shares pay floating rate cumulative dividends at an annual rate equal to \$25.00 multiplying by the sum of the three-month Government of Canada Treasury Bill yield for the applicable period and 3.93%. The holders of Series J preferred shares have the right to convert their Series J preferred shares to Series I preferred shares, subject to certain conditions, on April 30, 2028 and on September 30 every five years thereafter.

The Company shall without the consent of the holders, redeem all of the then outstanding Series I preferred shares (or the outstanding Series J preferred shares into which they may be reclassified) on April 30, 2078, for a cash amount equal to the Issuance Price (as defined in the Articles of Amendment of the Company), together with accrued and unpaid dividends up to the date of redemption.

Dividends declared on the preferred shares are as follows:

	Three months ended March 31, 2026		Three months ended March 31, 2025	
	Total dividends	Dividend per share	Total dividends	Dividend per share
Preferred shareholders - Series E	\$ 846	\$ 0.30	\$ —	\$ —
Preferred shareholders - Series I	1,237	0.29	—	—
	\$ 2,083		\$ —	

Note 18. Shareholders' equity

As discussed in note 1, in connection with the Arrangement, (i) former holders of Artis common units received one common share in the Company for each common unit held ("Artis Exchange Ratio"), (ii) former holders of Series E preferred units received one Series E preferred share in the Company for each Series E preferred unit held, (iii) former holders of Series I preferred units received one Series I preferred share in the capital of the Company for each Series I preferred unit held. Refer to note 17 for details of preferred shares issued in the Arrangement.

As a result of the exchange, all reference to common shares below should be read as reference to common units prior to Closing. In addition, the number of common shares and per share amounts have been retroactively adjusted to give effect to the Artis Exchange Ratio and the three-to-one Consolidation.

(a) Common shares:

(i) Authorized:

In accordance with the articles of amendment, the Company may issue an unlimited number of voting common shares.

(ii) Issued and outstanding:

	Number of shares	Amount
Balance at December 31, 2024	33,577,923	\$ 1,528,944
Restricted share units redeemed	1,016	23
Shares acquired and cancelled through normal course issuer bid	(1,707,766)	(77,762)
<u>Shares acquired through normal course issuer bid, not cancelled at year end</u>	<u>(17,938)</u>	<u>(817)</u>
Balance at December 31, 2025	31,853,235	1,450,388
Deferred share units redeemed	6,405	153
Shares acquired and cancelled through normal course issuer bid	(188,824)	(8,598)
Special distributions (note 18 (c))	—	80,000
Notional issuance of shares to RFA Capital shareholders (note 3)	14,934,743	399,746
<u>Adjustment for fractional shares</u>	<u>(74)</u>	<u>—</u>
<u>Balance at March 31, 2026</u>	<u>46,605,485</u>	<u>\$ 1,921,689</u>

(b) Preferred units:

The following information pertains to the outstanding preferred units of Artis prior to the Arrangement:

	Series E	Series I	Total
Number of shares outstanding at December 31, 2024	2,935,809	4,327,956	7,263,765
Shares acquired and cancelled through normal course issuer bid	(111,000)	(76,300)	(187,300)
<u>Shares acquired through normal course issuer bid, not cancelled at year end</u>	<u>(1,000)</u>	<u>(1,900)</u>	<u>(2,900)</u>
Number of shares outstanding at December 31, 2025	2,823,809	4,249,756	7,073,565
Shares acquired and cancelled through normal course issuer bid	(3,400)	(2,500)	(5,900)
<u>Preferred units acquired by RFA Capital in the Arrangement</u>	<u>(2,820,409)</u>	<u>(4,247,256)</u>	<u>(7,067,665)</u>
<u>Preferred equity of the Company at March 31, 2026</u>	<u>—</u>	<u>—</u>	<u>—</u>
	Series E	Series I	Total
Carrying value at December 31, 2024	\$ 70,853	\$ 105,000	\$ 175,853
Shares acquired and cancelled through normal course issuer bid	(2,676)	(1,851)	(4,527)
<u>Shares acquired through normal course issuer bid, not cancelled at year end</u>	<u>(24)</u>	<u>(46)</u>	<u>(70)</u>
Carrying value at December 31, 2025	68,153	103,103	171,256
Shares acquired and cancelled through normal course issuer bid	(82)	(61)	(143)
<u>Preferred units acquired by RFA Capital in the Arrangement</u>	<u>(68,071)</u>	<u>(103,042)</u>	<u>(171,113)</u>
<u>Carrying value at March 31, 2026</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>

As noted above, preferred shares of the Company were issued to the former holders of the preferred units of Artis as part of the Arrangement (see note 17). Subsequent to the Arrangement, the preferred units of Artis are wholly owned by the Company and are not part of equity of these consolidated financial statements. The difference between the carrying value of the preferred units prior the exchange and the initial measurement of the preferred share liabilities is recorded as contributed surplus in the amount of \$20,525.

(c) Dividends to shareholders

Dividends declared to shareholders were as follows:

	Three months ended March 31, 2026		Three months ended March 31, 2025	
	Total dividends	Dividend per share	Total dividends	Dividend per share
Common shareholders				
Monthly distributions - January 2026 (January to March 2025) ⁽¹⁾	\$ 4,751	\$ 0.05	\$ 14,931	\$ 0.15
Monthly dividends - February to March 2026	10,253	0.22	—	—
Special distribution payable in units	80,000	0.84	—	—
	95,004	1.11	14,931	0.15
Preferred unitholders - Series E	423	0.15	1,307	0.45
Preferred unitholders - Series I	617	0.15	1,888	0.44

(1) Prior to the Arrangement, the annual distribution was \$0.60 per common unit (without adjusting for the Artis Exchange Ratio and the three-to-one Consolidation).

On January 27, 2026, the Board of Trustees of Artis declared a special non-cash distribution of \$0.842 per common unit (the "Pre-arrangement Distribution"), payable in additional common units to unitholders of record as of January 31, 2026. Immediately following the issuance of common units on January 31, 2026, the common units were consolidated such that each unitholder held the same number of units after the consolidation as each unitholder held prior to the special non-cash distributions. The Pre-Arrangement Distribution was made to distribute to Unitholders "capital dividends" (as defined in the Income Tax Act (Canada) (the "Tax Act")) received by Artis as a result of certain pre-closing transactions contemplated under the Arrangement. The special distributions declared in common units of \$80,000 were recorded as capital contributions.

(d) Normal course issuer bid:

On March 31, 2026, the Company announced that the Toronto Stock Exchange ("TSX") has approved its normal course issuer bid to purchase, for cancellation, up to: (i) 2,330,274 common shares, representing 5% of the issued and outstanding common shares as of March 25, 2026, (ii) 277,810 Series E preferred shares, representing 10% of the public float of Series E preferred shares as of March 25, 2026, and (iii) 413,705 Series I preferred shares, representing 10% of the public float of Series I preferred shares as of March 25, 2026.

The normal course issuer bid will commence on April 6, 2026, and continue until April 5, 2027, or an earlier date, should the Company complete its purchases. Purchases will be made at market prices through the facilities of the TSX and/or alternative Canadian trading systems and all common shares and preferred shares acquired by the Company under this bid will be cancelled.

Under a former normal course issuer bid that ended on February 1, 2026 upon closing of the Arrangement, from January 1 to February 1, 2026, the Company acquired 566,472 common shares at market prices aggregating \$4,678, resulting in contributed surplus of \$3,920, which was the excess of stated capital over redemption proceeds. During the same period, the Company also acquired 3,400 and 2,500 Series E and I preferred shares, respectively, at market prices aggregating \$125,836, resulting in contributed surplus of \$17, which was the excess of stated capital over redemption proceeds.

During the year ended December 31, 2025, the Company acquired 1,725,704 common shares at market prices aggregating \$38,805, resulting in contributed surplus of \$39,774, which was the excess of stated capital over redemption proceeds. During the year ended December 31, 2025, the Company also acquired 112,000 and 78,200 Series E and I preferred shares, respectively, at market prices aggregating \$3,904, resulting in contributed surplus of \$693, which was the excess of stated capital over redemption proceeds.

(e) Weighted-average common shares:

	Three months ended	
	2026	March 31, 2025
Net income attributable to common shareholders	\$ (63,478)	\$ 8,232
Adjustment for restricted share units	(997)	—
Diluted net income attributable to common shareholders	\$ (64,475)	\$ 8,232
The weighted-average number of common shares outstanding were as follows:		
Basic common shares	46,553,313	33,375,731
Effect of dilutive securities:		
Restricted share units	388,512	—
Basic and diluted common shares	46,941,825	33,375,731
Net (loss) income per share attributable to common shareholders:		
Basic	\$ (1.36)	\$ 0.25
Diluted	(1.37)	0.25

The computation of diluted net income per share attributable to common shareholders includes restricted share units and deferred share units when these instruments are dilutive. For the three months ended March 31, 2026, there were no anti-dilutive share units. For the three months ended March 31, 2025, restricted units and deferred units were anti-dilutive, for an aggregate total of 332,073 units.

Note 19. Equity incentive plan

The Company adopted a new omnibus incentive plan effective February 1, 2026. Under this incentive plan, there may be awards of options, performance share units, restricted share units (including replacement restricted share units) and deferred share units, which are subject to certain restrictions. The maximum number of shares available for issuance from treasury shall be a number equal to 10% of the aggregate number of shares issued and outstanding from time to time.

The following are outstanding under the incentive plan:

(a) Restricted share units:

Pursuant to the Arrangement (see note 1), all of the previously outstanding restricted units of Artis ("Artis RUs") were exchanged for restricted share units of the Company, with substantially the same economic terms. For the periods prior to Closing, the restricted share units presented in the following table were retroactively adjusted to reflect the Artis RUs outstanding, adjusted for the Artis Exchange Ratio and the three-to-one Consolidation. In addition, restricted share units were issued in exchange for restricted share units of RFA Capital ("RFA RSUs") as part of the Arrangement.

Share-based compensation (recovery) expense related to restricted share units outstanding under the incentive plan for the three months ended March 31, 2026 amounted to a recovery of \$351 (three months ended March 31, 2025, an expense of \$549). Restricted share units vest on and after one to three years from the date of grant. The restricted share units accrue additional restricted share units during the vesting period, and are credited when the restricted share units are redeemed. Each restricted share unit is valued at the closing price of the Company's common shares on the balance sheet date.

The Company's restricted share units outstanding are as follows:

	Three months ended March 31, 2026	Year ended December 31, 2025
	Number of units	Number of units ⁽¹⁾
Balance, beginning of period	247,177	195,077
Issued in exchange for RFA Capital RSUs	233,739	—
Granted	71,117	106,197
Accrued	2,812	18,877
Redeemed	(32,795)	(66,763)
Expired	(1,339)	(6,211)
Balance, end of period	520,711	247,177
Restricted share units vested at end of period	—	1,268

(1) The restricted share units for the year ended December 31, 2025 have been retroactively adjusted to give effect to the Artis Exchange Ratio and the three-to-one Consolidation of the equivalent common shares.

(b) Deferred share units:

Pursuant to the Arrangement (see note 1), all of the previously outstanding deferred units of Artis ("Artis DUs") were settled for cash on Closing. Share-based compensation expense related to Artis deferred units for three months ended March 31, 2026 amounted to \$694 (three months ended March 31, 2025, \$406). There was no deferred share units issued and outstanding at March 31, 2026.

Note 20. Net interest income from financial services business

	2026	Three months ended March 31, 2025
Single-family residential mortgages	\$ 19,864	\$ —
Commercial real estate mortgages and loans	1,644	—
Other	1,481	—
Total interest income	22,989	—
Interest expenses on deposits and other	(12,203)	—
Net interest income from financial services business	\$ 10,786	\$ —

Note 21. Net rental income from real estate business

	Three months ended March 31,	
	2026	2025
Base rent	\$ 40,327	\$ 41,933
Operating cost and realty tax recoveries	22,914	23,506
Other revenue	2,830	2,533
Tenant inducements amortized to revenue	(6,172)	(5,633)
Straight-line rent adjustments	(332)	(59)
Lease termination income	36	22
Total rental revenue	59,603	62,302
Property operating expenses	(21,394)	(22,335)
Realty taxes	(8,172)	(8,800)
Total operating expenses	(29,566)	(31,135)
Net rental income from real estate business	\$ 30,037	\$ 31,167

Note 22. Financial product expenses

	Three months ended March 31,	
	2026	2025
Commissions	\$ 6,872	\$ —
Servicing	1,471	—
Broker network fees	451	—
Renewal fees	196	—
Bank charges and other interest	41	—
Other	87	—
	\$ 9,118	\$ —

Note 23. Corporate expenses

	Three months ended March 31,	
	2026	2025
Accounting, legal and consulting	\$ 362	\$ 460
Sales and marketing	97	—
Public company costs	693	427
Salaries and benefits	1,543	1,045
Fair value (gain) loss on share-based compensation ⁽¹⁾	(453)	288
Depreciation of property and equipment	749	419
Other administrative	275	728
	\$ 3,266	\$ 3,367

(1) Fair value (gain) loss on share-based compensation relates to restricted share units and deferred share units issued under the Company's equity incentive plan (see note 19). These units are valued at the closing price of the Company's common shares on the balance sheet date.

Note 24. General and administrative expenses

		Three months ended	
		March 31,	
		2026	2025
Accounting, legal and consulting	\$	1,098	\$ —
Sales and marketing		393	—
Salaries and benefits		7,560	—
Depreciation of property and equipment		1,129	—
Information technology and telecom		664	—
Insurance and regulatory costs		490	—
Other administrative		238	—
	\$	11,572	\$ —

Note 25. Income taxes

Prior to the Closing of the Arrangement on February 1, 2026 (see note 1), Artis qualified as a mutual fund trust and a real estate investment trust ("REIT") for Canadian income tax purposes. In addition, Artis's U.S. properties are owned by subsidiaries that were REITs for U.S. income tax purposes. Upon closing of the Arrangement, Artis becomes a subsidiary of the Company, a taxable Canadian Corporation, and no longer qualifies as a mutual fund trust and real estate investment trust for Canadian income tax purposes. US REIT status was also relinquished effective January 1, 2026. As a result, the operating income of RFA AM will now be subject to both Canadian and US corporate income taxes.

The Company recorded a deferred tax liability substantially related to the temporary differences between the accounting basis of assets and liabilities recognized in the financial statements and their corresponding tax basis. These deferred tax liabilities arose substantially from fair value adjustments and tax depreciation related to the investment properties in both Canada and the US. Any withholding taxes paid are recorded as current tax expense.

Income tax expense comprised of:

		Three months ended	
		March 31,	
		2026	2025
Current income tax expense	\$	5,285	\$ 200
Deferred income tax expense		51,278	54
Income tax expense	\$	56,563	\$ 254

The following table reconciles the expected income taxes based on the Canadian statutory tax rate and the income tax expense recognized for the three months ended March 31, 2026 and 2025:

	Three months ended	
	2026	March 31, 2025
(Loss) income before income taxes	\$ (5,614)	11,681
Less:		
Income distributed and not subject to income tax	—	(21,318)
Loss subject to income tax in subsidiary corporations	(5,614)	(9,637)
Statutory tax rate ⁽¹⁾	26.50 %	50.67 %
Tax calculated at statutory tax rate	(1,488)	(4,883)
Increase (decrease) resulting from:		
Permanent items	(136)	—
Change in non-recognized deferred tax assets	695	4,942
Effect of change in tax status	56,799	—
Withholding tax	796	—
Effect of tax rate differentials	89	124
Other items	(192)	71
Income tax expense	\$ 56,563	\$ 254

(1) The 2025 statutory tax rate included refundable dividend tax on hand (RDTOH) of 30.67%, which applied to the income in a subsidiary company holding the investment in Iris. This rate is no longer applicable as a consequence of the Arrangement (see note 1).

The tax effects of temporary differences that give rise to the deferred tax liabilities are presented below:

	December 31, 2025	Recorded through income	Recorded through Goodwill	Recorded through other comprehensive income	March 31, 2026
Investment properties	\$ —	\$ 63,757	\$ —	\$ —	63,757
Intangible assets	—	(2,530)	15,930	—	13,400
Property and equipment	139	(3,708)	427	—	(3,142)
Mortgage and loan assets	—	(1,066)	26,342	—	25,276
Financing fees	—	(1,000)	—	—	(1,000)
Other	28	(471)	(2,937)	2,668	(712)
Non-capital tax losses	—	(3,704)	(22,853)	—	(26,557)
Deferred tax liabilities	\$ 167	\$ 51,278	\$ 16,909	\$ 2,668	\$ 71,022

Note 26. Supplemental cash flow information

(a) Other items not affecting cash:

	Three months ended	
	2026	March 31, 2025
Tenant inducements amortized to revenue	\$ 6,162	\$ 5,633
Straight-line rent adjustments	329	59
Amortization and depreciation of property, equipment and intangible assets, and interest accretion income	1,239	419
Unit-based compensation	(4,912)	(139)
Amortization of financing costs included in interest expense	950	999
	\$ 3,768	\$ 6,971

(b) Changes in non-cash operating items:

	Three months ended	
	2026	March 31, 2025
Restricted cash	\$ (282)	\$ 352
Accounts receivable and other receivables	(3,726)	2,866
Mortgage and loan assets	(71,443)	—
Deferred servicing strip receivable	465	—
Retained interest receivable	(5,225)	—
Prepaid expenses and other assets	(4,017)	(4,812)
Deposits	112,877	—
Accounts payable and other liabilities	(9,606)	1,516
Current income tax payable	3,498	—
Security deposits and prepaid rent	5,666	336
	\$ 28,207	\$ 258

(c) Other supplemental cash flow information:

	Three months ended	
	2026	March 31, 2025
Interest paid	\$ 14,266	\$ 13,874
Interest received	600	437
Income taxes paid (recovered)	1,459	(7)

Note 27. Subsidiaries

Significant subsidiaries of the Company are outlined as follows:

Name of entity	Country	Ownership interest	
		March 31, 2026	December 31, 2025
RFA Bank of Canada	Canada	100.00 %	— %
RFA Diversified Investments GP Inc.	Canada	100.00 %	— %
RFA Diversified Investments LP	Canada	100.00 %	— %
RFA Mortgage Corporation	Canada	100.00 %	— %
TM Investments GP Inc.	Canada	100.00 %	— %
TM Investments Management Corp.	Canada	100.00 %	— %
RFA Cayman Holdings Inc.	Cayman Islands	100.00 %	— %
RFA Capital Holdings International Ltd	Cayman Islands	50.00 %	— %
Five Continents Holdings Limited	Cayman Islands	25.50 %	— %
Artis Real Estate Investment Trust	Canada	100.00 %	100.00 %
AX L.P.	Canada	100.00 %	100.00 %
AX Property Management L.P.	Canada	100.00 %	100.00 %
Winnipeg Square Leaseco, Inc.	Canada	100.00 %	100.00 %
AX QC Ltd.	Canada	100.00 %	100.00 %
Artis US Holdings, Inc.	U.S.	100.00 %	100.00 %
Artis US Holdings II, LLC	U.S.	100.00 %	100.00 %
Artis US Holdings III, LLC	U.S.	100.00 %	100.00 %
Artis US Holdings IV, LLC	U.S.	100.00 %	100.00 %
AX US Management L.P.	U.S.	100.00 %	100.00 %

Note 28. Related party transactions

	March 31, 2026	December 31, 2025
Due from:		
732 Securitization Issuer Corporation	\$ 1,885	\$ —
TM Investments Limited Partnership	9	—
Total due from related parties	\$ 1,894	\$ —
Due to:		
732 Securitization Issuer Corporation	\$ 1,885	\$ —
TM Investments Limited Partnership	1,015	—
Sandpiper Asset Management Inc.	53	59
Total due to related parties	\$ 2,953	\$ 59

The Chief Executive Office of RFA (prior to the Arrangement, Chair of the Board of Trustees of Artis) has significant influence over 732 Securitization Issuer Corporation and 732 Capital Partners Inc. 732 Capital Partners Inc. has control over CMBS GP Inc. and by virtue of that control, has control over CMBS Limited Partnership, the limited partnership for which CMBS GP Inc. acts as general partner. Sandpiper Asset Management Inc. is a company under joint control of the Executive Chairman of the Board of RFA (prior to the Arrangement, President and Chief Executive Officer of Artis). TM Investments Limited Partnership is an associate of the Company (see note 11).

(i) 732 Securitization Issuer Corporation

As at March 31, 2026, a balance of \$1,885 was receivable from 732 Securitization Issuer Corporation in respect of the sale of renewal rights by RFA MC.

As at March 31, 2026, a balance of \$1,885 was payable to 732 Securitization Issuer Corporation in respect of the investment in renewal securitization notes.

(ii) TM Investments Limited Partnership ("TMI LP")

As at March 31, 2026, the amount outstanding to TMI LP was \$1,015 in respect of the loan to the Company. Under an agreement with TMI LP, the Company can draw a maximum amount of \$3,000 under a revolving loan facility. The loan is secured, bears interest at prime plus 4% annually, and due on demand.

As at March 31, 2026, a total balance of \$13,061 was due to TMI LP in relation to secured financing under participation agreements (see note 8).

(iii) CMBS Limited Partnership ("CMBS LP")

As at March 31, 2026, a total balance of \$24,883 was due to CMBS LP in relation to secured financing under participation agreements (see note 8).

(iv) Sandpiper Asset Management Inc. ("Sandpiper")

The Company has a Space Sharing Licence Agreement with Sandpiper for use of certain office premises. The agreement expired on April 30, 2026.

The Company entered into a Services Agreement with Sandpiper to provide certain services to support the Company's strategy to acquire ownership positions in publicly-listed real estate entities. The annual fee payable to Sandpiper is 0.50% for years one to three, 0.40% for year four, and 0.30% for year five and thereafter, based on the net value of the investments made by the Company pursuant to this agreement. The agreement was terminated on February 28, 2026 with the exception of certain provisions relating to the monitoring and exit of existing investments until the earlier of December 31, 2026 or the full exit of such investments.

For the three months ended March 31, 2026, total license fees and service fees incurred to Sandpiper were \$40 and \$53 respectively (\$33 and \$75 respectively for the three months ended March 31, 2025).

Note 29. Segmented information

The Company has two reportable operating segments: (i) financial services and (ii) real estate (see note 1). The Executive Management team monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profits or losses and is measured consistently with operating profits or losses in the consolidated statement of operations excluding certain corporate items.

“Corporate” used in the following segment tables is not a separate segment and is only presented to reconcile to the Company’s total net income and certain statement of financial position amounts. It includes expenses incurred for corporate administration, public company related costs and expenses that are not attributable to the operating segments (see note 23). In addition, interest expense on credit facilities and other debts and interest expense on preferred share liabilities have not been allocated to the operating segments.

Prior to the Arrangement, the Company operated only in the real estate business and the information for the interim period of the three months ended March 31, 2025 was presented with the real estate business operations separate from the corporate function for comparative purposes.

	Three months ended March 31, 2026			
	Financial services	Real estate	Corporate	Total
Financial services business:				
Interest income from mortgages, loans and other	\$ 22,989	\$ —	\$ —	\$ 22,989
Interest expenses on deposits and other	(12,203)	—	—	(12,203)
	10,786	—	—	10,786
Real estate business:				
Rental revenue from investment properties	—	59,603	—	59,603
Property operating and realty taxes	—	(29,566)	—	(29,566)
	—	30,037	—	30,037
Total net interest and rental income	10,786	30,037	—	40,823
Other income (expense)				
Gain on sale of mortgages	9,327	—	—	9,327
Securitization income	2,012	—	—	2,012
Income from investments and fees	2,380	1,052	—	3,432
Net income from equity accounted investments	5	95	—	100
Financial product expenses	(9,118)	—	—	(9,118)
Interest expenses on investment properties mortgages	—	(10,343)	—	(10,343)
Interest expenses on credit facilities and other debts	(549)	—	(5,363)	(5,912)
Interest expenses on preferred share liabilities	—	—	(2,083)	(2,083)
Provision for credit losses on mortgage and loan assets	(8,733)	—	—	(8,733)
Corporate expenses	—	—	(3,266)	(3,266)
General and administrative	(10,871)	(701)	—	(11,572)
Transaction costs	—	—	(6,525)	(6,525)
Fair value gain on investment properties	—	781	—	781
Fair value gain (loss) on financial instruments	1	(4,349)	—	(4,348)
Foreign currency translation loss	—	(189)	—	(189)
(Loss) income before income taxes	(4,760)	16,383	(17,237)	(5,614)
Income tax expense	1,414	(57,977)	—	(56,563)
Net loss	\$ (3,346)	\$ (41,594)	\$ (17,237)	\$ (62,177)
Additions to investment properties and investment properties held for sale (including tenant inducements and leasing commissions)				
	\$ —	\$ 9,813	\$ —	\$ 9,813
Acquisitions of investment properties	—	33,224	—	33,224

March 31, 2026

	Financial services	Real estate	Corporate	Total
Total assets	\$ 3,073,838	\$ 2,367,733	\$ 30,671	\$ 5,472,242
Total liabilities	2,644,812	791,958	587,235	4,024,005

	Three months ended March 31, 2025			
	Financial services	Real estate	Corporate	Total
Real estate business:				
Rental revenue from investment properties	\$ —	\$ 62,302	\$ —	\$ 62,302
Property operating and realty taxes	—	(31,135)	—	(31,135)
	—	31,167	—	31,167
Total net rental income	—	31,167	—	31,167
Other income (expense)				
Income from investments and fees	—	1,626	—	1,626
Net income (loss) from equity accounted investments	—	1,944	—	1,944
Interest expenses on investment properties mortgages	—	(10,561)	—	(10,561)
Interest expenses on credit facilities and other debts	—	—	(6,869)	(6,869)
Provision for credit losses on preferred investments	—	—	(8,184)	(8,184)
Corporate expenses	—	—	(3,367)	(3,367)
Fair value gain on investment properties	—	7,096	—	7,096
Fair value loss on financial instruments	—	(1,188)	—	(1,188)
Foreign currency translation gain	—	17	—	17
Income (loss) before income taxes	—	30,101	(18,420)	11,681
Income tax expense	—	(254)	—	(254)
Net income (loss)	\$ —	\$ 29,847	\$ (18,420)	\$ 11,427
Additions to investment properties and investment properties held for sale (including tenant inducements and leasing commissions)	\$ —	\$ 7,819	\$ —	\$ 7,819

	December 31, 2025			
	Financial services	Real estate	Corporate	Total
Total assets	\$ —	\$ 2,308,062	\$ 9,577	\$ 2,317,639
Total liabilities	—	659,835	403,366	1,063,201

RFA AM owns, manages, leases and develops industrial, office, retail and residential properties in Canada and the U.S. The following geographic information relates to rental revenue and non-current assets of RFA AM:

	Three months ended	
	March 31, 2026	March 31, 2025
Canada	\$ 30,808	\$ 28,318
U.S.	28,795	33,984
Total rental revenue	\$ 59,603	\$ 62,302
	March 31, 2026	December 31, 2025
Canada		
Notes receivable	\$ 10,338	\$ 10,363
Investment properties	1,209,031	1,125,696
U.S.		
Notes receivable	19,348	18,951
Investment properties	1,001,833	988,236
Total non-current real estate assets	\$ 2,240,550	\$ 2,143,246

Note 30. Commitments, contingencies and guarantees

(a) Commitments:

As at March 31, 2026, the Company has outstanding commitments related to its single-family residential and commercial real estate mortgage and loan originations. Such offers to extend credit are in the normal course of business and the amount represents the maximum amount that the Company would be obligated to fund. In the course of its operations, the Company does not expect to fund 100% of its outstanding loan commitments.

Undrawn commitments related to commercial real estate mortgages and loans are \$929 as at March 31, 2026 for which \$1 is set aside as an allowance for expected credit losses. Single-family residential mortgage commitments are \$nil at March 31, 2026.

(b) Letters of credit facility:

As at March 31, 2026, the Company has a \$10,000 (December 31, 2025 - \$nil) standby letter of credit facility with a Schedule I Canadian financial institution. The standby letter of credit facility is effective until September 30, 2026 at a rate of up to 180 basis points per annum. As at March 31, 2026, \$nil is used from this standby letter of credit facility.

(c) Contingencies:

The Company performs an assessment of legal and tax proceedings and claims which have occurred or could occur as a result of ongoing operations. In the opinion of management and based on the information available, any liability that may arise from such contingencies in excess of existing accruals would not have a material adverse effect on the interim condensed consolidated financial statements.

(d) Guarantees:

At March 31, 2026, the Company has guaranteed certain debt assumed by the purchaser in connection with the disposition of one property (December 31, 2025, two properties). This guarantee will remain until the debt is modified, refinanced or extinguished. Credit risk arises in the event that the purchaser default on repayment of the debt since it is guaranteed by the Company. This credit risk is mitigated as the Company has recourse under this guarantee in the event of default by the purchaser, in which case the Company would have a claim against the underlying property. The estimated amount of debt subject to the guarantee at March 31, 2026 was \$33,220 (December 31, 2025, \$50,854), with an estimated weighted-average remaining term of 1.1 year (December 31, 2025, 0.9 year). Management has assessed the estimated fair value of the borrowers' interest in the underlying property compared to the mortgage balance and the risk of default by the borrower and determined that a provision is not required to be recognized in the interim condensed consolidated financial statements.

Note 31. Fair value measurements

The Company uses a three-level hierarchy that reflects the significance of the inputs used in making fair value measurements of its financial instruments and its investment properties:

- Level 1 - inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets.
- Level 2 – inputs are other than quoted prices included within Level 1, and may include:
 - Quoted prices for similar assets and liabilities in active markets;
 - Quoted prices for identical or similar assets or liabilities in markets that are not active; and
 - Inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instruments.
- Level 3 – one or more significant inputs to the valuation methodology are unobservable.

The following are the accounting classification and fair value of the Company's financial assets and liabilities:

March 31, 2026

	FVTPL	FVOCI	Amortized cost	Carrying value	Fair value
Financial assets:					
Marketable securities at FVOCI	\$ —	\$ 19,688	\$ —	\$ 19,688	\$ 19,688
Marketable securities at FVTPL	58,162	—	—	58,162	58,162
Originated uninsured mortgages	—	—	2,207,106	2,207,106	2,202,168
Purchased uninsured mortgages	—	—	121,357	121,357	121,120
Stamped insured mortgages	—	—	29,065	29,065	29,346
Other mortgages	—	—	12,001	12,001	12,240
Commercial real estate mortgages and loans	—	—	100,268	100,268	100,618
Investment in renewal securitization notes	—	—	69,804	69,804	69,804
Deferred servicing strip	—	—	4,148	4,148	4,148
Notes receivable	—	—	29,686	29,686	29,323
Retained interest receivable	—	—	120,140	120,140	120,140
	58,162	19,688	2,693,575	2,771,425	2,766,757
Investment properties:					
Investment properties	1,758,591	—	—	1,758,591	1,758,591
Investment properties held for sale	452,273	—	—	452,273	452,273
	2,210,864	—	—	2,210,864	2,210,864
Financial liabilities:					
Deposits	—	—	2,526,056	2,526,056	2,556,304
Secured financing	—	—	37,944	37,944	37,809
Credit facilities	—	—	375,144	375,144	378,000
Mortgages payable on investment properties	—	—	669,495	669,495	673,760
Derivative instruments	5,067	—	—	5,067	5,067
	\$ 5,067	\$ —	\$ 3,608,639	\$ 3,613,706	\$ 3,650,940

December 31, 2025

	FVTPL	FVOCI	Amortized cost	Carrying value	Fair value
Financial assets:					
Marketable securities at FVTPL	\$ 65,584	\$ —	\$ —	\$ 65,584	\$ 65,584
Notes receivable	—	—	29,314	29,314	29,031
	65,584	—	29,314	94,898	94,615
Investment properties:					
Investment properties	1,866,099	—	—	1,866,099	1,866,099
Investment properties held for sale	247,833	—	—	247,833	247,833
	2,113,932	—	—	2,113,932	2,113,932
Financial liabilities:					
Credit facilities	—	—	370,754	370,754	374,000
Mortgages payable on investment properties	—	—	612,817	612,817	620,671
Derivative instruments	6,391	—	—	6,391	6,391
	\$ 6,391	\$ —	\$ 983,571	\$ 989,962	\$ 1,001,062

The following tables present the financial instruments and investment properties measured at fair value as at March 31, 2026 and December 31, 2025, as classified by the fair value hierarchy described above:

March 31, 2026

	Level 1	Level 2	Level 3	Total
Financial assets:				
Marketable securities at FVOCI	\$ 19,688	\$ —	\$ —	\$ 19,688
Marketable securities at FVTPL	58,162	—	—	58,162
Investment properties	—	—	1,758,591	1,758,591
Investment properties held for sale	—	—	452,273	452,273
	77,850	—	2,210,864	2,288,714
Financial liabilities:				
Derivative instruments	—	5,067	—	5,067
	\$ —	\$ 5,067	\$ —	\$ 5,067

December 31, 2025

	Level 1	Level 2	Level 3	Total
Financial assets:				
Marketable securities at FVTPL	\$ 65,584	\$ —	\$ —	\$ 65,584
Investment properties	—	—	1,866,099	1,866,099
Investment properties held for sale	—	—	247,833	247,833
	65,584	—	2,113,932	2,179,516
Financial liabilities:				
Derivative instruments	—	6,391	—	6,391
	\$ —	\$ 6,391	\$ —	\$ 6,391

There were no transfers of assets or liabilities between hierarchy levels during the three months ended March 31, 2026 and the year ended December 31, 2025.

The following table shows the valuation techniques used in measuring level 2 and level 3 fair values as at March 31, 2026 and December 31, 2025 for financial instruments in the consolidated statements of financial position, as well as the significant unobservable inputs used:

Type	Valuation Technique	Significant Unobservable Inputs	Inter-relationship Between Significant Unobservable Inputs and Fair Value
Derivative instruments (Interest rate swap)	Discounted cash flows using benchmark yield curves	Not applicable	Not applicable
Investment properties and investment properties held for sale	Discounted cash flow or overall capitalization	See note 9	See note 9

Note 32. Risk management

(a) Credit risk:

Credit risk is the risk of financial loss associated with a counterparty's inability or unwillingness to fulfill its payment obligations. The Company's credit risk is mainly associated with its residential and commercial real estate mortgages and loans activities and underlying risk of default on the part of the borrower.

For the financial services business, credit risk is primarily applicable to the Bank and is managed through prudent risk management policies and procedures in the Bank that emphasize quality and diversification of investment and lending activities. Credit policies include credit risk limits in alignment with the Risk Appetite Framework.

The Bank manages credit risk through its Credit Committee ("CC"). The CC meets at minimum monthly to review risk factors, credit performance and credit quality of the Bank's commercial real estate mortgages and loans, and to manage new commercial real estate credit submissions and the overall portfolio quality trends. Adjustments to the Bank's lending policies are recommended for approval at these meetings and presented to the Board and Enterprise Risk Management Committee for final approval if required.

The Bank mitigates its credit risk on the mortgages that it underwrites by operating within detailed Board-approved underwriting policies and management underwriting guidelines and procedures in compliance with OSFI's B-20 Guideline. These policies and procedures take into consideration such key factors as credit quality, loan-to-value ratio, down payment, debt service ratio, income sustainability, and property value assessment and location. Underwriting includes application of a due diligence process to each mortgage underwritten with oversight from an experienced management team. All mortgage applications are evaluated and assessed against risk criteria, and additional independent quality assurance procedures are performed on a significant percentage of mortgage files prior to funding. Post-funding reviews are also conducted by the second line of defense to provide continuous feedback and monitoring of mortgage credit quality and compliance with underwriting policies and guidelines.

The Bank's mortgage origination, underwriting and asset quality processes and controls are designed to provide a high level of assurance that the mortgages it originates comply with the Bank's policies, underwriting requirements, and mitigate misrepresentations or errors that would increase credit risk beyond the Bank's tolerance.

For the real estate business, the Company is exposed to credit risk associated with tenant receivables and notes receivables (which are primarily vendor take-back mortgages upon property dispositions). Management mitigates tenant receivable credit risk by carrying out appropriate credit checks and related due diligence on the tenants. The Company's properties are diversified across the industrial, office, retail and residential asset classes, and geographically diversified with properties owned across four Canadian provinces and four U.S. states. Management mitigates the credit risk associated with notes receivable by carrying out credit checks and related due diligence on the issuers and obtaining sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults. In addition, management monitors ongoing repayments and evaluates market conditions that may affect issuers' ability to repay.

The maximum credit exposure of the Company's financial assets is equal to the carrying values as reflected on the interim condensed consolidated balance sheet plus undrawn commitments primarily related to commercial real estate mortgages and loans.

(b) Liquidity and funding risk:

Liquidity and funding risk is the inability to generate or obtain sufficient cash or cash equivalents in a timely manner and at a reasonable cost to meet its obligations (both on-and off-balance sheet) as they fall due.

For the financial services business, the liquidity and funding risk, which is applicable primarily to the Bank, arises from the fluctuations in the Bank's cash flows that are associated with its lending and deposit-taking, investing, loan sales, securitizations, other business activities and unexpected national and global economic disruptions. Effective management of liquidity risk requires that the Bank has sufficient liquid assets available, as needed, to fund new mortgages and to pay cash obligations such as deposit maturities and interest, accounts payable and accrued liabilities, and any other commitments and obligations.

Liquidity risk is managed through both daily monitoring and measurement of the Bank's liquidity position, and regular liquidity forecasting. Monitoring includes liquidity metrics such as maturity gap analysis and survival horizons. Even with the Bank's underlying policies and monitoring, there is a risk of economic disruption beyond the Bank's control. In cases where the disruption is severe or prolonged, the Bank could be required to take further contingency actions, which could include curtailing lending activity and selling of assets to generate cash flow.

The Company's liquid assets are as shown below:

	March 31,
	2026
Deposits with regulated financial institutions	\$ 136,084
Marketable securities	122,767
Stamped mortgages	29,065
Total liquid assets	\$ 287,916

The Company, through the Bank, has access to liquidity through the ability to issue term deposits eligible for CDIC insurance. Deposits are currently sourced through the deposit broker network, and availability depends upon several factors including access to third-party deposit platforms, interest rates offered by competing lenders, general economic conditions, regulatory requirements, and the securities markets in general. The broker network is expected to have more than enough liquidity to meet the Bank's funding needs for the next few years. The Bank is, however, exposed from time to time to deposit dealer-imposed concentration limit restrictions. The risk has been proactively mitigated through a more diverse dealer network.

The Bank also has an agreement with a Canadian Schedule I Chartered bank that enables it to execute repurchase agreements for liquidity purposes. The facility provides liquidity and allows the Bank to encumber certain eligible securities for financing purposes. As part of the agreement, the Bank may sell assets to the counterparty at a specified price with an agreement to repurchase at a specified future date. The interest rate on the borrowings is driven by market spot rates at the time of borrowing. The Bank will execute these repurchase agreements to provide alternative sources of liquidity when it is efficient and effective to do so. There are no assets outstanding with this facility as at March 31, 2026 and December 31, 2025.

As an approved *National Housing Act* mortgage-backed securities ("NHA MBS") issuer, the Company through the Bank, can access the NHA MBS market to securitize insured mortgages. The NHA MBS securitization market depends on several factors, including general economic conditions, spreads on mortgages relative to other investments, and conditions in both the securities markets in general and the MBS market specifically. A decline in investor demand or securitization markets could adversely affect the Bank's ability to sell MBSs, which could negatively impact future financial results.

The Company through the Bank manages duration mismatches between loans and deposits within its risk limits. Shown below is a maturity gap table comparing the principal amounts of the Group's on-balance sheet mortgages and loans to deposits :

As at March 31, 2026					
	Total	0 - 3 months	3 - 12 months	1 - 3 years	Over 3 years
Single-family residential mortgages	\$ 2,369,529	\$ 271,300	\$ 1,207,504	\$ 888,993	\$ 1,732
Commercial real estate mortgages and loans	100,268	84,277	15,991	—	—
Deposits	(2,526,056)	(363,815)	(1,062,609)	(924,545)	(175,087)
	\$ (56,259)	\$ (8,238)	\$ 160,886	\$ (35,552)	\$ (173,355)

For the real estate business, the Company is subject to liquidity risk associated with debt financing for its investment properties. The Company, through RFA AM, manages liquidity risk by maintaining adequate cash and by having appropriate credit facilities available.

The following are the estimated maturities of the Company's debt obligations secured by the investment properties portfolio and lease liabilities at March 31, 2026:

	Total	Less than 1 year	1 - 3 years	4 - 5 years	After 5 years
Secured credit facilities	\$ 375,144	\$ —	\$ 375,144	\$ —	\$ —
Mortgages payable	670,903	378,245	216,556	70,031	6,071
Lease liabilities	22,808	1,309	4,067	3,735	13,697
	\$ 1,068,855	\$ 379,554	\$ 595,767	\$ 73,766	\$ 19,768

(c) Market risk:

(i) Interest rate risk:

The Company is exposed to interest rate risk associated with its financial services business due to (1) differences between the maturity dates of interest-rate sensitive assets and liabilities, and (2) floating rate assets that are funded by fixed rate liabilities. Interest rate risk is adverse movements in interest rates in the banking book leading to lost earnings or capital. The objective of interest rate risk management is to ensure that the Company can realize stable and predictable net interest margin, over specific time periods, despite fluctuations in interest rates. In addition, the Company performs stress-testing and sensitivity analysis with respect to interest rates and related factors.

The Company is exposed to interest rate risk due to differences between the maturity dates of interest-rate sensitive assets and liabilities. Shown below are the positions of the interest-rate sensitive assets and liabilities of the financial services segment by maturity and weighted average contractual rate.

As at March 31, 2026	Total	Floating rate	0 - 3 months	3 - 12 months	1 - 5 years	Non-rate sensitive
Interest-rate sensitive assets						
Debt securities	\$ 64,605	\$ —	\$ 20,188	\$ 9,926	\$ 34,491	\$ —
Weighted avg. contractual rate	2.66 %	— %	2.75 %	2.28 %	2.72 %	— %
Equity securities	19,688	—	—	—	—	19,688
Weighted avg. contractual rate	— %	— %	— %	— %	— %	— %
Single-family residential mortgages						
Originated uninsured ⁽¹⁾	2,207,106	—	220,162	802,432	1,185,257	(745)
Weighted avg. contractual rate	5.89 %	— %	6.43 %	6.21 %	5.57 %	— %
Purchased uninsured	121,357	—	45,720	55,079	20,558	—
Weighted avg. contractual rate	6.63 %	— %	6.80 %	6.64 %	6.22 %	— %
Stamped mortgages	29,065	9,760	1,038	18,267	—	—
Weighted avg. contractual rate	2.45 %	3.33 %	1.83 %	2.01 %	— %	— %
Other mortgages	12,001	3,159	973	6,323	1,546	—
Weighted avg. contractual rate	7.91 %	7.41 %	8.90 %	8.90 %	4.25 %	— %
Commercial real estate mortgages and loans	100,268	77,669	22,641	—	—	(42)
Weighted avg. contractual rate	8.34 %	9.44 %	4.55 %	— %	— %	— %
Total	2,554,090	90,588	310,722	892,027	1,241,852	18,901
Interest rate sensitive liabilities						
Cashable GICs ⁽²⁾	355	178	177	—	—	—
Weighted avg. contractual rate	1.71 %	2.00 %	1.42 %	— %	— %	— %
Non-cashable GICs	2,525,701	—	363,471	1,062,432	1,099,632	166
Weighted avg. contractual rate	3.62 %	— %	3.90 %	3.54 %	3.60 %	— %
Total	2,526,056	178	363,648	1,062,432	1,099,632	166
Excess (deficiency) of interest-rate sensitive assets over liabilities	\$ 28,034	\$ 90,410	\$ (52,926)	\$ (170,405)	\$ 142,220	\$ 18,735

(1) Originated uninsured include mortgages originated by the Bank and acquired in the Arrangement.

(2) Cashable GICs are redeemable by the depositor after 90 days from the issue date.

For the real estate business, the Company is exposed to interest rate risk on its debt financing for investment properties. The Company manages this risk by monitoring the debt to book value of the investment properties and the amount of variable rate debt. A portion of the real estate debt financing is in fixed rate terms or variable rates with interest rate swaps in place. In addition, management considers the weighted-average term to maturity of long-term debt relative to the remaining average lease terms. At March 31, 2026, the Company had variable rate debt, including credit facilities, of \$846,792 (December 31, 2025, \$836,181). At March 31, 2026, the Company had entered into interest rate swaps to hedge the interest rate risk associated with \$187,373 of variable rate debt (December 31, 2025, \$179,914). Refer to note 16 for the weighted-average interest rate and maturities of the mortgages on investment properties and note 15 for the interest rates and terms of the secured credit facilities.

(ii) Foreign currency risk:

Foreign currency exchange rate risk is the risk that fluctuations in foreign exchange rates may impact its financial position and result. The Company owns investment properties located in the U.S. through foreign subsidiaries and provides financial services through a foreign subsidiary located in the Cayman Islands. The functional currency for these subsidiaries is US dollars.

A \$0.10 weakening in the US dollar against the calculated average Canadian dollar exchange rate of 1.3707 for the three months ended March 31, 2026, and the period-end exchange rate of 1.3939 at March 31, 2026, would have decreased net loss by \$1,912 for the three months ended March 31, 2026. A \$0.10 weakening in the US dollar against the Canadian dollar would have increased other comprehensive loss by approximately \$55,402 for three months ended March 31, 2026. Conversely, a \$0.10 strengthening in the US dollar against the Canadian dollar would have had an equal but opposite effect. This analysis assumes that all variables, in particular interest rates, remain constant.

(iii) Other price risk:

The Company's investment risk is largely limited to its third-party CMBs, provincial bonds, federal government bonds, and equity securities. The CMBs, provincial bonds and federal government bonds are readily convertible to cash and the Company considers them to be part of its liquid assets. The fair value of the equity securities will vary as a result of changes in market prices. Market prices are subject to fluctuation and, consequently, the amount realized in subsequent periods may differ from the reported market value and amounts realized from disposition of a security may be affected by the quantity of the security being sold. Further, fluctuations in the market price of a security may have no relation to the intrinsic value of the security. The Company manages its equity security price risk by limiting the size of these investments relative to its total assets.

Note 33. Capital management

Managing capital is the continual process of establishing and maintaining capital appropriate for the Company and maximizing shareholder value with the objectives of:

- ensuring sufficient liquidity to support its financial obligations and to execute its operating and strategic plans;
- returning an appropriate amount of capital to shareholders; and
- targeting an appropriate leverage and capital structure for the Company and each of its operating segments.

The total managed capital for the Company is summarized below:

	Note	March 31, 2026	December 31, 2025
Mortgages payable on investment properties	\$	669,495	\$ 612,817
Credit facilities		375,144	370,754
Preferred share liabilities		150,588	—
Total debt		1,195,227	983,571
Shareholders' equity		1,448,237	1,254,438
	\$	2,643,464	\$ 2,238,009

The Bank is a regulated financial institution that is subject to the capital requirements of its regulator, OSFI. The goal of regulatory capital adequacy is to ensure that financial institutions have enough capital to absorb unexpected losses and remain solvent, thereby protecting depositors. The Bank must continually monitor and assess its capital adequacy under both expected and stressed conditions. An adequate capital reserve provides the Bank with a buffer for reasonably foreseeable losses, ensures that the Bank may absorb such losses, and maintains the stability of the business. Capital adequacy can be affected by changes in the Bank's financial performance, its business plans, or regulatory requirements.

Capital adequacy risk is the risk that the Bank holds insufficient capital to meet regulatory requirements and any other requirements necessary to manage the organization as a going concern, including during periods of severe but plausible stress (such as rising interest rates or housing downturn). As at March 31, 2026, the Bank met all applicable regulatory requirements.

Note 34. Subsequent events

The following events occurred subsequent to March 31, 2026:

- RFA entered into an unconditional agreement to sell a portfolio of 12 industrial properties in Canada for a sale price of \$79,849 with expected closing in the second quarter of 2026.
- RFA drew a net balance of \$24,000 on the RFA AM revolving credit facility.
- The Bank's credit facility agreement was amended with the borrowing capacity increased to \$60,000, interest at adjusted CORRA plus 0.90% or 1.20%, or Prime plus 0.00% to 0.20% and the maturity date extended to April 5, 2028.
- RFA purchased through the NCIB 220,200 common shares at a weighted-average price of \$25.23 per share.
- RFA declared a quarterly dividend of \$0.4370625 per Series I preferred share for the three months ended April 30, 2026.

Note 35. Approval of financial statements

These interim condensed consolidated financial statements were approved by the Board of Directors and authorized for issue on May 12, 2026.