ALIGNVEST STUDENT HOUSING
REAL ESTATE INVESTMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2022

Independent auditor’s report

To the Unitholders of Alignvest Student Housing Real Estate Investment Trust

Opinion

We have audited the consolidated financial statements of **Alignvest Student Housing Real Estate Investment Trust** and its subsidiary [the “Trust”], which comprise the consolidated statement of financial position as at December 31, 2022, and the consolidated statement of income and comprehensive income, consolidated statement of changes in net assets attributable to unitholders and consolidated statement of cash flows for the year ended December 31, 2022, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Trust as at December 31, 2022, and its consolidated financial performance and its consolidated cash flows for the period ended December 31, 2022 in accordance with International Financial Reporting Standards [“IFRS”].

Basis for opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor’s responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Trust in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of management and those charged with governance for the consolidated financial statements

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

In preparing the consolidated financial statements, management is responsible for assessing the Trust’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Trust or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust’s financial reporting process.

Auditor’s responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Ernst & Young LLP

Chartered Professional Accountants
Licensed Public Accountants

Toronto, Canada
March 30, 2023

Alignvest Student Housing Real Estate Investment Trust
Consolidated statement of financial position
[in Canadian dollars]

As at December 31	Notes	2022	2021
		$	$
ASSETS			
Non-current assets			
Investment properties	5	**738,900,000**	700,000,000
Derivative asset	7(b)	**5,011,360**	2,212,595
		743,911,360	702,212,595
Current assets			
Cash and cash equivalents		**25,700,743**	32,833,475
Short-term investments	6	**46,205,578**	-
Derivative asset	7(b)	**4,511,978**	-
Prepaid expenses and other assets	16	**3,130,989**	385,685
Rent and other receivables		**809,276**	573,989
		80,358,564	33,793,149
Total assets		**824,269,924**	736,005,744
LIABILITIES			
Non-current liabilities			
Mortgages payable	7(a)	**378,981,735**	390,375,221
Accrued liabilities	13	**36,720,582**	19,985,365
		415,702,317	410,360,586
Current liabilities			
Mortgages payable	7(a)	**11,944,571**	12,724,091
Derivative liability	7(b)	**-**	477,956
Distributions payable	8, 13	**1,950,258**	1,612,377
Residential tenant deposits		**6,294,333**	5,283,773
Accounts payable and accrued liabilities		**5,215,609**	4,382,330
Subscriptions received in advance		**-**	40,000
		25,404,771	24,520,527
Total liabilities		**441,107,088**	434,881,113
Net assets attributable to other limited partners in CSL		**29,520,503**	27,503,803
Net assets attributable to Trust Unitholders	8	**353,642,333**	273,620,828
Total liabilities including net assets attributable to Trust Unitholders		**824,269,924**	736,005,744

See accompanying notes to the consolidated financial statements.

Alignvest Student Housing Real Estate Investment Trust
Consolidated statement of income and comprehensive income
[in Canadian dollars]

For the year ended December 31	Notes	2022	2021
		$	$
Revenue from investment properties		**52,683,955**	38,585,410
Property operating costs		**(18,961,611)**	(17,258,913)
Net operating income	9	**33,722,344**	21,326,497
Fair value adjustment on investment properties	5	**32,044,540**	44,413,138
Interest income	6	**1,102,936**	95,715
Other income		**95,627**	84,076
Financing costs	7(a), 11	**(13,419,905)**	(16,263,244)
General and administrative expenses	10, 13	**(18,301,887)**	(10,804,863)
Distributions expense	8, 13	**(22,010,516)**	(16,064,620)
Increase in net assets attributable to Trust Unitholders		**13,233,139**	22,786,699
Other comprehensive income:			
Net unrealized gain on interest rate swap agreements	7(b)	**7,788,699**	1,734,639
Comprehensive income		**21,021,838**	24,521,338
Increase in net assets attributable to:			
Trust Unitholders		**12,349,133**	20,749,326
Other limited partners in CSL		**884,006**	2,037,373
		13,233,139	22,786,699
Comprehensive income attributable to:			
Trust Unitholders		**19,537,757**	22,325,528
Other limited partners in CSL		**1,484,081**	2,195,810
		21,021,838	24,521,338

See accompanying notes to the consolidated financial statements.

Alignvest Student Housing Real Estate Investment Trust
Consolidated statement of changes in net assets attributable to unitholders
[in Canadian dollars]

	Net assets attributable to Trust Unitholders	Net assets attributable to other limited partners in CSL	Total
	$	$	$
Unitholders' net assets, January 1, 2022	**273,620,828**	**27,503,803**	**301,124,631**
Proceeds from units issued	**54,840,348**	**-**	**54,840,348**
Reinvestments of distributions by Unitholders	**9,292,218**	**532,619**	**9,824,837**
Redemption of Units	**(3,648,818)**	**-**	**(3,648,818)**
Increase in net assets attributable to Unitholders	**12,349,133**	**884,006**	**13,233,139**
Other comprehensive income	**7,188,624**	**600,075**	**7,788,699**
Unitholders' net assets, December 31, 2022	**353,642,333**	**29,520,503**	**383,162,836**

	Net assets attributable to Trust Unitholders	Net assets attributable to other limited partners in CSL	Total
	$	$	$
Unitholders' net assets, January 1, 2021	175,694,812	24,721,451	200,416,263
Proceeds from units issued	70,167,104	-	70,167,104
Reinvestments of distributions by Unitholders	7,266,596	586,542	7,853,138
Redemption of Units	(1,833,212)	-	(1,833,212)
Increase in net assets attributable to Unitholders	20,749,326	2,037,373	22,786,699
Other comprehensive income	1,576,202	158,437	1,734,639
Unitholders' net assets, December 31, 2021	273,620,828	27,503,803	301,124,631

See accompanying notes to the consolidated financial statements.

Alignvest Student Housing Real Estate Investment Trust
Consolidated statement of cash flows
[in Canadian dollars]

For the year ended December 31	Note	2022	2021
		$	$
OPERATING ACTIVITIES			
Increase in net assets attributable to unitholders		**13,233,139**	22,786,699
Add (deduct) items not affecting cash:			
Fair value adjustment on investment properties		**(32,044,540)**	(44,413,138)
Interest income		**(1,102,936)**	(95,715)
Distributions expense		**22,010,516**	16,064,620
Financing costs		**13,419,905**	16,263,244
Interest received		**793,796**	37,360
Net change in non-cash operating assets and liabilities	12	**15,614,146**	12,469,029
Cash provided by operating activities		**31,924,026**	23,112,099
INVESTING ACTIVITIES			
Purchase of investment properties		**-**	(221,150,095)
Capital expenditures on investment properties		**(6,855,459)**	(3,936,767)
Purchase of short-term investments		**(71,000,000)**	-
Proceeds on sale of short-term investments		**25,000,000**	12,004,002
Interest received on short-term investments		**103,562**	58,355
Cash used in investing activities		**(52,751,897)**	(213,024,505)
FINANCING ACTIVITIES			
Net change in subscriptions received in advance		**(40,000)**	(60,000)
Proceeds from issuance of Units		**54,840,348**	70,167,104
Redemption of Units, net of fees		**(3,594,803)**	(1,779,645)
Distributions paid		**(11,848,082)**	(10,095,074)
Proceeds from mortgages		**-**	330,985,500
Financing fees paid on mortgages		**-**	(2,379,247)
Interest paid on mortgages		**(12,938,233)**	(14,148,836)
Principal repaid on mortgages		**(12,724,091)**	(158,328,560)
Cash provided by financing activities		**13,695,139**	214,361,242
Net increase (decrease) in cash and cash equivalents during the year		**(7,132,732)**	24,448,836
Cash and cash equivalents, beginning of year		**32,833,475**	8,384,639
Cash and cash equivalents, end of year		**25,700,743**	32,833,475

See accompanying notes to the consolidated financial statements.

1. Trust information

Alignvest Student Housing Real Estate Investment Trust (the "Trust") is an unincorporated open-ended investment trust established under the laws of the Province of Ontario pursuant to a declaration of trust dated as of May 4, 2018 and amended and restated as of June 15, 2018, and which may be further amended, restated or supplemented from time to time ("Declaration of Trust").

The registered office of the Trust is located at 1027 Yonge Street, Suite 200, Toronto, Ontario, M4W 2K9.

The Trust invests in high-quality purpose-built student accommodation ("PBSA") located in Canada. The Trust holds its investments in its income-producing properties through its ownership in its subsidiary, Canadian Student Living Group Limited Partnership ("CSL"). Alignvest Student Housing Inc. ("ASH Inc." or the "General Partner") acts as the general partner of CSL and manages the operations of CSL.

2. Basis of preparation

The consolidated financial statements of the Trust for the year ended December 31, 2022 have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

These consolidated financial statements are prepared on a going concern basis using the historical cost method, except for investment properties and certain financial instruments, which have been measured at fair value, as set out in the relevant accounting policies. Management has used the best information available as at December 31, 2022 in determining its estimates and the assumptions that affect the carrying amounts of assets and liabilities and earnings for the year, including estimates of capitalization rates and stabilized net operating income ("NOI"), which ultimately impact the underlying valuation of the Trust's investment properties.

The Trust's functional and presentation currency is the Canadian dollar ("CAD").

The consolidated financial statements of the Trust for the year ended December 31, 2022 were authorized for issue by the Board of Trustees on March 30, 2023.

Basis of consolidation

The consolidated financial statements reflect the operations of the Trust as well as any entity controlled by the Trust ("subsidiary"). The Trust controls an entity when the Trust is exposed to or has rights to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The assets, liabilities, revenue and expenses of a subsidiary are included in the consolidated financial statements from the date of acquisition or the date on which the Trust obtains control until the date that control ceases. Intercompany transactions, balances, unrealized gains and losses on transactions between the Trust and its subsidiary have been eliminated upon consolidation.

Non-controlling interest in CSL

Non-controlling interest in CSL represents the interest of other third-party arm's length limited partners in the subsidiary that is not attributable to the Trust. For the Trust's subsidiary, the share of the net assets of the subsidiary that is attributable to non-controlling interest is presented as financial liabilities as they do not meet the conditions to be classified as equity. The non-controlling interest is measured at the redemption amount and presented as net assets attributable to other limited partners in CSL in the consolidated statements of financial position.

Comparative information
The consolidated financial statements provide comparative information in respect of the previous period. Certain comparative figures have been reclassified to conform to the financial presentation adopted for the current period.

3. Summary of significant accounting policies

Investment properties
Investment properties comprise properties held to earn rental income or for capital appreciation or both. The Trust accounts for its investment properties using the fair value model. Investment properties consist of income-producing properties and are initially measured at cost, including transaction costs if the transaction is deemed to be an asset acquisition. Transaction costs include commissions, land transfer taxes, and professional fees for legal and other services.

Subsequent to initial recognition, investment properties are remeasured at fair value, which reflects market conditions at the reporting date. The carrying value of investment properties includes all capital expenditures associated with upgrading and extending the economic life of the existing properties and is incorporated in the determination of fair value of the investment properties. Gains or losses arising from changes in the fair values of investment properties are included in net income in the period in which they arise. Fair value is supported by detailed internal valuations using market-based assumptions and independent external valuations, each in accordance with recognized valuation techniques. Fair value is based on valuations using the direct capitalization income method. Recent real estate transactions with characteristics and locations similar to the Trust's assets are also considered. The direct capitalization income method applies a capitalization rate to the property's stabilized NOI, which incorporates allowances for vacancy, collection loss and structural reserves for capital expenditures for the investment property.

Transfers are made to or from an investment property only when there is a change in use. A change in use occurs when the property meets, or ceases to meet, the definition of an investment property and there is evidence of the change in use. In isolation, a change in management's intentions for the use of a property does not provide evidence of a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use.

An investment property is derecognized when either it has been disposed of or when it is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognized in net income in the period of retirement or disposal.

Financial instruments – Recognition, classification and measurement
Under IFRS 9, *Financial Instruments*, financial assets must be classified and measured based on three categories: amortized cost, fair value through other comprehensive income ("FVTOCI") and fair value through profit or loss ("FVTPL"). Financial liabilities are classified and measured based on two categories: amortized cost and FVTPL. Initially, financial assets and financial liabilities at FVTPL are recorded in the consolidated statement of financial position at fair value. All transaction costs for such instruments are recognized directly in net income. Financial assets and liabilities (other than those

classified at FVTPL) are measured initially at their fair value plus any directly attributable incremental costs of acquisition or issue.

In order for a financial asset to be classified and measured at amortized cost or FVTOCI, it needs to be held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are "solely payments of principal and interest" ("SPPI") on the principal amounts outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition at FVTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. All financial liabilities, other than those measured at FVTPL, are measured at amortized cost.

The following summarizes the Trust's classification and measurement of financial assets and liabilities:

	Classification
Financial assets	
Cash and cash equivalents	Amortized cost
Short-term investments	Amortized cost
Prepaid expenses and other assets	Amortized cost
Derivative asset	FVTPL
Financial liabilities	
Mortgages payable	Amortized cost
Accounts payable and accrued liabilities	Amortized cost
Distributions payable	Amortized cost
Residential tenant deposits	Amortized cost
Accrued liabilities (non-current)	FVTPL
Derivative liability	FVTPL

After initial recognition, the effective interest related to financial assets and liabilities measured at amortized cost and the gain or loss arising from the change in the fair value of financial assets or liabilities classified as FVTPL are included in net income for the year in which they arise. At each reporting date, financial assets measured at amortized cost or at FVTOCI, except for investments in equity instruments, require an impairment analysis using the expected credit loss model to determine the expected credit losses using judgment determined on a probability weighting basis.

A financial asset is derecognized where the rights to receive cash flows from the asset have expired, or the Trust has transferred its rights to receive cash flows from the asset, or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a pass-through arrangement and either the Trust has:

- Transferred substantially all the risks and rewards of the asset; or
- Neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

The Trust derecognizes a financial liability when the obligation under the liability is discharged, cancelled, or expired.

Fair value measurements

The Trust measures investment properties at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorized within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the consolidated financial statements at fair value on a recurring basis, the Trust determines whether transfers have occurred between levels in the hierarchy by reassessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Hedging relationships

The Trust may use interest rate swaps to hedge its risks associated with interest rates. Such derivative financial instruments are initially recognized at fair value on the date on which a derivative contract was entered into and are subsequently remeasured at fair value through profit or loss. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative.

At the inception of a hedge relationship, the Trust formally designates and documents the hedge relationship to which it wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes identification of the hedging instrument, the hedged item or transaction, the nature of the risk being hedged and how the Trust will assess the hedging instrument's effectiveness in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in cash flows and are assessed on an ongoing basis to determine that the hedging relationship continues to be highly effective throughout the financial reporting periods for which they were designated. For the Trust's purposes of hedge accounting, interest rate swaps are classified as cash flow hedges. The Trust's policy is not to utilize derivative financial instruments for trading or speculative purposes.

Cash flow hedges

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognized asset or liability or a highly probable forecast transaction. The effective portion of the gain or loss on the hedging instrument is recognized in other comprehensive income and accumulated in the cash flow hedge reserve within equity. The ineffective portion is recognized immediately in net income or loss. Hedge accounting is discontinued prospectively when the hedge relationship is terminated or no longer qualifies as a hedge, or when the hedging item is sold or terminated.

For continuing cash flow hedge arrangements, amounts accumulated in the cash flow hedge reserve are reclassified from the cash flow hedge reserve as a reclassification adjustment in the same periods during which the hedged future cash flow affects the net income or loss.

Hedge accounting ceases when the hedging instrument expires or is sold, terminated or exercised without replacement or rollover (as part of the hedging strategy), or when it no longer qualifies for hedge accounting. Amounts accumulated in the cash flow hedge reserve at that time remain in equity if the forecasted transaction is still expected to occur and are reclassified from other comprehensive income into net income or loss in the period the forecasted transaction occurs. When a forecast transaction is no longer expected to occur, the gain or loss accumulated in the cash flow hedge reserve is immediately reclassified from other comprehensive income to net income or loss.

Residential tenant deposits
Residential tenant deposits are initially recognized at fair value and subsequently measured at amortized cost. Any difference between the initial fair value and the nominal amount is included as a component of operating lease income and recognized on a straight-line basis over the lease term.

Trust units
Units of the Trust are redeemable at the option of the unitholder and are classified as financial liabilities as they do not meet the conditions to be classified as equity. The Units are measured at the redemption amount and presented as net assets attributable to Unitholders in the consolidated statements of financial position.

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

Cash and cash equivalents
Cash and cash equivalents consist of cash at banks and restricted cash. Restricted cash consists of cash from Unitholders for subscriptions received in advance of the settlement date and is short term in nature.

Short-term investments
Short-term investments consist of guaranteed investment certificates issued by Canadian financial institutions, with an original maturity of one year or less and which are redeemable on demand, and subject to an insignificant risk of changes in value.

Revenue recognition
Revenue from income-producing properties includes rents from residential and commercial tenants under leases and ancillary income (such as utilities, parking and laundry) paid by tenants. Revenue

recognition under a lease commences when a tenant has a right to use the leased asset, and is accounted for under IFRS 16, *Leases*, and recognized on a straight-line basis over the lease term. The Trust has not transferred substantially all of the risks and benefits of ownership of its income-producing properties and, therefore, accounts for leases with its tenants as operating leases.

Revenue arising from service charges or other expenses recharged to tenants, such as common area maintenance services, and ancillary income is considered non-lease components and is within the scope of IFRS 15, *Revenue from Contracts with Customers*. The performance obligations for such services are satisfied over time, which is generally the lease term. Amounts received from tenants to terminate leases or to compensate for damages are recognized in net income when the right to receive them arises.

Interest income
Interest income is recognized as it accrues using the effective interest rate method. The effective interest rate is the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset. The Trust earns interest income from its cash and cash equivalents and short-term investments.

Comprehensive income
Comprehensive income comprises of net income and other comprehensive income, which generally would include changes in the fair value of the effective portion of cash flow hedging instruments.

Change in accounting policy
The accounting policies used in the preparation of the consolidated financial statements are consistent with those of the prior year, except for the adoption of new standards and interpretations effective January 1, 2022 as follows:

Amendments to IFRS 9, Financial Instruments – Fees in the "10 percent" test for derecognition of financial liabilities
As part of its 2018-2020 annual improvements to the IFRS standards process, the IASB issued an amendment to IFRS 9. The amendment clarifies the types of fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. The amendment specifies that only fees paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf, should be included. An entity applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment.

The amendment was adopted on January 1, 2022 and did not have a material impact on the Trust.

Future changes in accounting policies
Amendments to IAS 1 and IFRS Practice Statement 2, Disclosure of Accounting Policies
In February 2021, the IASB issued amendments to IAS 1 and IFRS Practice Statement 2, which aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their "significant" accounting policies with a requirement to disclose their "material" accounting policies and adding guidance on how entities apply that concept of materiality in making decisions about accounting policy disclosures. The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and are not expected to have a material impact on the Trust's consolidated financial statements.

Amendments to IAS 8, Definition of Accounting Estimates
In February 2021, the IASB issued amendments to IAS 8, which introduced a definition of "accounting estimates". The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. It also included clarification for how entities apply measurement techniques and inputs to develop accounting estimates. The amendments are effective for annual reporting periods beginning on or after January 1, 2023, with earlier adoption permitted. The amendments are not expected to have a material impact on the Trust's consolidated financial statements.

Amendments to IAS 1, Presentation of Financial Statements – Classification of liabilities as current or non-current
In January 2020 and October 2022, the IASB issued amendments to IAS 1, *Presentation of Financial Statements*, to specify the requirements for classifying liabilities as current or non-current. The amendments clarify the definition of a right to defer settlement, clarify what is meant by settlement, and specify whether the conditions that exist at the end of the reporting period are those that will be used to determine if a right to defer settlement of a liability exists.

The amendments are effective for annual reporting periods beginning on or after January 1, 2024 and must be applied retrospectively. The amendments are not expected to have a material impact on the Trust's consolidated financial statements.

4. Critical accounting judgments, estimates and assumptions

The preparation of the Trust's consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses, and the accompanying disclosures. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amounts of the assets or liabilities affected in future periods.

Valuation of investment properties
In determining estimates of fair market value for the Trust's investment properties, the assumptions underlying estimated values are limited by the availability of comparable data and the uncertainty of predictions concerning future events. Significant estimates are used in determining fair value of the Trust's investment properties, which include capitalization rates and stabilized NOI (which is influenced by vacancy rates, inflation rates and operating costs). Should any of these underlying assumptions change, actual results could differ from the estimated amounts. The critical estimates and assumptions underlying the valuation of investment properties are outlined in Note 5.

[In Canadian dollars]

5. Investment properties

As at December 31	2022	2021
	$	$
Balance, beginning of year	**700,000,000**	430,500,000
Acquisitions, including transaction costs	**-**	221,150,095
Capital expenditures on investment properties	**6,855,459**	3,936,767
Fair value adjustment on investment properties	**32,044,541**	44,413,138
Balance, end of year	**738,900,000**	700,000,000

Acquisitions

For the year ended December 31, 2021, the Trust completed the following acquisitions:

Acquisition date	Property	Location	Units	Beds	Purchase price ($)
March 31, 2021	Preston House	Waterloo, Ontario	62	310	39,000,000
March 31, 2021	Bridgeport House	Waterloo, Ontario	97	485	61,000,000
July 31, 2021	THEO	Ottawa, Ontario	193	528	116,300,000
					216,300,000

There were no acquisitions completed by the Trust for the year ended December 31, 2022.

Valuation methodology and process

Investment properties are measured at fair value at each reporting date and changes in the fair value are included in net income. Fair value is supported by independent external valuations and detailed internal valuations using market-based assumptions. The following valuation techniques were considered in determining the fair value:

- Consideration of recent prices of similar properties within similar market areas; and
- The direct capitalization income method, which is based on the conversion of current and future normalized earnings potential directly into an expression of market value. The stabilized NOI for the year is divided by an overall capitalization rate (inverse of an earnings multiplier) to arrive at the estimated fair value.

As the fair value of investment properties is determined with significant unobservable inputs, all investment properties are classified as Level 3 assets.

At each reporting date, the Trust assembles the property-specific data used in the valuation model based on the process set forth in the valuation framework, reviews the valuation framework to determine whether any changes or updates are required, inputs the capitalization rates, set-offs and normalization assumptions provided by the valuators, and delivers the completed valuation framework to the external appraisers for review. The external appraisers determine the capitalization rates that should be used in valuing the properties, provide charts of comparable sales and supporting relevant market information, determine the appropriate industry standard set-off amounts and normalization assumptions used in the calculation of stabilized NOI (“SNOI”), and supply a fair value report for the Trust to reflect in the consolidated financial statements.

[In Canadian dollars]

The external appraisers engaged are accredited independent real estate valuation experts with a recognized and relevant professional qualification and with recent experience in the locations and types of investment property being valued. The fair value of investment properties is determined by real estate valuation experts using recognized valuation techniques and the principles of IFRS 13, *Fair Value Measurement*.

Sensitivity analysis

The investment properties are valued using capitalization rates as provided by the external appraisers in the range of 4.50% to 5.52%, resulting in an overall weighted average capitalization rate of 4.92%.

The table below shows the sensitivity of the fair value of investment properties to changes in capitalization rates:

Capitalization rates	Increase (decrease) in capitalization rates	Fair value of investment properties ($)	Change ($)
4.42%	-0.50%	822,396,286	83,496,286
4.67%	-0.25%	778,415,501	39,515,501
4.92%		738,900,000	-
5.17%	0.25%	703,202,608	(35,697,392)
5.42%	0.50%	670,795,451	(68,104,549)

Additionally, a 1% increase or decrease in SNOI would result in an increase or decrease in the fair value of investment properties of $7.4 million, respectively. A 1% increase in SNOI coupled with a 0.25% decrease in capitalization rates would result in an increase to the fair value of investment properties by $47.3 million. A 1% decrease in SNOI coupled with a 0.25% increase in capitalization rates would result in a decrease to the fair value of investment properties of $42.7 million.

6. Short-term investments

As at December 31	2022	2021
	$	$
Cost	**46,000,000**	-
Accrued interest	**205,578**	-
	46,205,578	-

Short-term investments consist of guaranteed investment certificates issued by Canadian financial institutions with an original maturity of one year or less and redeemable on demand. As at December 31, 2022, the Trust held short-term investments which are fully redeemable and earns interest at a weighted average rate of 4.41% annually (2021 – nil%).

For the year ended December 31, 2022, the Trust earned interest income of $309,140 (2021 – $58,355) from its short-term investments and $793,796 (2021 – $37,360) from its cash balances.

[In Canadian dollars]

7. Mortgages payable and derivative asset / liability

(a) Mortgages payable

As at December 31	2022	2021
	$	$
Mortgages payable before deferred financing costs	**392,970,325**	405,694,416
Deferred financing costs	**(2,044,019)**	(2,595,104)
Mortgages payable	**390,926,306**	403,099,312
Current	**11,944,571**	12,724,091
Non-current	**378,981,735**	390,375,221
Mortgages payable	**390,926,306**	403,099,312
Range of interest rates	**2.62% to 4.03%**	2.62% to 5.75%
Weighted average interest rate	**3.20%**	3.25%
Weighted average term to maturity (years)	**3.40**	4.34
Mortgages mature between	**2023 to 2029**	2022 to 2029

The aggregate principal repayments and balances maturing on the mortgages payable as at December 31, 2022 and for the future years indicated, are as follows:

Year of maturity / repayment	Principal Repayments	Balances Maturing	Total
	$	$	$
2023	**8,444,571**	**3,500,000**	**11,944,571**
2024	**10,308,561**	**48,052,216**	**58,360,777**
2025	**9,212,068**	**77,145,619**	**86,357,687**
2026	**3,986,720**	**166,666,903**	**170,653,623**
2027	**2,776,022**	**-**	**2,776,022**
Thereafter	**3,836,808**	**59,040,837**	**62,877,645**
	38,564,750	**354,405,575**	**392,970,325**

During the year ended December 31, 2022, the Trust repaid an existing loan upon maturity for $7,668,755.

During the year ended December 31, 2021, the Trust completed new term mortgage borrowings of $155,425,780 with a weighted average interest rate of 3.04% and a weighted average term of 4.23 years. The Trust renewed maturity balances of $92,747,308 with a weighted average interest rate of 3.45% and a weighted average term of 3.69 years.

For the year ended December 31, 2021, the Trust incurred a loss on extinguishment of existing mortgages of $2,946,030, recorded as part of financing costs in the consolidated statement of income and comprehensive income (see Note 11).

[In Canadian dollars]

On July 6, 2021, the Trust obtained a second mortgage acquisition loan with a private lending institution for $10,000,000 with an interest rate of 9% and a maturity date of March 1, 2022. During the year ended December 31, 2021, the Trust drew $5,500,000 of the acquisition loan and repaid it in full by year-end.

(b) Derivative asset / liability

As at December 31,	2022	2021
	$	$
Derivative assets		
Non-current	**5,011,360**	2,212,595
Current	**4,511,978**	-
	9,523,338	2,212,595
Derivative liabilities		
Current	-	(477,956)
	9,523,338	1,734,639

During the year ended December 31, 2021, the Trust entered into float to fixed interest rate swaps with a Schedule I chartered bank with notional value of $133,321,485 at fixed interest rates ranging between 2.94% to 4.03% with a weighted average fixed interest rate of 3.06% and a weighted average term of 3.71 years. For the year ended December 31, 2022, the net unrealized gain on interest rate swap agreements amounted to $7,788,699 (2021 – $1,734,639) in the consolidated statement of comprehensive income.

As at December 31, 2022, all of the Trust’s interest rate swaps designated in hedging relationships are based on the 1-month Canadian Dollar Offered Rate (CDOR), which is expected to continue as a benchmark rate until June 30, 2024. On May 16, 2022, the regulators have confirmed that the CDOR will cease publication after June 28, 2024. As a result, these amendments did not immediately impact the Trust's consolidated financial statements upon adoption. The Trust will update its hedge documentation and adjust effective interest rates as the new benchmark rates are implemented in 2024. The Trust assesses hedge effectiveness on a quarterly basis and for the year ended December 31, 2022, the Trust has assessed the cash flow hedge associated with each interest rate swap to be effective.

(c) Credit facility

On January 13, 2021, the Trust obtained a secured credit facility with a private lending institution for $15,000,000 with an interest rate of 8% and a maturity date of April 1, 2023. During the year ended December 31, 2021, the Trust drew on the full balance of the credit facility and repaid it in full by year-end. As at December 31, 2022, the credit facility remains undrawn.

8. Trust units

Effective January 1, 2021, the Trust renamed its existing units to class F units ("Class F Units") and introduced a new class of units, class A units ("Class A Units", and collectively with the Class F Units, the "Units"). The Trust is authorized to issue an unlimited number of Class A Units and Class F Units. Each Unit entitles the holder to one vote at all meetings of Unitholders and pro rata participation in the distributions by the Trust, and in the event of a liquidation, dissolution or wind-up of the Trust, in the net assets of the Trust.

The Units of the Trust are issued at the fair market value ("Fair Market Value") as determined by the Trustees. The Fair Market Value of the Class A Units and the Fair Market Value of the Class F Units is determined separately for each class of Units. The Fair Market Value of the Units may or may not be equal to the net asset value of the Units.

The Class A Units have the same rights as the Class F Units with the exception that the Class A Units will be indirectly subject to a management fee equal to 1.00% per annum of the net asset value of the Class A LP units of CSL, plus applicable taxes, payable to the General Partner. The General Partner may pay a trailing commission out of its own funds of up to 1.00% per annum to certain registered dealers in connection with their clients' holdings of Class A Units. Trailing commissions may be modified or discontinued by the General Partner at any time. No sales commission or trailing commissions will be payable by the General Partner in respect of Class F Units of the Trust.

Each unitholder has the right to require the Trust to redeem their Units on the Redemption Date on demand subject to certain conditions. Unitholders who surrender Units for redemption shall be entitled to receive the redemption price ("Redemption Price") per Unit, as determined by the Trustees pursuant to the Declaration of Trust. The Trust will satisfy redemption requests in cash, subject to the limitation that the total amount payable by the Trust in respect of redemptions shall not exceed $250,000 for each month, unless a higher amount is approved by the Trustees, but in no case may the total amount payable in cash in respect of Units tendered for redemption in a month exceed 50% of Unencumbered Cash (as defined in the Amended and Restated Declaration of Trust) and subject to certain redemption rights, as defined in the Offering Memorandum of the Trust. To the extent the total redemption proceeds payable exceed $250,000, the balance of redemption proceeds payable can be satisfied by way of a distribution in the form of debt securities of the Trust.

The redemption of Units may be temporarily suspended by the Trust at the discretion of the Trustees for a period of no longer than 12 months if the number of Units tendered for redemption in a month would exceed 20% of the Fair Market Value of all of the issued and outstanding Units at such time, or the redemption of the Units would result in the Trust no longer qualifying as a "mutual fund trust" for the purposes of the Act.

The Trust intends to make regular distributions of its available cash to Unitholders, payable monthly, at the discretion of the Trustees. Prior to January 1, 2021, distributions were declared and payable on a quarterly basis. In accordance with the Limited Partnership Agreement ("LPA") of CSL, the distributions are determined based on the distributable income available at CSL, of which 75% is allocated to the limited partners of CSL, and 25% is allocated to ASH Inc. as general partner of CSL (collectively, “Periodic Distributions”).

[In Canadian dollars]

For the year ended December 31, 2022, the Trust declared Periodic Distributions of $15,080,055 (2021 – $10,689,706) to Unitholders of the Trust, of which $1,350,000 (2021 – $1,098,832) was payable at the year-end. The distributions were subsequently paid on January 12, 2023.

Distribution reinvestment and unit purchase plan
Under Article 14 of the Declaration of Trust, the Trustees may at their sole discretion establish a distribution reinvestment plan (the “DRIP”) at any time providing for the voluntary reinvestment of distributions by some or all of the Unitholders as the Trustees determine. The Trust permits Unitholders to receive distributions in the form of additional Units or cash. Unitholders may enroll in the DRIP, which will allow them to elect to receive all or a portion of their cash distributions in the form of additional Units at a 2.0% discount to the Fair Market Value of the Units. No commissions, service charges or brokerage fees are payable by participants in connection with the DRIP.

The Unitholders’ net assets and Units issued and outstanding for the years ended December 31, 2022 and 2021 are as follows:

	2022		**2021**	
Class F Units	**$**	**#**	**$**	**#**
Unitholders' net assets, January 1	**273,098,209**	**2,193,424**	175,694,812	1,532,375
Units issued	**54,227,107**	**448,886**	69,692,104	611,959
Units issued under the DRIP	**9,249,893**	**77,857**	7,261,723	65,360
Units redeemed	**(3,648,818)**	**(29,947)**	(1,833,212)	(16,270)
Increase in net assets attributable to Unitholders	**12,283,842**	**-**	20,709,591	-
Other comprehensive income	**7,162,587**	**-**	1,573,191	-
Unitholders' net assets, December 31	**352,372,820**	**2,690,220**	273,098,209	2,193,424

	2022		**2021**	
Class A Units	**$**	**#**	**$**	**#**
Unitholders' net assets, January 1	**522,619**	**4,239**	-	-
Units issued	**613,241**	**5,180**	475,000	4,195
Units issued under the DRIP	**42,325**	**361**	4,873	44
Units redeemed	**-**	**-**	-	-
Increase in net assets attributable to Unitholders	**65,291**	**-**	39,735	-
Other comprehensive income	**26,037**	**-**	3,011	-
Unitholders' net assets, December 31	**1,269,513**	**9,780**	522,619	4,239

[In Canadian dollars]

9. Revenue and property operating costs

The components of revenue and property operating costs from investment properties for the years ended December 31, 2022 and 2021 are as follows:

Year ended December 31	2022	2021
	$	$
Revenue from investment properties		
Rental income	**33,467,444**	23,534,953
Commercial income	**1,576,192**	1,092,394
Common area maintenance	**13,161,012**	11,194,575
Utility income	**2,355,227**	1,353,624
Parking income	**852,468**	577,476
Miscellaneous income	**1,271,612**	832,388
	52,683,955	38,585,410
Property operating costs		
Management and general operating expenses	**(6,160,444)**	(5,053,833)
Maintenance and utilities expenses	**(7,095,911)**	(6,961,291)
Property taxes	**(5,705,256)**	(5,243,789)
	(18,961,611)	(17,258,913)
Net operating income	**33,722,344**	21,326,497

For residential tenants, the lease terms are typically one to three years. For commercial tenants, the lease terms are typically five to ten years with options for further extensions. The future minimum rental payments receivable under operating leases as at December 31, 2022 and 2021 are as follows:

As at December 31	2022	2021
	$	$
Within one year	**45,288,754**	40,645,900
One to five years	**35,463,955**	27,822,469
Greater than five years	**2,450,582**	4,673,626
Future minimum rental payments receivable	**83,203,291**	73,141,995

10. General and administrative expenses

The components of general and administrative expenses are as follows:

Year ended December 31	2022	2021
	$	$
Professional fees (Note 13)	**805,461**	917,806
Change in General Partner's Liquidity Distribution (Note 13)	**16,735,218**	9,217,755
Salaries and benefits	**458,986**	340,768
Office expenses	**92,373**	57,615
Fund administration fees	**166,302**	143,567
Other	**43,547**	127,352
	18,301,887	10,804,863

[In Canadian dollars]

11. Financing costs

The components of financing costs are as follows:

Year ended December 31	2022	2021
	$	$
Interest on mortgages payable	**14,129,548**	11,121,320
Net realized (gain) loss on interest rate swaps	**(1,260,728)**	579,403
Loss on extinguishment of mortgages payable	**-**	2,946,030
Amortization of deferred financing costs	**551,085**	549,602
Other financing fees	**-**	1,066,889
	13,419,905	16,263,244

12. Supplemental cash flow information

The net change in non-cash operating assets and liabilities is as follows:

Year ended December 31	2022	2021
	$	$
Prepaid expenses and other assets	**(2,745,304)**	(22,095)
Rent and other receivables	**(235,287)**	(31,544)
Accounts payable and accrued liabilities	**17,584,177**	10,064,911
Residential tenant deposits	**1,010,560**	2,457,757
	15,614,146	12,469,029

13. Related party disclosures

The consolidated financial statements of the Trust include the financial statements of the parent and the subsidiary. The Trust's investment is listed in the following table as at December 31, 2022 and 2021:

	Country of	% interest	
Subsidiary	incorporation	2022	2021
Canadian Student Living Group Limited Partnership	Canada	**92.30**	90.87

As at December 31, 2022, investment funds managed and/or advised by Alignvest Management Corporation ("AMC"), a related party of the Trust, held 304,471 Class F Units (2021 – 241,140) of the Trust. AMC is the majority shareholder of ASH Inc. As at December 31, 2022, ASH Inc. held 223 Class A Units (2021 – 223) of the Trust.

In accordance with the LPA of CSL, upon each redemption of LP units of CSL, the Trust will make a distribution to the General Partner, an amount equal to 25% of the amount obtained by taking: (i) the fair market value used to calculate the redemption price payable by CSL to the Limited Partner plus the Redemption Distribution minus (ii) the Net Capital of the Redeemed LP units, defined as the capital invested for the LP units subject to redemption minus the amount of Periodic Distributions previously paid in respect of such redeemed LP units (a "Special GP Distribution"), such that the value above the Net Capital of the Redeemed LP units held by the Trust is effectively split 25%/75% between ASH Inc. and the Trust, respectively. For the year ended December 31, 2022, ASH Inc. received $117,181 (2021 – $61,233) in Special GP Distributions, which is included in distributions expense in the consolidated statement of income and comprehensive income.

Upon the occurrence of a liquidity event, ASH Inc. is entitled to receive a share of the increase in net asset value of CSL subject to its limited partners having earned a 7% annualized preferred return on their investment in CSL ("General Partner's Liquidity Distribution"). The General Partner's Liquidity Distribution is equal to the General Partner's hypothetical share of the profits, distributed based on the order of priority described in the LPA. As at December 31, 2022, the General Partner's Liquidity Distribution of $36,720,582 (2021 – $19,985,365) has been accrued and recorded as accrued liabilities (non-current). The change in General Partner's Liquidity Distribution of $16,735,218 (2021 – $9,217,755) during the year is included in general and administrative expenses in the consolidated statement of income and comprehensive income. The General Partner's Liquidity Distribution is measured at amortized cost.

For the year ended December 31, 2022, the Trust declared Periodic Distributions of $5,473,330 (2021 – $4,000,843) to ASH Inc., of which $487,565 (2021 – $403,094) was payable at the year-end. The distributions were subsequently paid on January 12, 2023.

For the year ended December 31, 2022, the General Partner earned $11,346 (2021 – $1,891) in management fees related to Class A Units of the Trust, which is included in professional fees as part of general and administrative expenses in the consolidated statement of income and comprehensive income (see Note 10). The General Partner may pay a trailing commission out of its own funds of up to 1.00% per annum to certain registered dealers in connection with their clients' holdings of Class A Units.

For the year ended December 31, 2022, the General Partner reimbursed CSL for operating expenses totalling $70,873 (2021 – $323,739), which is included as an offset to professional fees as part of general and administrative expenses in the consolidated statement of income and comprehensive income (see Note 10).

14. Management of capital

The Trust defines capital that it manages as the aggregate of its net assets attributable to Unitholders and mortgages payable. The Trust's primary objective when managing capital is to ensure that the Trust has adequate operating funds to support the business operations, fund acquisitions of new investment properties and capital expenditure and maximize unitholder value.

[In Canadian dollars]

The total capital managed by the Trust is as follows:

As at December 31	2022	2021
	$	$
Mortgages payable	**390,926,306**	403,099,312
Net assets attributable to Unitholders	**353,642,333**	273,620,828
	744,568,639	676,720,140

The Trust will target to have total indebtedness of no more than 65% as a percentage of gross book value, with the ability to increase to 70% for short periods of time. As at December 31, 2022, the Trust had total indebtedness to gross book value of 53% (2021 – 58%). The Trust is required to maintain certain financial covenants related to its mortgages payable liability in accordance with its loan agreements, which include debt service coverage ratios. For the year ended December 31, 2022, the Trust was in compliance with all of its loan covenants and obligations under its loan agreements.

15. Financial instruments and risk management

Fair values of financial instruments

The fair values of the Trust's financial instruments were determined as follows:

- The carrying amounts of cash and cash equivalents, short-term investments, accounts receivable, accounts payable and accrued liabilities, distributions payable and residential tenant deposits approximate their fair values based on the short-term maturity of these financial instruments. Accrued liabilities (non-current) are measured at fair value through profit or loss based on value of net assets of CSL as described in Note 13.
- Investment properties are measured at fair value based on the valuation methodology described in Note 5.
- The fair value of mortgages payable has been determined by discounting the cash flows of these financial obligations using discount rates reflective of current market conditions for instruments with similar terms and risks (Level 2). Based on these assumptions, the fair value as at December 31, 2022 of the mortgage payable has been estimated at $375,274,386 (2021 – $405,320,662) compared with the carrying value before deferred financing costs of $392,970,325 (2021 – $405,694,416). The fair value of mortgages payable varies from the carrying value due to fluctuations in interest rates since their issue.
- The fair values of the interest rate swaps reported in derivative asset on the consolidated statement of financial position represent estimates at a specific point in time using financial models, based on interest rates that reflect current market conditions, the credit quality of the counterparties and interest rate curves.

[In Canadian dollars]

The fair value hierarchy of financial instruments measured or disclosed at fair value in the consolidated statement of financial position is as follows:

December 31, 2022	**Level 1**	**Level 2**	**Level 3**
	$	**$**	**$**
Financial assets			
Investment properties	**-**	**-**	**738,900,000**
Derivative asset	**-**	**9,523,338**	**-**
Financial liabilities			
Mortgages payable	**-**	**(375,274,386)**	**-**
Net assets (liabilities) measured or disclosed at fair value	**-**	**(365,751,048)**	**738,900,000**

December 31, 2021	**Level 1**	**Level 2**	**Level 3**
	$	**$**	**$**
Financial assets			
Investment properties	-	-	700,000,000
Derivative asset	-	2,212,595	-
Financial liabilities			
Mortgages payable	-	(405,320,662)	-
Derivative liability		(477,956)	
Net assets (liabilities) measured or disclosed at fair value	-	(403,586,023)	700,000,000

For the year ended December 31, 2022, there were no transfers of assets or liabilities between levels.

Risk management

The Trust is exposed to financial risks arising from its financial assets and liabilities, such as market risk related to interest rate risk, credit risk and liquidity risk. These risks include, and the actions taken to manage them, are as follows:

Market risk

Market risk is the risk that the fair value or future cash flows of financial assets or liabilities will fluctuate due to movements in the market prices and comprises the following risk factors:

Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair value of financial instruments. The Trust is exposed to interest rate risk as a result of its mortgages payable not being refinanced on terms as favourable as those of the existing indebtedness. The Trust manages and mitigates its interest rate risk through management's strategy to structure the majority of its mortgages at fixed rates with maturities staggered over a number of years.

From time to time, the Trust may enter into floating-for-fixed interest rate swaps as part of its strategy for managing its exposure to interest rate risk on debt with floating interest rates. The Trust's fixed mortgage debt, which matures in the next 12 months, amounts to $3,500,000. Assuming these mortgages are refinanced at similar terms, except at a 100bps increase in interest rates, financing costs would increase by $35,000 per year.

The Trust is also exposed to interest rate risk from its short-term investments, which are fixed for the duration of the term, which is less than one year. The Trust aims to hold these investments for a short duration for cash management purposes.

Credit risk
Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Trust is exposed to credit risk on all financial assets and its exposure is generally limited to the carrying value of the financial asset. The Trust is exposed to credit risk from the possibility that tenants may experience financial difficulty and be unable to fulfil their lease term commitments. The Trust mitigates the risk of credit loss with respect to residential tenants by obtaining a lease guarantor and security deposits from each residential tenant and diversification of its existing portfolio of investment properties. The Trust monitors its collection process on a monthly basis and ensures that a stringent policy is adopted to provide for all past due amounts. When a receivable balance is considered uncollectible, it is written off and recognized in net income. Subsequent recoveries of amounts previously written off are credited against property operating costs in the consolidated statement of income and comprehensive income. Despite the COVID-19 pandemic, the Trust has not experienced a significant increase in bad debts expense and collections have remained strong across the investment properties.

Liquidity risk
Liquidity risk is the risk that the Trust will encounter difficulties in meeting its financial liability obligations. The Trust's principal liquidity needs arise from working capital, debt servicing and repayment obligations, and distributions to Unitholders, and possible property acquisition funding requirements. Management prepares cash flow forecasts on an ongoing basis to manage new capital issuances, cash flows from operations with the liquidity needs arising from operations, mortgage commitments, distributions to Unitholders and its acquisition pipeline.

The Trust is exposed to liquidity risk related to its debt financing, including the risk that mortgages will not be able to be refinanced on terms and conditions favourable to the Trust. The features and quality of the underlying assets being financed and the debt market parameters existing at the time will affect the success of debt refinancing. Management manages the Trust's cash resources based on financial forecasts and anticipated cash flows and minimizes its exposure to liquidity risk by maintaining appropriate levels of leverage on its investment properties, by efficient use of resources, by monitoring the ongoing timing of liquidity events and aims to stagger the maturities of its debt.

[In Canadian dollars]

The table below summarizes the maturity profile of the Trust's financial liabilities based on contractual undiscounted receipts and payments:

As at December 31, 2022	Within 1 year	1 to 5 years	After 5 years	No fixed maturity	Total
	$	$	$	$	$
Mortgages payable	**11,944,571**	**318,148,109**	**62,877,645**	**-**	**392,970,325**
Accounts payable and accrued liabilities	**5,215,609**	**-**	**-**	**36,720,582**	**41,936,191**
Distributions payable	**1,950,258**	**-**	**-**	**-**	**1,950,258**
Residential tenant deposits	**6,294,333**	**-**	**-**	**-**	**6,294,333**
	25,404,771	**318,148,109**	**62,877,645**	**36,720,582**	**443,151,107**

As at December 31, 2021	Within 1 year	1 to 5 years	After 5 years	No fixed maturity	Total
	$	$		$	$
Mortgages payable	12,724,091	327,316,658	65,653,666	-	405,694,416
Accounts payable and accrued liabilities	4,382,330	-	-	19,985,365	24,367,695
Distributions payable	1,612,377	-	-	-	1,612,377
Residential tenant deposits	5,283,773	-	-	-	5,283,773
	24,002,571	327,316,658	65,653,666	19,985,365	436,958,261

16. Subsequent event

On January 27, 2023, CSL completed the acquisition of a PBSA property, See-More located in Halifax, Nova Scotia consisting of 491 beds in 141 fully furnished units for $90,000,000 and financed the acquisition with cash of $34,500,000 and mortgage debt of $55,500,000. As at December 31, 2022, CSL had acquisition deposits of $2,000,000, which was included in prepaid expenses and other assets in the consolidated statement of financial position.