



Unaudited Interim Condensed Consolidated  
Financial Statements  
**March 31, 2024 and 2023**  
(expressed in Canadian dollars)

May 15, 2024

## **Management's Report**

The accompanying unaudited interim condensed consolidated financial statements of NexLiving Communities Inc. are the responsibility of management and have been approved by the Board of Directors. The unaudited interim condensed consolidated financial statements have been prepared by management in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards). The unaudited interim condensed consolidated financial statements include certain amounts and assumptions that are based on management's best estimates and have been derived with careful judgment.

In fulfilling its responsibilities, management has developed and maintains a system of internal accounting controls. These controls are designed to provide reasonable assurance that the financial records are reliable for preparation of the unaudited interim condensed consolidated financial statements. The Audit Committee of the Board of Directors reviewed and approved the Company's unaudited interim condensed consolidated financial statements and recommended their approval by the Board of Directors.

These financial statements have not been reviewed by the external auditors of the Company.

(signed) "*Stavro Stathonikos*"  
Chief Executive Officer  
Toronto, Ontario

(signed) "*Glenn Holmes*"  
Chief Financial Officer  
Halifax, Nova Scotia

# NexLiving Communities Inc.

## Unaudited Interim Condensed Consolidated Statements of Financial Position

As at March 31, 2024 and December 31, 2023

(expressed in Canadian dollars)

	<b>March 31, 2024</b>	<b>December 31, 2023</b>
	\$	\$
<b>Assets</b>		
<b>Current assets</b>		
Cash	5,010,627	5,340,476
Accounts receivable	193,980	180,341
Deposits and prepaids	1,733,489	1,088,355
	<u>6,938,096</u>	<u>6,609,172</u>
<b>Investment properties</b> (note 4)	<u>241,216,000</u>	<u>240,618,000</u>
	<u>248,154,096</u>	<u>247,227,172</u>
<b>Liabilities</b>		
<b>Current liabilities</b>		
Accounts payable and accrued liabilities	1,746,638	1,307,784
Current portion of mortgages payable (note 5)	48,589,647	40,985,242
	<u>50,336,285</u>	<u>42,293,026</u>
<b>Mortgages payable</b> (note 5)	121,354,114	129,400,704
<b>Deferred income taxes</b>	<u>900,000</u>	<u>900,000</u>
	172,590,399	172,593,730
<b>Equity</b> (note 6)	<u>75,563,697</u>	<u>74,633,442</u>
	<u>248,154,096</u>	<u>247,227,172</u>
<b>Subsequent events</b> (note 11)		

The accompanying notes are an integral part of these consolidated financial statements.

# NexLiving Communities Inc.

## Unaudited Interim Condensed Statements of Income and Comprehensive Income For the three month periods ended March 31, 2024 and 2023

(expressed in Canadian dollars)

	2024 \$	2023 \$
<b>Revenue</b>		
Rental income	4,907,235	4,205,209
<b>Property operating expenses</b>		
Operating expenses	<u>(2,035,048)</u>	<u>(1,876,045)</u>
<b>Net property operating income</b>	<u>2,872,187</u>	<u>2,329,164</u>
<b>Expenses</b>		
Administrative expenses	(283,913)	(369,345)
Stock-based compensation (note 6)	<u>(91,800)</u>	<u>(61,400)</u>
	<u>(375,713)</u>	<u>(430,745)</u>
<b>Finance costs</b>		
Interest expense	(1,606,215)	(1,237,515)
Amortization of finance costs (note 5)	<u>(128,875)</u>	<u>(105,832)</u>
	<u>(1,735,090)</u>	<u>(1,343,347)</u>
<b>Other income</b>		
Fair value adjustments to investment properties (note 4)	198,919	2,239,168
Interest income	<u>42,797</u>	<u>541</u>
	<u>241,716</u>	<u>2,239,709</u>
<b>Net income before income taxes</b>	1,003,100	2,794,781
<b>Deferred income tax expense</b>	<u>-</u>	<u>(150,000)</u>
<b>Net income and comprehensive income for the periods</b>	<u>1,003,100</u>	<u>2,644,781</u>
<b>Net income per share – basic (notes 2 and 8)</b>	<u>0.06</u>	<u>0.17</u>
<b>Net income per share – diluted (notes 2 and 8)</b>	<u>0.06</u>	<u>0.17</u>

The accompanying notes are an integral part of these consolidated financial statements.

## NexLiving Communities Inc.

### Unaudited Interim Condensed Consolidated Statements of Changes in Equity

For the three month periods ended March 31, 2024 and 2023

(expressed in Canadian dollars)

	Number of shares (note 2)	Share capital \$	Contributed surplus \$	Retained earnings \$	Total \$
<b>Balance – December 31, 2023</b>	16,464,483	63,567,867	5,076,172	5,989,403	74,633,442
Net loss and comprehensive loss for the period	-	-	-	1,003,100	1,003,100
Dividends paid	-	-	-	(164,645)	(164,645)
Stock-based compensation (note 6)	-	-	91,800	-	91,800
<b>Balance – March 31, 2024</b>	<b>16,464,483</b>	<b>63,567,867</b>	<b>5,167,972</b>	<b>6,827,858</b>	<b>75,563,697</b>

	Number of shares (note 2)	Share capital \$	Warrants \$	Contributed surplus \$	Retained earnings \$	Total \$
<b>Balance – December 31, 2022</b>	14,664,133	56,391,078	913,537	3,738,742	8,853,468	69,896,825
Net income and comprehensive income for the period	-	-	-	-	2,644,781	2,644,781
Shares issued pursuant to acquisition, net of issue costs (note 6)	1,875,000	7,467,075	-	-	-	7,467,075
Expiration of warrants (note 6)	-	-	(641,555)	641,555	-	-
Dividends paid	-	-	-	-	(165,391)	(165,391)
Stock-based compensation (note 6)	-	-	-	61,400	-	61,400
<b>Balance – March 31, 2023</b>	<b>16,539,133</b>	<b>63,858,153</b>	<b>271,982</b>	<b>4,441,697</b>	<b>11,332,858</b>	<b>79,904,690</b>

The accompanying notes are an integral part of these consolidated financial statements.

# NexLiving Communities Inc.

## Unaudited Interim Condensed Consolidated Statements of Cash Flows

For the three months ended March 31, 2024 and 2023

(expressed in Canadian dollars)

	2024	2023
	\$	\$
<b>Cash provided by (used in)</b>		
<b>Operating activities</b>		
Net (loss) income and comprehensive (loss) income for the years	1,003,100	2,644,781
Charges to income not affecting cash		
Interest on mortgages payable	477,074	391,186
Stock-based compensation expense	91,800	61,400
Change in fair value of investment properties (note 4)	(198,919)	(2,239,168)
Amortization expense	128,875	105,832
Deferred income tax expense	-	150,000
	<u>1,501,930</u>	<u>1,114,031</u>
Net changes in non-cash working capital balances related to operations		
Accounts receivable	(13,639)	(69,763)
Deposits and prepaids	(645,134)	347,136
Accounts payable and accrued liabilities	(38,220)	75,125
	<u>804,937</u>	<u>1,466,529</u>
<b>Financing activities</b>		
Proceeds from mortgage financing,	-	31,354,825
Proceeds from capital expenditure facility	-	429,311
Repayments of mortgage principal	(571,060)	(627,263)
Payment of dividends	(164,645)	(165,391)
	<u>(735,705)</u>	<u>30,991,482</u>
<b>Investing activities</b>		
Acquisition of investment properties (note 4)	-	(32,508,176)
Additions to investment properties (note 4)	(399,081)	(318,061)
	<u>(399,081)</u>	<u>(32,826,237)</u>
<b>Change in cash during the period</b>	<u>(329,849)</u>	<u>(368,226)</u>
<b>Cash – Beginning of period</b>	<u>5,340,476</u>	<u>813,765</u>
<b>Cash – End of period</b>	<u>5,010,627</u>	<u>445,539</u>

The accompanying notes are an integral part of these consolidated financial statements.

# NexLiving Communities Inc.

## Notes to Unaudited Interim Condensed Consolidated Financial Statements

### For the three months ended March 31, 2024 and 2023

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(expressed in Canadian dollars)

#### 1 Nature of operations

NexLiving Communities Inc. (the "Company") was incorporated under the Canada Business Corporations Act on August 9, 2011. Its registered office is located at 45 Alderney Drive, Dartmouth, Nova Scotia, B2Y 2N6, Canada. The Company's business is the ownership and management of multi-unit residential real estate with a focus on low-and mid-rise properties in bedroom communities in Canada. The common shares of the Company are listed on the TSX Venture Exchange ("TSXV" or the "Exchange") under the symbol NXLV.

#### 2 Basis of presentation and statement of compliance

These unaudited interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34, Interim Financial Reporting ("IAS 34"). Accordingly, certain information normally included in annual financial statements prepared in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board, has been omitted or condensed. These interim condensed consolidated financial statements should be read in conjunction with the Company's annual audited financial statements for the year ended December 31, 2023.

Effective August 3, 2023, the Company completed a consolidation of all of the issued and outstanding common shares of the Company on the basis of one post-consolidation common share for every 20 pre-consolidation common shares. Common shares, and per common share and share-related amounts, disclosed herein reflect the post-consolidation common shares, and prior periods have been adjusted retrospectively.

The Board of Directors approved the consolidated financial statements for issue on May 15, 2024.

#### 3 Material accounting policy information

##### Basis of consolidation

These financial statements have been prepared using the same accounting policies and methods of computation as the annual financial statements of the Company for the year ended December 31, 2023. Refer to note 3 Significant Accounting Policies, of the Company's annual consolidated financial statements for the year ended December 31, 2023, for information on accounting policies, as well as new accounting standards not yet effective.

#### 4 Investment properties

The following table summarizes the changes in investment properties for the three months ended March 31, 2024, and the year ended December 31, 2023

# NexLiving Communities Inc.

## Notes to Unaudited Interim Condensed Consolidated Financial Statements

### For the three months ended March 31, 2024 and 2023

(expressed in Canadian dollars)

4 Investment properties (continued)	March 31, 2024 \$	December 31, 2023 \$
<b>Balance – Beginning of period</b>	240,618,000	203,071,000
Acquisitions during the period	-	40,008,177
Additions during the period	399,081	2,280,513
Fair value adjustments	198,919	(4,741,690)
<b>Balance – End of period</b>	<b>241,216,000</b>	<b>240,618,000</b>

On February 28, 2023, the Company completed the acquisition of a 100% interest in Northpoint Management Inc. (Northpoint) from Sheaco Holdings Inc. for \$40,008,177, including closing costs. Northpoint's assets consist of two multifamily buildings comprising 75 units each located at 2251 and 2261 Mountain Road, Moncton, New Brunswick.

The fair value of investment properties is a Level 3 fair value measurement. The fair value represents the estimated 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. All investment properties acquired to date were arm's length transactions and the purchase prices were supported by independent appraisals. Fair value is estimated using the capitalized net operating income method with the 12-month forward net operating income stabilized for any non-recurring expenses divided by a market capitalization rate. Key assumptions include the capitalization rate, forecasted rental income and vacancies and forecasted operating expenses for each specific property.

The March 31, 2024 capitalization rates used to value the Company's investment properties ranged from 4.50% to 5.25%, and the weighted average capitalization rate was 4.79% (December 31, 2023 – ranged from 4.50% to 5.25% with a weighted average capitalization rate of 4.79%).

The following table summarizes the impact of changes in capitalization rates and stabilized net operating income on the fair value of the Company's investment properties.

		<b>Change in stabilized NOI</b>				
		<b>(2.00)%</b>	<b>(1.00)%</b>	<b>-%</b>	<b>1.00%</b>	<b>2.00%</b>
		<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Change in capitalization rate</b>	(0.50)%	22,756,000	25,450,000	28,144,000	30,837,000	33,531,000
	(0.25)%	8,206,000	10,751,000	13,296,000	15,841,000	18,386,000
	-%	(4,824,000)	(2,412,000)	-	2,412,000	4,824,000
	0.25%	(16,561,000)	(14,268,000)	(11,976,000)	(9,684,000)	(7,391,000)
	0.50%	(27,187,000)	(25,003,000)	(22,819,000)	(20,635,000)	(18,451,000)



# NexLiving Communities Inc.

## Notes to Unaudited Interim Condensed Consolidated Financial Statements

### For the three months ended March 31, 2024 and 2023

(expressed in Canadian dollars)

#### 5 Mortgages payable

	<b>March 31, 2024</b>	<b>December 31, 2023</b>
	\$	\$
Mortgages payable	173,380,798	173,951,858
Less: Unamortized deferred financing costs	<u>3,437,037</u>	<u>3,565,912</u>
	169,943,761	170,385,946
Less: Current portion	<u>48,589,647</u>	<u>40,985,242</u>
	<u>121,354,114</u>	<u>129,400,704</u>

As at March 31, 2024, all of the Company's investment properties had been pledged as security against the mortgages payable.

The Company has access to two variable rate non-revolving demand construction loans for the purpose of funding capital improvements totalling \$2,175,000. As at March 31, 2024, \$431,311 was drawn on the construction loans (December 31, 2023, \$431,311). Payments are to be made monthly on an interest-only basis. On completion of the Company's repositioning program, the construction loans are expected to be replaced with permanent mortgage financing.

The Company's mortgages bear interest at a weighted average effective rate of 3.71% (December 31, 2023 – 3.71%) with a remaining weighted average term to maturity of 4.3 years (2023 – 4.6 years). The fair value of mortgages payable is approximately \$168.9 million and has been determined by discounting the future cash flows using discount rates that reflect current market conditions for instruments with similar terms and risks.

The following table summarizes the changes in the aggregate mortgage values for the periods ended March 31, 2024 and December 31, 2023:

	<b>March 31, 2024</b>	<b>December 31, 2023</b>
	\$	\$
Balance – Beginning of period	170,385,946	133,938,374
Mortgages assumed	-	-
Mortgage proceeds	-	66,505,483
Repayments	(571,060)	(27,820,996)
Additions to finance costs	-	(2,647,623)
Amortization of finance costs	<u>128,875</u>	<u>410,708</u>
	169,943,761	170,385,946

# NexLiving Communities Inc.

## Notes to Unaudited Interim Condensed Consolidated Financial Statements

For the three months ended March 31, 2024 and 2023

(expressed in Canadian dollars)

### 5 Mortgages payable (continued)

The annual principal and interest payments in relation to the mortgages payable over the 12-month periods ending March 31 are as follows:

	Interest Payable \$	Principal Repayment \$	Maturing Weighted Average Interest Rate %
2025	5,842,763	48,589,647	4.50%
2026	4,196,992	9,596,428	1.90%
2027	3,951,596	8,679,826	2.53%
2028	3,412,404	35,998,867	3.36%
2029	2,160,437	18,295,420	3.78%
Thereafter	7,618,879	52,220,610	3.70%

### 6 Share capital

#### a) Authorized capital stock

Unlimited number of common shares, without nominal or par value

Unlimited number of preferred shares, without nominal or par value, issuable in one or more series

Common shares issued and fully paid

	Number of shares (note 2)	Amount \$
<b>Balance – December 31, 2022</b>	14,664,133	56,391,078
Shares issued pursuant to acquisitions	1,875,000	7,465,006
<b>Balance – March 31, 2023</b>	<u>16,539,133</u>	<u>56,391,078</u>
<b>Balance – December 31, 2023</b>	16,464,483	63,567,867
No changes in the current period	-	-
<b>Balance – March 31, 2024</b>	<u>16,464,483</u>	<u>63,567,867</u>

# NexLiving Communities Inc.

## Notes to Unaudited Interim Condensed Consolidated Financial Statements

### For the three months ended March 31, 2024 and 2023

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(expressed in Canadian dollars)

#### 6 Share capital (continued)

##### b) Share consolidation

The consolidation of the Company's common shares on the basis of one post-consolidation common share for every 20 pre-consolidation shares issued and outstanding was effective as of the opening of TSXV on August 3, 2023. The share consolidation was approved by the Company's shareholders at the annual and special meeting held on June 27, 2023. No fractional shares were issued as a result of the consolidation. Fractional interests were rounded to the nearest whole number of shares without any consideration payable therefor. All vested and unvested stock options and DSUs were adjusted on a pro-rata basis of one post-consolidation share to 20 pre-consolidation shares.

##### c) Equity financings

On February 28, 2023, the Company issued 1,875,000 common shares at a price of \$4.00 per share as part of the acquisition of a 100% interest in Northpoint (note 5).

##### d) Security-based compensation plans

The Company has a deferred share unit plan ("DSU Plan") and a common share purchase option plan. Pursuant to the DSU Plan, participants may elect to receive all or a portion of their annual compensation or bonus compensation, if any, in DSUs. The election, if it is made, must be for a minimum of 10%, or a multiple thereof, of such compensation in DSUs. The number of DSUs received is equal to the amount of compensation elected to be received in DSUs, divided by the volume-weighted average trading price of the common shares on the TSXV for the five trading days immediately prior to the payment date. DSUs awarded under the DSU Plan in lieu of annual, or bonus compensation will vest immediately.

In addition, the Board of Directors has the authority to make discretionary awards of DSUs to participants under the DSU Plan. DSUs granted pursuant to discretionary awards will vest in accordance with the vesting schedule determined by the Board of Directors. Generally, DSUs will vest equally over three years, with one-third of the awarded DSUs vesting on each of the first, second and third anniversaries of the date of the award. As at March 31, 2024, a total of 426,450 (December 31, 2023 – 426,450) DSUs were outstanding, of which 167,417 (December 31, 2023 – 167,417) DSUs have vested.

All unvested DSUs will vest immediately in the case of a change of control of the Company. In addition, in the event of the death or termination without cause of a participant who received DSUs, the participant's DSUs will vest immediately. The Board of Directors may at any time shorten the vesting period of any or all DSUs.

Each DSU held by a participant must be redeemed by the Company within ten years of grant for common shares issued from treasury. Each vested DSU held by a participant who ceases to be an eligible employee, director or officer shall be redeemed by the Company effective as at the separation date for DSU Plan shares issued from treasury.

# NexLiving Communities Inc.

## Notes to Unaudited Interim Condensed Consolidated Financial Statements

### For the three months ended March 31, 2024 and 2023

(expressed in Canadian dollars)

#### 6 Share capital (continued)

##### d) Security-based compensation plans (continued)

On August 17, 2023, the Board of Directors approved the issuance of 30,000 DSUs to an officer of the Company. The DSUs vest over three years in accordance with the provisions of the Company's DSU Plan. The fair value per DSU granted was \$2.15.

On May 25, 2023, the Board of Directors approved the issuance of 138,950 DSUs to directors and management of the Company. The DSUs vest over three years in accordance with the provisions of the Company's DSU Plan. The fair value per DSU granted was \$2.50.

The Company charged \$91,800 in non-cash stock-based compensation to operations for the three months ended March 31, 2024 (March 31, 2023 – \$61,400), of which \$90,700 (March 31, 2023 – \$59,300) related to DSUs issued to officers and directors of the Company.

The following table summarizes the changes in the Company's DSUs for the three month periods ended March 31, 2023 and 2022.

	<b>Number of DSUs (note 2)</b>
<b>Balance – March 31, 2023 and December 31, 2022</b>	<u>257,500</u>
<b>Balance – March 31, 2024 and December 31, 2023</b>	<u>426,450</u>

The Company has a share option plan for directors, officers, employees and consultants. The exercise price of the stock options is determined by the Board of Directors when the options are granted, but it cannot be less than the closing price of the Company's shares on the TSXV on the business day immediately preceding the day on which the option is granted. The maximum exercise period of the stock options is ten years.

In determining the stock-based compensation expense, the fair value of options issued is estimated at the grant date using the Black-Scholes option pricing model. Option pricing models require the input of highly subjective assumptions, including the expected volatility.

# NexLiving Communities Inc.

## Notes to Unaudited Interim Condensed Consolidated Financial Statements For the three months ended March 31, 2024 and 2023

(expressed in Canadian dollars)

### 6 Share capital (continued)

#### d) Security-based compensation plans (continued)

No options were issued during the three months ended March 31, 2024, and the year ended December 31, 2023. Options granted and outstanding at March 31, 2024, and December 31, 2023, totalled 52,500, of which 15,000 have an exercise price of \$4.80 and expire May 15, 2030, and 37,500 have an exercise price of \$3.80 and expire April 20, 2031.

Options vested and exercisable as at March 31, 2024, and December 31, 2023, totalled 52,500 with a weighted average exercise price of \$4.09 per share.

The maximum number of common shares issuable under the two compensation plans is equal to 10% of the total issued and outstanding common shares. As at December 31, 2023, the maximum number of common shares remaining available for issuance under both compensation plans is 1,063,998.

#### e) Warrants

The table summarizes the changes in the Company's warrants for the three months ended March 31, 2024, and March 31, 2023:

	<b>Expiry date</b>	<b>Exercise price</b> \$	<b>Number</b> # (note 2)	<b>Ascribed value</b> \$
<b>Balance – December 31, 2022</b>			475,000	913,537
Warrants expired	March 16, 2023	5.40	<u>(350,000)</u>	<u>(641,555)</u>
<b>Balance – March 31, 2023</b>			<u>125,000</u>	<u>271,982</u>
<b>Balance – December 31, 2023 and March 31, 2024</b>			<u>-</u>	<u>-</u>

#### f) Share repurchases

Pursuant to a notice of intention to make a normal course issuer bid ("NCIB") filed with the TSXV, the Company may repurchase for cancellation up to 1,300,000 common shares in its own capital stock during the period from May 30, 2023, to May 30, 2024.

# NexLiving Communities Inc.

## Notes to Unaudited Interim Condensed Consolidated Financial Statements

### For the three months ended March 31, 2024 and 2023

(expressed in Canadian dollars)

#### 6 Share capital (continued)

##### f) Share repurchases (continued)

The price that the Company will pay for any such common shares will be the prevailing market price at the time of acquisition. All common share purchases under the NCIB will be made on the open market through the facilities of the TSXV, other designated exchanges and/or alternative Canadian trading systems and will be purchased for cancellation. The funding for any purchase pursuant to the NCIB will be financed out of the working capital of the Company.

During the three months ended March 31, 2024, the Company did not purchase any shares for cancellation.

#### 7 Related party transactions

##### Management compensation

Key management includes the Company's Chief Executive Officer, President, Chief Financial Officer, Executive Vice Chair, Corporate Secretary and directors.

	March 31, 2024 \$	March 31, 2023 \$
Cash and accrued compensation	168,499	180,783
Stock-based compensation (note 6(d))	90,700	59,300
	<u>259,199</u>	<u>240,083</u>

#### 8 Earnings per share

	March 31, 2024			March 31, 2023		
	Loss \$	Weighted average shares # (note 2)	Per share amount \$ (note 2)	Income \$	Weighted average shares # (note 2)	Per share amount \$ (note 2)
Net income per share – basic	1,003,100	16,631,900	0.06	2,644,781	15,420,799	0.17
Dilutive impact of stock options, warrants and DSUs	-	143,365	-	-	82,240	-
Net income per share – diluted	<u>1,003,100</u>	<u>16,775,265</u>	<u>0.06</u>	<u>2,644,781</u>	<u>15,503,039</u>	<u>0.17</u>

The Company's potentially dilutive instruments include the stock options, warrants and DSUs. For the three months ended March 31, 2024, the stock options were anti-dilutive and the DSUs were dilutive. For the three months ended March 31, 2023, the stock options and warrants were anti-dilutive and the DSUs were dilutive.

# NexLiving Communities Inc.

## Notes to Unaudited Interim Condensed Consolidated Financial Statements

### For the three months ended March 31, 2024 and 2023

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(expressed in Canadian dollars)

## 9 Capital management

The Company manages its capital structure and makes adjustments to it based on the funds available to the Company. The Company considers capital to be shareholders' equity, which at March 31, 2024, totalled \$75,563,697 (December 31, 2023 - \$74,633,442). The Board of Directors does not establish quantitative return on capital criteria for management, but rather relies on the expertise of the Company's management to sustain future development of the business. The Company is not subject to externally imposed capital requirements.

## 10 Financial instruments and other

### Interest rate risk

The Company is exposed to interest rate risk on its borrowings and could be adversely affected if it were unable to obtain cost-effective financing. This risk is mitigated as approximately 95% of the Company's interest bearing financial liabilities have fixed rates of interest. Assuming a 100 basis point increase in interest rates, annual financing costs would increase by approximately \$1,734,000.

### Credit risk

Credit risk arises from the possibility that tenants may experience financial difficulty and will be unable to fulfill their lease commitments. The Company attempts to mitigate its credit risk by ensuring its tenant mix is heavily weighted to creditworthy tenants. The Company further manages credit risk by holding its cash with high quality financial institutions in Canada, where management believes the risk of loss to be low.

### Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting its financial obligations. The Company has financed acquisitions of investment properties with mortgages, which are periodically required to be refinanced based on the prevailing market conditions at the end of the mortgage term. Within the next 12 months, mortgages totalling \$46,867,961 will mature.

Management believes it has access, through its working capital, operating cash flows and expected mortgages renewals, to sufficient capital to meet the Company's obligations for the next 12 months.

## 11 Subsequent events

On April 3, 2024, the Company received shareholder approval for the previously announced transaction to acquire a portfolio of multi-family assets in eastern Ontario and Quebec consisting of 16 properties and 991 units, and an appraised value of \$224 million as of October 2023, from Devcore Group Inc and related entities in exchange for share consideration and the assumption of existing mortgages.

On April 3, 2024, the Company refinanced its mortgage on the 5 Woodhollow Park property and entered into a new \$9.3 million CMHC-insured mortgage for a ten-year term with a fixed interest rate of 4.40%. The new mortgage replaced the maturing \$7.5 million mortgage.

## **NexLiving Communities Inc.**

### **Notes to Unaudited Interim Condensed Consolidated Financial Statements**

#### **For the three months ended March 31, 2024 and 2023**

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(expressed in Canadian dollars)

On April 23, 2024, the Company refinanced its mortgage on the 49 Noel property and entered into a new \$9.4 million CMHC-insured mortgage for a ten-year term with a fixed interest rate of 4.18%. The new mortgage replaced the maturing \$8.7 million mortgage.

On May 15, 2024, the Company declared a dividend of \$0.01 per common share for the quarter ending June 30, 2024, representing \$0.04 per share on an annualized basis. The dividend is payable on June 28, 2024, to shareholders of record on June 7, 2024.

On May 15, 2024, the Board of Directors approved the issuance of 220,000 DSUs to directors and management of the Company. The DSUs vest over three years in accordance with the provisions of the Company's DSU Plan.



