CANADIAN APARTMENT
PROPERTIES • REIT



# FINANCIAL REPORT

THREE AND NINE MONTHS ENDED
**SEPTEMBER 30, 2026**

Q3

CANADIAN APARTMENT PROPERTIES • REIT

November 4, 2026

**Report to Unitholders**

During my first full quarter with CAPREIT, I have continued to visit our properties and meet with our teams across the country. These visits have provided key insights into the inherent quality of our portfolio and its competitive positioning within each of our markets. I have been impressed by the deep knowledge and commitment of our people, and by the care they bring to serving our residents and communities. I am also encouraged by the opportunities I have seen to further optimize operating performance and strengthen the earnings potential of our business.

Realizing this potential will take time. We expect the next few quarters to remain challenging as the rental market continues to absorb an influx of new supply deliveries amid slower population growth, while higher interest costs on mortgage refinancings place additional pressure on earnings. Our focus is on managing through these conditions with discipline, balancing near-term operating demands with decisions that advance sustainable growth over the longer term. From our perspective, the underlying value of CAPREIT's portfolio is clear – we own high-quality rental properties located at some of the most sought-after addresses across Canada. These assets and locations are a lasting source of strength, and we believe that patience, combined with consistent strategic and operational execution, will be rewarded.

Our third quarter leasing results showed signs of stabilization. Monthly rents on suite turnovers increased by 0.3% across the Canadian residential portfolio, returning to positive territory for the first quarter this year. Lease renewals generated average rent increases of 1.9%, resulting in combined rental growth on turnovers and renewals of 1.4% for the three months ended September 30, 2026. At quarter end, our same property occupancy in Canada stood at 97.2%, across which our average monthly rent grew by 1.8% year-over-year. Looking into the fourth quarter, same property occupancy held relatively stable at 97.1% as of October 31, 2026, while monthly rents on suite turnovers and lease renewals were up by 0.4% and 1.9%, respectively.

With that, we are continuing to employ targeted tenant inducements, which remain an important tool to maintain competitiveness and optimize revenue, particularly in markets facing elevated new supply. In the third quarter, the amortization of tenant inducements represented 1.6% of Canadian operating revenues, up from 1.1% a year earlier. However, as compared to the second quarter of this year, the grant of new residential inducements was down by 27% to $3.3 million, providing a further indication that leasing conditions may be easing. Net of inducements, our Canadian same property operating revenues increased by 0.6% for the three months ended September 30, 2026. Despite this, Canadian same property NOI decreased by 0.3% compared to the third quarter of 2025, as operating expense growth outpaced the increase in revenue, primarily due to higher building and suite maintenance costs in Ontario. Our same property NOI margin in Canada was therefore down this quarter to 66.0% versus 66.6% during the three months ended September 30, 2025.

Diluted FFO per Unit was $0.652, down 1.7% year-over-year, primarily reflecting lost NOI from dispositions and higher interest expense, partially offset by lower trust and current tax expenses, as well as the benefit of Trust Units repurchased and cancelled through our NCIB program. These results underscore the importance of maintaining operational discipline and directing capital to its highest and best use, executing only on opportunities that enhance near-term per-Unit performance alongside sustainable long-term value.

At current trading levels, Trust Unit buybacks continue to be one of the most accretive uses of capital to drive FFO per Unit growth. During the third quarter, we invested $29.4 million to repurchase and cancel approximately 0.9 million Trust Units at a weighted average price of $33.83 per Unit, which represents a substantial discount to our third quarter NAV of $52.94 per Unit. Going forward, our NCIB program will be a capital allocation priority, and we are committed to pursuing these repurchases on a leverage-neutral basis, funded by disposition proceeds.

To that end, over the past quarter, I have spent time assessing our portfolio from coast to coast. We disposed of one property in Canada for $22 million in gross proceeds, and we continue to see opportunities to sell under-performing assets at attractive pricing. Our plan is to pursue further sales of properties where we believe value has been maximized, and redeploy the proceeds into more accretive uses. This allows us to surface capital, improve the portfolio, and drive per-Unit earnings growth, while preserving balance sheet strength.

Our operating model will also be a priority in the year ahead, with a focus on refining leasing execution, resident retention, and consistent, customer-centric service across our communities. Our ERP implementation will further advance these efforts by streamlining processes, improving access to information, and enabling our teams to work more efficiently. In addition, on September 1, I was delighted to welcome James Lawrence as Chief Operating Officer. His experience in leading people and enhancing performance through technology and process improvements complements the expertise of our senior leadership team, and will be invaluable as we put these operational initiatives into practice.

As we look ahead, we are concentrating on the factors we can control and the actions within our reach to reinforce the business through the near-term environment, and position CAPREIT to benefit as market fundamentals improve. There is meaningful opportunity within our existing platform, and our task is to translate that opportunity into strong returns for our Unitholders over the long-term. I thank our team members for their continued dedication, and our Unitholders for their ongoing support.

**Brad Cutsey**
President and Chief Executive Officer



CANADIAN APARTMENT PROPERTIES • REIT

# MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE THREE AND NINE MONTHS ENDED SEPTEMBER 30, 2026

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## SECTION I: DISCLAIMER AND OVERVIEW

### BASIS OF PRESENTATION

The following Management's Discussion and Analysis ("MD&A") of Canadian Apartment Properties Real Estate Investment Trust's ("CAPREIT") results of operations and financial condition for the three and nine months ended September 30, 2026 and September 30, 2025, dated November 4, 2026, should be read in conjunction with CAPREIT's unaudited condensed consolidated interim financial statements for the three and nine months ended September 30, 2026 and consolidated annual financial statements for the year ended December 31, 2025. CAPREIT and its subsidiaries are collectively referred to as "CAPREIT" in the MD&A. The results reported in CAPREIT's MD&A are on a consolidated basis including the full results of any subsidiaries, unless otherwise stated. Information contained on CAPREIT's website or in other documents referred to in this MD&A is not incorporated by reference into, and should not be considered part of, this MD&A unless expressly stated otherwise. Additional information about CAPREIT, including the most recently filed Annual Information Form ("AIF"), is available on SEDAR+ at www.sedarplus.ca.

### FORWARD-LOOKING DISCLAIMER

Certain statements contained in this MD&A and Report to Unitholders constitute forward-looking information within the meaning of applicable securities laws. Forward-looking information may relate to CAPREIT's future outlook and anticipated events or results and may include statements regarding the future financial position, business strategy, budgets, litigation, occupancy rates, rental rates, productivity, projected costs, capital investments, development and development opportunities, financial results, taxes, plans, and objectives of, or involving, CAPREIT. Particularly, statements regarding CAPREIT's future results, performance, achievements, prospects, costs, opportunities, and financial outlook, including those relating to acquisition, disposition, and capital investment strategies and the real estate industry generally, are forward-looking statements. In some cases, forward-looking information can be identified by terms such as "may", "will", "would", "should", "could", "likely", "expect", "plan", "anticipate", "believe", "intend", "estimate", "forecast", "predict", "potential", "project", "budget", "continue", or the negative thereof, or other similar expressions concerning matters that are not historical facts. Forward-looking statements are based on certain factors and assumptions regarding expected growth, results of operations, performance, and business prospects and opportunities. In addition, certain specific assumptions were made in preparing forward-looking information, including: that the Canadian and Dutch economies will generally experience growth, which, however, may be adversely impacted by the geopolitical risks, global economy, inflation and elevated interest rates; potential health crises and their direct or indirect impacts on the business of CAPREIT, including CAPREIT's ability to enforce leases, perform capital expenditure work, increase rents, and apply for above guideline increases ("AGIs"); obtain financings at favourable interest rates; that Canada Mortgage and Housing Corporation ("CMHC") mortgage insurance will continue to be available and that a sufficient number of lenders will participate in the CMHC-insured mortgage program to ensure competitive rates; that the Canadian capital markets will continue to provide CAPREIT with access to equity and/or debt at reasonable rates; that vacancy rates for CAPREIT properties will be consistent with historical norms; that rental rates on renewals will generally grow; that rental rates on turnovers will generally grow; that the difference between in-place and market-based rents will be reduced upon such turnovers and renewals; that CAPREIT will effectively manage price pressures relating to its energy usage; and, with respect to CAPREIT's financial outlook regarding capital investments, assumptions respecting projected costs of construction and materials, availability of trades, the cost and availability of financing, CAPREIT's investment priorities, the properties in which investments will be made, the composition of the property portfolio, the impact and scope of certain commitments and contingencies, and the projected return on investment in respect of specific capital investments. Although the forward-looking statements contained in this MD&A and Report to Unitholders are based on assumptions and information that is currently available to management, which are subject to change, management believes these statements have been prepared on a reasonable basis, reflecting CAPREIT's best estimates and judgements. However, there can be no assurance actual results, terms, or timing will be consistent with these forward-looking statements, and they may prove to be incorrect. Forward-looking statements necessarily involve known and unknown risks and uncertainties, many of which are beyond CAPREIT's control, that may cause CAPREIT's or the industry's actual results, performance, achievements, prospects, and opportunities in future periods to differ materially from those expressed or implied by such forward-looking statements. These risks and uncertainties include, among other things, risks related to: rent

control and residential tenancy regulations, general economic conditions, leasing risk, competition for residents, privacy, cyber security and data governance risks, availability and cost of debt, acquisitions and dispositions, valuation risk, liquidity and price volatility of units of CAPREIT ("Trust Units"), catastrophic events, climate change, taxation-related risks, energy costs, environmental matters, vendor management and third-party service providers, operating risk, talent management and human resources shortages, public health crises, other regulatory compliance risks, litigation risk, potential conflicts of interest, investment restrictions, lack of diversification of investment assets, geographic concentration, illiquidity of real property, capital investments, dependence on key personnel, property development, adequacy of insurance and captive insurance, controls over disclosures and financial reporting, the nature of Trust Units, dilution, distributions, and foreign operations and currency risks. There can be no assurance that the expectations of CAPREIT's management will prove to be correct. For a detailed discussion of risk factors, refer to Risks and Uncertainties in Section VII of the 2025 Annual MD&A. Subject to applicable law, CAPREIT does not undertake any obligation to publicly update or revise any forward-looking information.

**NON-IFRS MEASURES**

CAPREIT prepares and releases unaudited condensed consolidated interim financial statements and audited consolidated annual financial statements in accordance with IFRS Accounting Standards ("IFRS"). In this MD&A, earnings releases, investor presentations, and investor conference calls, CAPREIT discloses measures not recognized under IFRS which do not have standard meanings prescribed by IFRS. These include Funds From Operations ("FFO"), Adjusted Funds From Operations ("AFFO"), Adjusted Cash Generated from Operating Activities, Net Asset Value ("NAV"), Total Debt, Gross Book Value, and Adjusted Earnings Before Interest, Tax, Depreciation, Amortization, and Fair Value Adjustments ("Adjusted EBITDAFVA") (the "Non-IFRS Financial Measures"), as well as diluted FFO per unit, diluted AFFO per unit, diluted NAV per unit, FFO payout ratio, AFFO payout ratio, Total Debt to Gross Book Value, Net Debt to Adjusted EBITDAFVA, Debt Service Coverage Ratio, and Interest Coverage Ratio (the "Non-IFRS Ratios" and together with the Non-IFRS Financial Measures, the "Non-IFRS Measures"). Since these measures and related per unit amounts are not recognized under IFRS, they may not be comparable to similar measures reported by other issuers. CAPREIT presents Non-IFRS Measures because management believes Non-IFRS Measures are relevant measures of the ability of CAPREIT to earn revenue and to evaluate its performance, financial condition, and cash flows. These Non-IFRS Measures have been assessed for compliance with National Instrument 52-112 and a reconciliation of these Non-IFRS Measures to the comparable IFRS measures, along with further definitions and discussion, is provided in Section VI under Non-IFRS Measures. The Non-IFRS Measures should not be construed as alternatives to net income (loss) or cash flows from operating activities determined in accordance with IFRS as indicators of CAPREIT's performance or the sustainability of CAPREIT's distributions.

## OVERVIEW

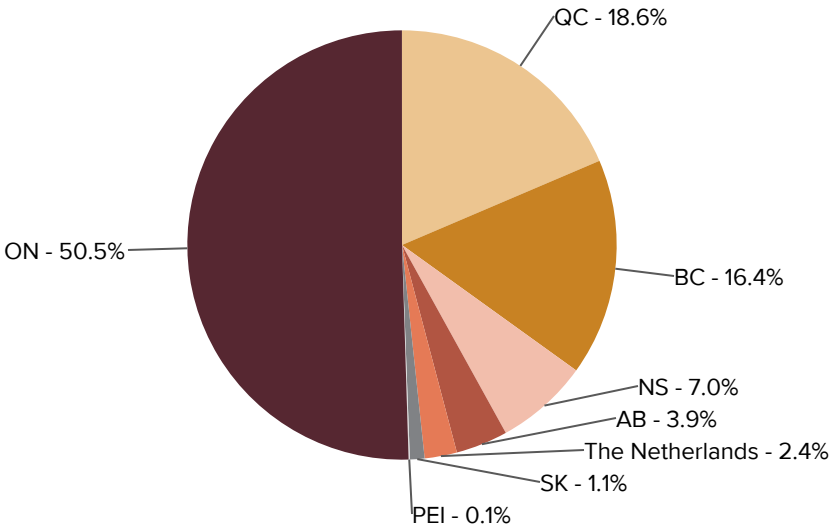
CAPREIT is Canada's largest publicly-traded provider of quality rental housing. CAPREIT owns approximately 45,400 residential apartment suites and townhomes, that are well-located across Canada and, to a lesser extent, the Netherlands as of September 30, 2026.

CAPREIT's concentration on the Canadian residential real estate market is aimed at solid year-over-year income growth in a portfolio with stable occupancy. In addition, CAPREIT mitigates risk through demographic diversification by operating properties across the legacy and recently constructed categories, as well as through geographic diversification.

CAPREIT was established under the laws of the Province of Ontario by a Declaration of Trust (the "DOT"), dated February 3, 1997, as most recently amended and restated on June 1, 2022.

The following chart shows the investment properties allocation by region based on the fair value of CAPREIT's investment properties as at September 30, 2026. For a detailed discussion of CAPREIT's investment properties, refer to Section IV under Investment Properties.

**Property Allocation by Region**




## PROPERTY PORTFOLIO

### Types of Property Interests

As at September 30, 2026, CAPREIT's investments in its property portfolio reflect different forms of property interests, including: Apartments and Townhomes, Land Leasehold Interests and an Operating Leasehold Interest.

### Portfolio Diversification

CAPREIT's property portfolio continues to be diversified by geography and balanced among asset types. Management's long-term goal is to further enhance the geographic diversification, high quality, and defensive nature of its portfolio through acquisitions and dispositions.

**Residential Portfolio by Geography**

| As at | September 30, 2026 | | December 31, 2025 | | September 30, 2025 | |
|---|---|---|---|---|---|---|
| **Residential Suites** | **Number of Suites** | **%[1]** | **Number of Suites** | %[1] | **Number of Suites** | %[1] |
| **Ontario** | | | | | | |
| Greater Toronto Area | **16,248** | **35.8** | 16,248 | 35.4 | 16,248 | 36.1 |
| London / Kitchener / Waterloo | **4,206** | **9.3** | 4,206 | 9.2 | 4,046 | 9.0 |
| Ottawa | **1,683** | **3.7** | 1,683 | 3.7 | 1,683 | 3.7 |
| | **22,137** | **48.8** | 22,137 | 48.3 | 21,977 | 48.8 |
| **Québec** | | | | | | |
| Greater Montréal Region | **7,800** | **17.2** | 7,890 | 17.1 | 7,454 | 16.5 |
| Québec City | **2,245** | **4.9** | 2,245 | 4.9 | 2,245 | 5.0 |
| | **10,045** | **22.1** | 10,135 | 22.0 | 9,699 | 21.5 |
| **British Columbia** | | | | | | |
| Greater Vancouver Area[2] | **3,811** | **8.4** | 3,718 | 8.1 | 3,718 | 8.3 |
| Victoria and Other British Columbia | **2,231** | **4.9** | 2,231 | 4.9 | 2,133 | 4.7 |
| | **6,042** | **13.3** | 5,949 | 13.0 | 5,851 | 13.0 |
| **Nova Scotia** | | | | | | |
| Halifax | **3,408** | **7.5** | 3,408 | 7.4 | 3,408 | 7.6 |
| **Alberta** | | | | | | |
| Calgary | **1,512** | **3.3** | 1,512 | 3.3 | 1,512 | 3.4 |
| Edmonton | **806** | **1.8** | 806 | 1.8 | 806 | 1.8 |
| | **2,318** | **5.1** | 2,318 | 5.1 | 2,318 | 5.2 |
| **Saskatchewan** | | | | | | |
| Regina | **741** | **1.6** | 741 | 1.6 | 554 | 1.2 |
| **Prince Edward Island** | | | | | | |
| Charlottetown | **80** | **0.2** | 188 | 0.4 | 188 | 0.4 |
| Total Canadian residential suites | **44,771** | **98.6** | 44,876 | 97.8 | 43,995 | 97.7 |
| **Europe** | | | | | | |
| The Netherlands residential portfolio[3] | **615** | **1.4** | 1,029 | 2.2 | 1,033 | 2.3 |
| Total residential portfolio | **45,386** | **100.0** | 45,905 | 100.0 | 45,028 | 100.0 |

[1] Represents percentage of the residential portfolio by number of suites.

[2] As at September 30, 2026, 45 of the 86 suites that were temporarily unavailable for occupancy as a result of a fire at one of the properties in Q4 2025 continue to be offline and are excluded from the residential portfolio suite count (December 31, 2025 – 86 suites, September 30, 2025 – nil suites).

[3] As at September 30, 2026, includes nil suites classified as assets held for sale in the Netherlands (December 31, 2025 – 410 suites, September 30, 2025 – nil suites).

While maintaining a strong and strategic presence in Ontario's residential market, CAPREIT continues to focus on diversifying its portfolio by increasing its allocation in high-growth Canadian markets with strong fundamentals. CAPREIT considers investment opportunities that meet its investment criteria, which include the location of individual properties and the mitigation of risks arising from potential downturns in any specific markets.

## OBJECTIVES AND BUSINESS STRATEGY

CAPREIT's objectives are to:

- focus on maximizing occupancy and responsibly growing occupied average monthly rent ("Occupied AMR") in accordance with local conditions in each of its markets;
- upgrade the quality and diversification of the property portfolio through repositioning and capital recycling initiatives to grow earnings and cash flow potential;
- invest capital and adopt leading-edge technologies and solutions to enhance environmental and operational efficiencies, risk management, and to help ensure life safety and satisfaction of residents; and
- maintain strong financial management and a conservative and well-balanced capital structure to increase FFO per unit and NAV per unit, and provide long-term, stable, and growing cash distributions for holders of Trust Units ("Unitholders").

To meet its objectives, CAPREIT has established the following strategies:

| | |
|---|---|
| **Customer Service** | CAPREIT is focused on people. We strive to be the housing provider of choice by providing residents with a safe, comfortable, and enjoyable living environment. CAPREIT takes a hands-on approach to managing its properties, emphasizing open and frequent communications to ensure residents' needs are met, with the objective of maintaining a high level of resident satisfaction, alongside high and stable occupancy. Numerous initiatives and partnerships, such as newsletters, social events, resident gardens, resident committees, and more, are aimed at building a true sense of community. CAPREIT's sales, marketing, and customer experience teams continue to execute on strategies to help attract and retain residents and adapt to changing conditions in each of its local markets. In addition, the Resident Portal enhances service transparency, facilitates seamless communication, and streamlines maintenance requests, ensuring residents have access to the resources they need. CAPREIT also monitors resident satisfaction through annual surveys, community conversations, and real-time feedback channels, allowing for continuous improvement. These efforts, combined with CAPREIT's lease administration system, improve control of rent-setting by suite, increase resident service, and enhance the overall profile, satisfaction, and retention of its resident base. |
| **Cost Management** | While ensuring the needs of its residents are met, CAPREIT also carefully monitors operating costs in order to deliver services to residents both efficiently and cost-effectively. CAPREIT strives to capture potential economies of scale and cost synergies generated by the size and geographic allocation of its property portfolio. CAPREIT's procurement framework combines enterprise-level governance with decentralized sourcing and contract management, enabling local teams to manage vendor relationships and negotiate contracts that reflect regional market conditions. This approach is designed to support competitive pricing, enhance operational flexibility, and improve cost management while maintaining appropriate oversight and controls. |

| | |
|---|---|
| **Portfolio Optimization** | CAPREIT aims to continuously improve the quality of its portfolio and earnings through a variety of initiatives, including the acquisition of well-located, high-quality Canadian apartment properties that are cash flow accretive, and the disposition of certain low-yielding, non-core properties, subject to its strategic criteria and the availability of market opportunities. Through this ongoing repositioning program, CAPREIT seeks to enhance the portfolio's geographic exposure by achieving greater diversification across high-growth Canadian regions with strong long-term market fundamentals, while increasing earnings, reducing risk, and diversifying its resident base. The funds from its non-core divestitures are primarily used to acquire additional high-performing properties that align with CAPREIT's long-term strategy and generate strong in-place cash flows, to pay down debt and fortify the balance sheet, or for other strategic or general trust purposes, depending on market conditions and the most accretive avenue for capital deployment. Management believes the disciplined reinvestment of capital is a fundamental component of its value-creation strategy and underpins its ability to maximize the earnings and cash flow potential of its property portfolio and drive increasingly strong long-term performance. |
| **Capital Investments** | CAPREIT is committed to improving its operating performance by investing capital in projects that will sustain or enhance the portfolio's rental income-generating potential. CAPREIT continues to invest in innovative technology solutions that enhance productivity, as well as in environment-friendly, energy-saving, resiliency, and water efficiency initiatives that improve earnings while reducing the portfolio's environmental footprint. CAPREIT completes a review of its portfolio and revises its long-term capital investment plan on an annual basis, which enables management to ensure capital investments extend the useful economic life of CAPREIT's properties, enhance their environmental resilience, improve life safety, maximize earnings, and improve the long-term cash flow generating potential of its portfolio. |
| **Environmental, Social, and Governance ("ESG")** | CAPREIT continues to review and refine its ESG strategy in an effort to elevate the quality of life for residents and to enhance the performance of our portfolio. CAPREIT's overarching commitments include ensuring that its buildings and services meet the highest achievable standards, fostering a culture where diversity, equity, and inclusion are foundational, and ultimately integrating ESG practices across our operations to build safe, resilient, and sustainable communities, which, in turn, deliver stable returns. These commitments enable CAPREIT to better demonstrate its environmental responsibility, attract and retain the best people in the business in which it operates, build strong relationships with its residents and the communities in which they live, adopt best practice programs in corporate governance, monitor its progress on ESG priorities, and maintain open and transparent communication with investors and other stakeholders. For more information on CAPREIT's ESG strategy, see the 2025 ESG Report, which was issued in May 2026. The information contained in the 2025 ESG Report is not included in or incorporated by reference into this MD&A. |
| **Financial Management** | CAPREIT takes a conservative approach to financial management and strives to minimize its exposure to interest rate volatility by proactively managing its mortgage debt portfolio to fix and, where possible, reduce average interest rates, stagger maturity dates, and effectively manage the average term to maturity. In addition, CAPREIT strives to maintain a conservative overall liquidity position and achieve an optimal balance in its capital resource requirements between debt and equity. |

## SECTION II: PORTFOLIO SUMMARY

### KEY PERFORMANCE INDICATORS

To assist management and investors in monitoring and evaluating CAPREIT's achievement of its objectives, CAPREIT has defined a number of key operating and performance indicators ("KPIs") to measure the success of its operating and financial strategies.

**Occupancy** – Through a focused, hands-on approach, CAPREIT strives to achieve optimal occupancies depending on market conditions in each of the geographic regions where it operates.

**Occupied AMR** – Through its active property management strategies, lease administration system, and proactive capital investment programs, CAPREIT strives to achieve increasing Occupied AMR in accordance with local market conditions and rent control legislation, as applicable. Management believes same property Occupied AMR will continue to gradually increase, providing the basis for sustainable year-over-year increases in revenue.

**Net Operating Income ("NOI") and Same Property NOI** – NOI and same property NOI are widely used operating performance indicators in the real estate industry. NOI is presented in CAPREIT's consolidated interim statements of net income (loss) and comprehensive income (loss). Same property NOI is based on the operating performance of properties fully owned by CAPREIT in the current and prior year comparative periods, excluding properties that are classified as assets held for sale as at period end. NOI and same property NOI may not, however, be comparable to similar measures presented by other real estate investment trusts or companies.

**FFO per unit** – CAPREIT is focused on achieving steady increases in this metric. Management believes this measure is indicative of CAPREIT's overall operating performance.

**FFO Payout Ratio** – This ratio is meant to monitor the FFO that is retained at CAPREIT to potentially fund investment opportunities, capital initiatives or repay debt, after factoring in distributions, and is not meant to be a measure of the sustainability of CAPREIT's distributions. Although CAPREIT intends to continue to sustain and grow distributions, the actual amount of distributions in respect of the CAPREIT units will depend upon numerous factors including, but not limited to, the amount of debt refinancings, capital expenditures and other factors that may be beyond the control of CAPREIT.

**Leverage Ratios and Terms** – CAPREIT takes a proactive approach with its mortgage portfolio, striving to manage interest expense volatility risk by fixing the lowest possible average interest rates for long-term mortgages, while mitigating refinancing risk by prudently managing the portfolio's average term to maturity and staggering the maturity dates. For this purpose, CAPREIT strives to ensure its overall leverage ratios and interest and debt service coverage ratios are maintained at a sustainable level. CAPREIT focuses on maintaining capital adequacy by complying with investment and debt restrictions in its DOT and the financial covenants in its credit facility and mortgage agreements. CAPREIT's credit agreements consist of a revolving acquisition and operating facility, which can be borrowed in Canadian dollars, US dollars ("USD"), or euros ("Acquisition and Operating Facility"), and the unsecured non-revolving construction and term credit facility to reduce greenhouse gas ("GHG") emissions ("GHG Reduction Facility") (collectively, the "Credit Facilities"), as described under Liquidity and Financial Condition in Section V.

**NAV per unit** – Management believes that this measure reflects the residual value of CAPREIT to its Unitholders as at the reporting date and is therefore used by management to evaluate the net asset value attributable to Unitholders, and changes thereon based on the execution of CAPREIT's strategy.

## PERFORMANCE MEASURES

The following tables present an overview of certain IFRS and Non-IFRS Measures of CAPREIT as at September 30, 2026, December 31, 2025, and September 30, 2025 and for the three and nine months ended September 30, 2026 and September 30, 2025. Management believes these measures are useful in assessing CAPREIT's operating and financial performance in relation to its objectives and business strategy.

| As at | September 30, 2026 | December 31, 2025 | September 30, 2025 |
|---|---|---|---|
| **Total portfolio performance and other measures** | | | |
| Number of residential suites[1] | **45,386** | 45,905 | 45,028 |
| Investment properties fair value[2] (000s) | **$ 14,211,791** | $ 14,732,478 | $ 14,484,932 |
| Assets held for sale (000s) | **$ —** | $ 141,392 | $ — |
| **Occupied AMR** | | | |
| Canadian residential portfolio | **$ 1,744** | $ 1,718 | $ 1,709 |
| **Occupancy** | | | |
| Canadian residential portfolio | **97.2 %** | 97.3 % | 97.8 % |

(1) As at September 30, 2026, includes nil suites classified as assets held for sale (December 31, 2025 – 410 suites in the Netherlands, September 30, 2025 – nil suites). Commercial suites are excluded in all periods.
(2) Investment properties exclude assets held for sale as applicable.

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| **Financial performance** | | | | |
| Operating revenues (000s) | **$ 246,623** | $ 252,321 | **$ 740,937** | $ 760,066 |
| NOI (000s) | **$ 162,987** | $ 167,823 | **$ 481,404** | $ 495,644 |
| NOI margin | **66.1 %** | 66.5 % | **65.0 %** | 65.2 % |
| Same property NOI (000s) | **$ 155,563** | $ 155,962 | **$ 457,474** | $ 453,891 |
| Same property NOI margin | **66.1 %** | 66.6 % | **65.0 %** | 65.0 % |
| Net income (loss) (000s) | **$ (173,937)** | $ 26,186 | **$ (420,361)** | $ 108,646 |
| Distributions per unit | **$ 0.388** | $ 0.388 | **$ 1.163** | $ 1.158 |
| FFO per unit – diluted[1] | **$ 0.652** | $ 0.663 | **$ 1.900** | $ 1.909 |
| FFO payout ratio[1] | **59.5 %** | 58.6 % | **61.1 %** | 60.7 % |

(1) These measures are not defined by IFRS, do not have standard meanings and may not be comparable with other industries or companies (see Section I – Non-IFRS Measures). For a reconciliation to IFRS, see Section VI – Non-IFRS Measures.

| As at | September 30, 2026 | December 31, 2025 | September 30, 2025 |
|---|---|---|---|
| **Financing metrics and liquidity** | | | |
| Total Debt to Gross Book Value[1] | **42.1%** | 39.3% | 37.7% |
| Weighted average mortgage effective interest rate per annum | **3.43%** | 3.30% | 3.26% |
| Weighted average mortgage term (years) | **4.4** | 4.4 | 4.4 |
| Net Debt to Adjusted EBITDAFVA (times)[1][2] | **10.0x** | 9.6x | 8.7x |
| Debt Service Coverage Ratio (times)[1][3] | **1.8x** | 1.9x | 1.9x |
| Interest Coverage Ratio (times)[1][3] | **3.2x** | 3.4x | 3.4x |
| Cash and cash equivalents (000s) | **$ 19,111** | $ 33,176 | $ 102,210 |
| Available borrowing capacity – Acquisition and Operating Facility (000s)[4] | **$ 258,049** | $ 181,971 | $ 196,655 |
| **Capital** | | | |
| Unitholders' equity (000s) | **$ 8,096,836** | $ 8,761,196 | $ 8,833,325 |
| NAV (000s)[1] | **$ 8,155,936** | $ 8,809,579 | $ 8,891,311 |
| Total number of units – diluted (000s)[5] | **154,047** | 156,180 | 158,571 |
| NAV per unit – diluted[1] | **$ 52.94** | $ 56.41 | $ 56.07 |
| Closing price of Trust Units | **$ 31.65** | $ 36.87 | $ 40.70 |

(1) These measures are not defined by IFRS, do not have standard meanings and may not be comparable with other industries or companies (see Section I – Non-IFRS Measures). For a reconciliation to IFRS, see Section VI – Non-IFRS Measures.

(2) Net Debt is as at period end. Adjusted EBITDAFVA is based on the trailing 12 months ended.

(3) Based on the trailing 12 months ended.

(4) Excludes an unused accordion option of $200,000 (December 31, 2025 – $200,000, September 30, 2025 – $400,000).

(5) Consists of Trust Units, which are classified as Unitholders' Equity, as well as Exchangeable LP Units, deferred units ("DUs"), restricted unit rights ("RURs"), and performance unit rights ("PURs"), which are classified as liabilities. See Section VI – Unit Calculations, Distributions, Non-IFRS Measures, and Other Information for details.

## SUMMARY OF Q3 2026 RESULTS OF OPERATIONS

### Strategic Initiatives Update

- For the three months ended September 30, 2026, CAPREIT disposed of a residential property with 90 suites located in Montréal, QC. The gross sale price was $21.8 million (excluding transaction costs and customary adjustments). Including the above disposition, for the nine months ended September 30, 2026, CAPREIT disposed of 612 suites for a total gross sale price of $195.7 million, consisting of $50.8 million in Canada and $144.9 million in the Netherlands (excluding transaction costs and customary adjustments).

- During the three months ended September 30, 2026, CAPREIT purchased and cancelled approximately 0.9 million Trust Units under the Normal Course Issuer Bid ("NCIB") program, at a weighted average purchase price of $33.83 per Trust Unit, for a total cost of $29.4 million (excluding the federal 2% tax on repurchases of Trust Units). During the nine months ended September 30, 2026, CAPREIT purchased and cancelled approximately 2.5 million Trust Units under the NCIB program, at a weighted average purchase price of $35.36 per Trust Unit, for a total cost of $88.9 million (excluding the federal 2% tax on repurchases of Trust Units).

### Operating Results

- Same Property Occupied AMR for the Canadian residential portfolio as at September 30, 2026 increased by 1.8% compared to September 30, 2025, while same property occupancy for the Canadian residential portfolio decreased to 97.2% (September 30, 2025 – 97.8%). Occupancy for the same property Canadian residential portfolio as at October 31, 2026 remained relatively stable at 97.1%.

- On turnovers and renewals for the Canadian residential portfolio, monthly residential rents for the three and nine months ended September 30, 2026 increased by 1.4% and 1.5%, respectively, compared to 3.6% and 3.5%, respectively, for the three and nine months ended September 30, 2025. On turnovers and renewals for the Canadian residential portfolio, the change in monthly rent on suite turnovers in October was up 0.4%, while the change in monthly rent on lease renewals was up 1.9%.

- NOI for the Canadian same property portfolio decreased by 0.3% for the three months ended September 30, 2026 and increased by 0.8% for the nine months ended September 30, 2026 compared to the same periods last year. In addition, NOI margin for the Canadian same property portfolio decreased to 66.0%, down 0.6 percentage points, for the three months ended September 30, 2026, and remained stable at 64.8%, for nine months ended September 30, 2026 compared to the same periods last year.

- Diluted FFO per unit decreased by 1.7% and 0.5%, respectively, for the three and nine months ended September 30, 2026, compared to the same periods last year, primarily due to lost NOI from dispositions and higher interest expense on mortgages payable and Credit Facilities payable, partially offset by lower trust expenses, net of reorganization and retirement costs; lower current tax expense, net of tax related to CAPREIT's European portfolio dispositions and Dutch tax authority reassessments and the impact of Trust Units purchased and cancelled through the NCIB program, which reduced the overall weighted average Units outstanding by approximately 2.7% and 3.5%, respectively.

### Balance Sheet Highlights

- As at September 30, 2026, CAPREIT had $258.0 million of available capacity on its Acquisition and Operating Facility.

- Based on the current property portfolio, management expects to complete approximately $1.2 billion in total mortgage financings for 2026, which assumes that there will be no future acquisitions and dispositions. To date, CAPREIT has completed or committed financings totalling $959.6 million, with a weighted average interest rate of 4.08% per annum and a weighted average term to maturity of 7.6 years.

- For the nine months ended September 30, 2026, the overall carrying value of investment properties decreased by $520.7 million primarily due to a fair value loss of $665.0 million, dispositions of $31.8 million, and transfers to assets held for sale that were subsequently sold of $21.6 million, partially offset by property capital investments of $154.9 million, and acquisitions of $38.6 million.

- Diluted NAV per unit as at September 30, 2026 decreased to $52.94 from $54.38 as at June 30, 2026, primarily due to fair value losses recognized on investment properties during the quarter.

**Subsequent Events**

- Subsequent to September 30, 2026, CAPREIT purchased and cancelled 0.4 million Trust Units under the 2026-2027 NCIB, at a weighted average purchase price of $31.39 per Trust Unit, for a total cost of $12.1 million (excluding the federal 2% tax on repurchases of Trust Units).

## SECTION III: OPERATIONAL AND FINANCIAL RESULTS

### CANADIAN OCCUPIED AVERAGE MONTHLY RENTS AND OCCUPANCY

Occupied AMR is defined as total actual monthly residential rents divided by the total number of occupied suites in the property as at the last day of each quarter, and does not include revenues from parking, laundry, or other sources. Occupancy is determined based on the number of suites physically occupied as at the last day of each quarter. Same property Occupied AMR and occupancy include all properties owned by CAPREIT continuously since December 31, 2024, and therefore do not take into account the impact of acquisitions or dispositions completed during 2025 and 2026.

**Canadian Occupied AMR and Occupancy by Geography**

| | Total Portfolio | | | | Same Property Portfolio | | | |
|---|---|---|---|---|---|---|---|---|
| **As at September 30,** | **2026** | | **2025** | | **2026** | | **2025** | |
| **Residential Suites** | **Occupied AMR** | **Occ. %** | **Occupied AMR** | **Occ. %** | **Occupied AMR** | **Occ. %** | **Occupied AMR** | **Occ. %** |
| **Ontario** | | | | | | | | |
| Greater Toronto Area | **$ 1,873** | **98.5** | $ 1,838 | 98.4 | **$ 1,873** | **98.5** | $ 1,838 | 98.4 |
| London / Kitchener / Waterloo | **1,493** | **96.6** | 1,449 | 98.0 | **1,470** | **96.5** | 1,449 | 98.0 |
| Ottawa | **2,069** | **99.6** | 2,010 | 99.3 | **2,069** | **99.6** | 2,010 | 99.3 |
| | **$ 1,817** | **98.3** | $ 1,779 | 98.4 | **$ 1,815** | **98.3** | $ 1,779 | 98.4 |
| **Québec** | | | | | | | | |
| Greater Montréal Region | **$ 1,520** | **94.7** | $ 1,451 | 96.1 | **$ 1,467** | **94.5** | $ 1,434 | 96.3 |
| Québec City | **1,510** | **96.8** | 1,464 | 96.3 | **1,510** | **96.8** | 1,464 | 96.3 |
| | **$ 1,517** | **95.2** | $ 1,454 | 96.1 | **$ 1,477** | **95.1** | $ 1,441 | 96.3 |
| **British Columbia** | | | | | | | | |
| Greater Vancouver Area | **$ 1,962** | **97.6** | $ 1,986 | 97.5 | **$ 1,958** | **97.7** | $ 1,991 | 97.4 |
| Victoria and Other British Columbia | **1,751** | **97.2** | 1,746 | 97.9 | **1,764** | **97.2** | 1,746 | 97.9 |
| | **$ 1,884** | **97.4** | $ 1,898 | 97.7 | **$ 1,885** | **97.5** | $ 1,899 | 97.6 |
| **Nova Scotia** | | | | | | | | |
| Halifax | **$ 1,775** | **97.2** | $ 1,700 | 98.3 | **$ 1,775** | **97.2** | $ 1,700 | 98.3 |
| **Alberta** | | | | | | | | |
| Calgary | **$ 1,573** | **94.3** | $ 1,582 | 98.7 | **$ 1,573** | **94.3** | $ 1,582 | 98.7 |
| Edmonton | **1,818** | **96.6** | 1,850 | 98.0 | **1,820** | **96.9** | 1,820 | 97.2 |
| | **$ 1,660** | **95.1** | $ 1,675 | 98.5 | **$ 1,642** | **95.0** | $ 1,646 | 98.3 |
| **Saskatchewan** | | | | | | | | |
| Regina | **$ 1,574** | **94.7** | $ 1,572 | 95.5 | **$ 1,483** | **92.3** | $ 1,440 | 99.1 |
| **Prince Edward Island** | | | | | | | | |
| Charlottetown | **$ 1,393** | **98.8** | $ 1,501 | 93.1 | **$ 1,393** | **98.8** | $ 1,366 | 98.8 |
| Total Canadian residential suites | **$ 1,744** | **97.2** | $ 1,709 | 97.8 | **$ 1,738** | **97.2** | $ 1,707 | 97.8 |

The overall rate of growth in Canadian residential Occupied AMR has been primarily driven by (i) new acquisitions completed over the past 12 months; and (ii) same property operational growth. The rate of growth in same property Occupied AMR has been primarily due to (i) rental increases on renewals; and (ii) rental increases driven by turnover in certain provinces across the Canadian portfolio.

Occupancy for the same property Canadian residential portfolio as at September 30, 2026 decreased by 0.6 percentage points to 97.2% compared to September 30, 2025, reflecting current pressures in residential market dynamics. Occupancy for the same property Canadian residential portfolio as at October 31, 2026 remained relatively stable at 97.1%.

The weighted average monthly gross rent per square foot for total Canadian residential suites was approximately $2.08 as at September 30, 2026, having increased from $2.04 as at September 30, 2025.

**Annual Rental Guidelines as per Rental Board**

The table below presents the annual rental guideline increases in CAPREIT's largest Canadian provinces of operations under rent control legislation impacting lease renewals, if applicable.

| | 2027 | 2026 | 2025 |
|---|---|---|---|
| Ontario annual rental guideline | 1.9% | **2.1%** | 2.5% |
| Ontario Consumer Price Index at time of announcement[1] | 1.9% | **2.1%** | 3.1% |
| British Columbia annual rental guideline | 2.2% | **2.3%** | 3.0% |
| British Columbia Consumer Price Index at time of announcement[2] | 2.2% | **2.3%** | 3.0% |

(1) Based on the Ontario Consumer Price Index from the 12-month period ending May of the year preceding the guideline year.
(2) Based on the British Columbia Consumer Price Index from the 12-month period ending July of the year preceding the guideline year.

CAPREIT's strategy is focused on upgrading portfolio quality through accretive acquisitions of well-located and high-performing properties, alongside selected non-core or opportunistic dispositions. As a result, AGIs and additional rental increases are an insignificant component of CAPREIT's operations, with applications only active for selected suites meeting certain criteria.

**Suite Turnovers and Lease Renewals – Canadian Residential Portfolio**

The tables below summarize the changes in the monthly rent due to suite turnovers and lease renewals in the Canadian residential portfolio for the three and nine months ended September 30, 2026 and September 30, 2025.

As at September 30, 2026, approximately 68% (September 30, 2025 – 74%) of the occupied suites in the Canadian residential portfolio have residents who have been in the suite for two years or longer, with the balance in the suite for less than two years. Approximately 18% of leases with resident tenure of less than two years have in-place rents more than 5% above CAPREIT's estimated market rents.

Consistent with the proportion of long-tenured residents in the portfolio, management estimates that, as at September 30, 2026, the mark-to-market spread, defined as the percentage difference between estimated market rents and in-place occupied rents, across the Canadian residential portfolio is approximately 16%.

| **For the Three Months Ended September 30,** | **2026** | | **2025** | |
|---|---|---|---|---|
| | **Change in Monthly Rent** | **Turnovers and Renewals of Suites[1]** | **Change in Monthly Rent** | **Turnovers and Renewals of Suites[1]** |
| | **%** | **%** | **%** | **%** |
| Suite turnovers[2] | **0.3** | **5.9** | 3.8 | 5.2 |
| Lease renewals | **1.9** | **16.1** | 3.6 | 17.8 |
| Weighted average of turnovers and renewals | **1.4** | | 3.6 | |

[1] Percentage of suites turned over or renewed during the period is based on the total weighted average number of residential suites held during the period.

[2] The table below summarizes the changes in monthly rent from suite turnovers, by lease tenure, for the three months ended September 30, 2026 and September 30, 2025.

| **For the Three Months Ended September 30,** | **2026** | | **2025** | |
|---|---|---|---|---|
| | **Change in Monthly Rent** | **Turnovers[3]** | **Change in Monthly Rent** | **Turnovers[3]** |
| **Lease Tenure** | **%** | **%** | **%** | **%** |
| Less than two years | **(5.2)** | **48.0** | (5.7) | 49.1 |
| Two years or longer | **5.9** | **52.0** | 14.9 | 50.9 |
| Change in monthly rent on suite turnovers | **0.3** | | 3.8 | |

[3] Turnover percentages by lease tenure are calculated as the number of suite turnovers within each tenure category divided by the total number of suite turnovers during the period.

| For the Nine Months Ended September 30, | 2026 | | 2025 | |
|---|---|---|---|---|
| | Change in Monthly Rent | Turnovers and Renewals of Suites[1] | Change in Monthly Rent | Turnovers and Renewals of Suites[1] |
| | % | % | % | % |
| Suite turnovers[2] | **(0.9)** | **16.0** | 5.0 | 14.2 |
| Lease renewals | **2.2** | **68.3** | 3.2 | 74.0 |
| Weighted average of turnovers and renewals | **1.5** | | 3.5 | |

[1] Percentage of suites turned over or renewed during the period is based on the total weighted average number of residential suites held during the period.

[2] The table below summarizes the changes in monthly rent from suite turnovers, by lease tenure, for the nine months ended September 30, 2026 and September 30, 2025.

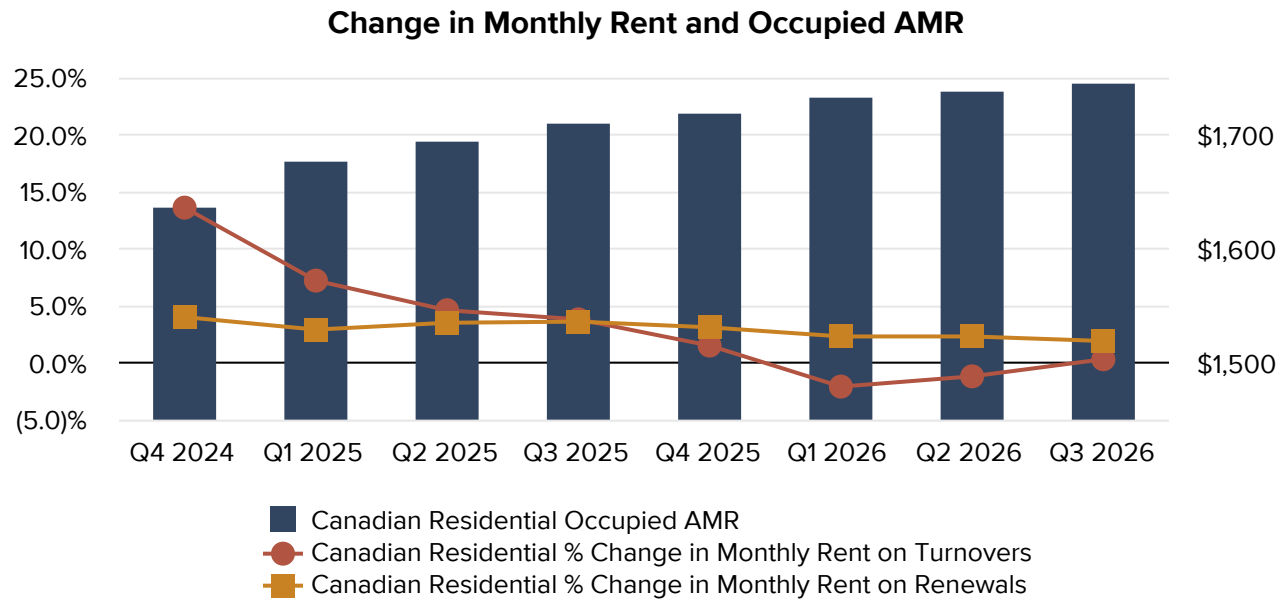
| For the Nine Months Ended September 30, | 2026 | | 2025 | |
|---|---|---|---|---|
| | Change in Monthly Rent | Turnovers[3] | Change in Monthly Rent | Turnovers[3] |
| **Lease Tenure** | % | % | % | % |
| Less than two years | **(7.4)** | **48.2** | (5.8) | 48.6 |
| Two years or longer | **5.6** | **51.8** | 17.5 | 51.4 |
| Change in monthly rent on suite turnovers | **(0.9)** | | 5.0 | |

[3] Turnover percentages by lease tenure are calculated as the number of suite turnovers within each tenure category divided by the total number of suite turnovers during the period.

Change in monthly rent on suite turnovers is positive for the quarter and has improved over the past few months, while lease renewals remain stable due to rent controls in certain provinces.

On turnovers and renewals for the Canadian residential portfolio, the change in monthly rent on suite turnovers in October was up 0.4%, while the change in monthly rent on lease renewals was up 1.9%.

The following graph illustrates the change in monthly rent on turnovers and renewals, as well as Occupied AMR, for the trailing eight quarters.



**Tenant Inducements and Expected Credit Losses – Canadian Portfolio**

| ($ Thousands) | Three Months Ended September 30, | | | | Nine Months Ended September 30, | | | |
|---|---|---|---|---|---|---|---|---|
| | **2026** | **%[1]** | **2025** | **%[1]** | **2026** | **%[1]** | **2025** | **%[1]** |
| New tenant inducements granted – residential | **$ 3,336** | | $ 2,088 | | **$ 12,748** | | $ 8,735 | |
| New tenant inducements granted – commercial | **190** | | 55 | | **435** | | 122 | |
| Total new tenant inducements granted | **$ 3,526** | | $ 2,143 | | **$ 13,183** | | $ 8,857 | |
| Amortization of tenant inducements granted[2] | **$ 3,897** | **1.6** | $ 2,565 | 1.1 | **$ 10,213** | **1.4** | $ 5,895 | 0.8 |
| Expected credit losses | **$ 1,724** | **0.7** | $ 1,901 | 0.8 | **$ 5,765** | **0.8** | $ 5,852 | 0.8 |
| Vacancy loss[3] | **$ 8,388** | **3.5** | $ 7,298 | 3.1 | **$ 25,583** | **3.5** | $ 21,295 | 3.0 |
| Operating revenues | **$ 241,403** | | $ 236,229 | | **$ 723,168** | | $ 707,471 | |

[1] As a percentage of total Canadian operating revenues.

[2] Amortization of tenant inducements granted is determined by taking the total value of the inducements granted and spreading it evenly over the term of the respective leases.

[3] Vacancy loss represents the estimated loss of revenue, based on estimated market rents, from unoccupied residential and commercial suites during the period.

For the three and nine months ended September 30, 2026, tenant inducements granted and vacancy loss increased across several regions, with the most significant rise in Ontario. These higher levels of inducements reflect CAPREIT's continued strategy to support occupancy levels and maintain competitiveness within key markets.

## CANADIAN RESULTS OF OPERATIONS

The table below summarizes revenue from Canadian investment properties by region for the three and nine months ended September 30, 2026 and September 30, 2025. Revenue is composed of residential, commercial, and ancillary revenue.

### Canadian Operating Revenues by Geography

| | Three Months Ended September 30, | | | | Nine Months Ended September 30, | | | |
|---|---|---|---|---|---|---|---|---|
| | 2026 | | 2025 | | 2026 | | 2025 | |
| ($ Thousands) | Revenue | % | Revenue | % | Revenue | % | Revenue | % |
| **Residential suites** | | | | | | | | |
| **Ontario** | | | | | | | | |
| Greater Toronto Area | **$ 94,885** | **39.3** | $ 94,088 | 39.8 | **$ 284,273** | **39.3** | $ 282,038 | 39.8 |
| London / Kitchener / Waterloo | **18,326** | **7.6** | 17,874 | 7.6 | **55,686** | **7.7** | 53,702 | 7.6 |
| Ottawa | **10,588** | **4.4** | 10,310 | 4.4 | **31,489** | **4.3** | 30,718 | 4.3 |
| | **$ 123,799** | **51.3** | $ 122,272 | 51.8 | **$ 371,448** | **51.3** | $ 366,458 | 51.7 |
| **Québec** | | | | | | | | |
| Greater Montréal Region | **$ 37,648** | **15.6** | $ 33,988 | 14.4 | **$ 113,586** | **15.7** | $ 101,001 | 14.3 |
| Québec City | **10,843** | **4.5** | 10,400 | 4.4 | **32,019** | **4.4** | 30,899 | 4.4 |
| | **$ 48,491** | **20.1** | $ 44,388 | 18.8 | **$ 145,605** | **20.1** | $ 131,900 | 18.7 |
| **British Columbia** | | | | | | | | |
| Greater Vancouver Area | **$ 22,483** | **9.3** | $ 24,395 | 10.3 | **$ 66,450** | **9.2** | $ 73,426 | 10.4 |
| Victoria and Other British Columbia | **12,189** | **5.0** | 11,702 | 5.0 | **36,629** | **5.1** | 34,861 | 4.9 |
| | **$ 34,672** | **14.3** | $ 36,097 | 15.3 | **$ 103,079** | **14.3** | $ 108,287 | 15.3 |
| **Nova Scotia** | | | | | | | | |
| Halifax | **$ 18,403** | **7.6** | $ 17,875 | 7.6 | **$ 54,490** | **7.5** | $ 52,904 | 7.5 |
| **Alberta** | | | | | | | | |
| Calgary | **$ 7,883** | **3.3** | $ 8,204 | 3.5 | **$ 23,815** | **3.3** | $ 24,645 | 3.5 |
| Edmonton | **4,529** | **1.9** | 5,314 | 2.2 | **13,581** | **1.9** | 16,696 | 2.4 |
| | **$ 12,412** | **5.2** | $ 13,518 | 5.7 | **$ 37,396** | **5.2** | $ 41,341 | 5.9 |
| **Saskatchewan** | | | | | | | | |
| Regina | **$ 3,303** | **1.4** | $ 1,291 | 0.5 | **$ 9,887** | **1.4** | $ 3,170 | 0.4 |
| **Prince Edward Island** | | | | | | | | |
| Charlottetown | **$ 323** | **0.1** | $ 788 | 0.3 | **$ 1,263** | **0.2** | $ 2,861 | 0.4 |
| Total Canadian residential suites | **$ 241,403** | **100.0** | $ 236,229 | 100.0 | **$ 723,168** | **100.0** | $ 706,921 | 99.9 |
| **MHC Sites** | | | | | | | | |
| Total Manufactured Home Community ("MHC") sites | **$ —** | **—** | $ — | — | **$ —** | **—** | $ 550 | 0.1 |
| Total Canadian portfolio[1] | **$ 241,403** | **100.0** | $ 236,229 | 100.0 | **$ 723,168** | **100.0** | $ 707,471 | 100.0 |

[1] Includes revenues from Canadian commercial properties of $5,580 and $16,681 for the three and nine months ended September 30, 2026, respectively (three and nine months ended September 30, 2025 – $5,689 and $17,746, respectively).

**Net Operating Income**

Management believes NOI is a key indicator of operating performance for CAPREIT and in the real estate industry in general. CAPREIT's NOI includes all rental revenues and other related ancillary income generated at the property level, less: (i) related direct costs such as realty taxes, utilities, repairs and maintenance ("R&M") costs, on-site wages and salaries, insurance costs, and expected credit losses; and (ii) an appropriate allocation of corporate overhead costs. It may not, however, be comparable to similar measures presented by other real estate investment trusts or companies.

Management believes same property NOI is a key indicator of operating performance of properties fully owned by CAPREIT in the current and prior year comparative periods. Same properties for the three and nine months ended September 30, 2026 are defined as all properties owned by CAPREIT continuously since December 31, 2024, and therefore do not take into account the impact on performance of acquisitions or dispositions completed during 2025 and 2026. Same property NOI is calculated in accordance with the accounting policies used to prepare total NOI as presented in the consolidated interim statements of net income (loss) and comprehensive income (loss).

CAPREIT's investment properties primarily consist of apartment suites but also include a number of townhomes in Canada, which generally have higher NOI margins than apartment suites.

| ($ Thousands) | Total NOI | | | Same Property NOI | | |
|---|---|---|---|---|---|---|
| **For the Three Months Ended September 30,** | **2026** | **2025** | **%[1]** | **2026** | **2025** | **%[1]** |
| **Canadian operating revenues** | | | | | | |
| Rental revenues | **$ 228,759** | $ 223,958 | 2.1 | **$ 217,943** | $ 216,886 | 0.5 |
| Other[2] | **12,644** | 12,271 | 3.0 | **12,034** | 11,790 | 2.1 |
| Total Canadian operating revenues | **$ 241,403** | $ 236,229 | 2.2 | **$ 229,977** | $ 228,676 | 0.6 |
| **Canadian operating expenses** | | | | | | |
| Realty taxes | **$ (25,149)** | $ (24,331) | 3.4 | **$ (23,736)** | $ (23,547) | 0.8 |
| Utilities | **(13,396)** | (13,354) | 0.3 | **(13,026)** | (13,010) | 0.1 |
| Other[3] | **(43,684)** | (41,194) | 6.0 | **(41,465)** | (39,854) | 4.0 |
| Total Canadian operating expenses | **$ (82,229)** | $ (78,879) | 4.2 | **$ (78,227)** | $ (76,411) | 2.4 |
| NOI – Canada | **$ 159,174** | $ 157,350 | 1.2 | **$ 151,750** | $ 152,265 | (0.3) |
| NOI margin – Canada | **65.9 %** | 66.6 % | | **66.0 %** | 66.6 % | |
| NOI – Europe | **$ 3,813** | $ 10,473 | (63.6) | **$ 3,813** | $ 3,697 | 3.1 |
| NOI margin – Europe | **73.0 %** | 65.1 % | | **73.0 %** | 67.6 % | |
| Total NOI | **$ 162,987** | $ 167,823 | (2.9) | **$ 155,563** | $ 155,962 | (0.3) |
| Total margin | **66.1 %** | 66.5 % | | **66.1 %** | 66.6 % | |

[1] Represents the year-over-year percentage change.
[2] Comprises parking and other ancillary income such as laundry and antenna revenue.
[3] Comprises R&M, wages, insurance, advertising, legal costs, and expected credit losses.

| ($ Thousands) | Total NOI | | | Same Property NOI | | |
|---|---|---|---|---|---|---|
| **For the Nine Months Ended September 30,** | **2026** | **2025** | **%[1]** | **2026** | **2025** | **%[1]** |
| **Canadian operating revenues** | | | | | | |
| Rental revenues | **$ 684,925** | $ 670,649 | 2.1 | **$ 652,201** | $ 647,886 | 0.7 |
| Other[2] | **38,243** | 36,822 | 3.9 | **36,506** | 35,189 | 3.7 |
| Total Canadian operating revenues | **$ 723,168** | $ 707,471 | 2.2 | **$ 688,707** | $ 683,075 | 0.8 |
| **Canadian operating expenses** | | | | | | |
| Realty taxes | **$ (76,366)** | $ (72,902) | 4.8 | **$ (72,038)** | $ (70,093) | 2.8 |
| Utilities | **(49,426)** | (50,342) | (1.8) | **(47,910)** | (48,779) | (1.8) |
| Other[3] | **(128,827)** | (126,271) | 2.0 | **(122,549)** | (121,745) | 0.7 |
| Total Canadian operating expenses | **$ (254,619)** | $ (249,515) | 2.0 | **$ (242,497)** | $ (240,617) | 0.8 |
| NOI – Canada | **$ 468,549** | $ 457,956 | 2.3 | **$ 446,210** | $ 442,458 | 0.8 |
| NOI margin – Canada | **64.8 %** | 64.7 % | | **64.8 %** | 64.8 % | |
| NOI – Europe | **$ 12,855** | $ 37,688 | (65.9) | **$ 11,264** | $ 11,433 | (1.5) |
| NOI margin – Europe | **72.3 %** | 71.7 % | | **72.9 %** | 74.3 % | |
| Total NOI | **$ 481,404** | $ 495,644 | (2.9) | **$ 457,474** | $ 453,891 | 0.8 |
| Total margin | **65.0 %** | 65.2 % | | **65.0 %** | 65.0 % | |

[1] Represents the year-over-year percentage change.
[2] Comprises parking and other ancillary income such as laundry and antenna revenue.
[3] Comprises R&M, wages, insurance, advertising, legal costs, and expected credit losses.

The following table reconciles same property NOI and NOI from acquisitions and dispositions to total NOI for the three and nine months ended September 30, 2026 and September 30, 2025:

| ($ Thousands) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Same property NOI – Canada | **$ 151,750** | $ 152,265 | **$ 446,210** | $ 442,458 |
| Same property NOI – Europe | **3,813** | 3,697 | **11,264** | 11,433 |
| NOI from acquisitions | **7,357** | 2,541 | **21,793** | 4,669 |
| NOI from dispositions | **67** | 9,320 | **2,137** | 37,084 |
| Total NOI | **$ 162,987** | $ 167,823 | **$ 481,404** | $ 495,644 |

**Canadian Operating Revenues**

For the three months ended September 30, 2026, Canadian same property operating revenues increased by $1.3 million, primarily driven by increases in monthly rents on renewals and to a lesser extent on turnovers. Total Canadian operating revenues increased by $5.2 million during the same period, mainly due to revenue generated from acquisitions totalling $7.7 million and operational growth of $1.3 million on the same property operating portfolio as at September 30, 2026, partially offset by lost revenue from dispositions as at September 30, 2026 totalling $3.8 million.

For the nine months ended September 30, 2026, Canadian same property operating revenues increased by $5.6 million, primarily driven by increases in monthly rents on renewals and to a lesser extent on turnovers. Total Canadian operating revenues increased by $15.7 million during the same period, mainly due to revenue generated from acquisitions totalling $26.2 million and operational growth of $5.6 million on the same property operating portfolio as at September 30, 2026, partially offset by lost revenue from dispositions as at September 30, 2026 totalling $16.1 million.

**Canadian Operating Expenses**

***Realty Taxes***

For the three months ended September 30, 2026, realty taxes for Canadian total and same property portfolio increased compared to the same period in the prior year, primarily due to higher property value assessments in Alberta. The Canadian total portfolio increased further due to acquisitions, partially offset by dispositions.

For the nine months ended September 30, 2026, realty taxes for Canadian total and same property portfolio increased compared to the same period in the prior year, primarily due to increases in realty tax rates in Ontario and higher property value assessments in Alberta and Nova Scotia. The Canadian total portfolio increased further due to acquisitions, partially offset by dispositions.

***Utilities***

CAPREIT's utility costs can be highly variable from year to year depending on energy consumption and rates. The table below summarizes CAPREIT's Canadian utility costs by type for the three and nine months ended September 30, 2026 and September 30, 2025.

| ($ Thousands) | Total Utilities | | | Same Property Utilities[1] | | |
|---|---|---|---|---|---|---|
| **For the Three Months Ended September 30,** | **2026** | **2025** | **%[2]** | **2026** | **2025** | **%[2]** |
| Electricity | **$ (5,028)** | $ (5,285) | (4.9) | **$ (4,839)** | $ (5,142) | (5.9) |
| Natural gas | **(1,468)** | (1,619) | (9.3) | **(1,444)** | (1,551) | (6.9) |
| Water | **(6,900)** | (6,450) | 7.0 | **(6,743)** | (6,317) | 6.7 |
| Total | **$ (13,396)** | $ (13,354) | 0.3 | **$ (13,026)** | $ (13,010) | 0.1 |

[1] Same property results exclude performance of acquisitions and dispositions completed during 2025 and 2026. For the three months ended September 30, 2026, total utility costs from acquisitions and dispositions completed during 2026 and 2025 were $(370) (for the three months ended September 30, 2025 – $(344)).
[2] Represents the year-over-year percentage change.

For the three months ended September 30, 2026, Canadian total and same property electricity costs decreased year-over-year, mainly due to lower electricity rates in Ontario, partially offset by higher electricity rates in Québec. Furthermore, Canadian total and same property water costs increased year-over-year, mainly due to higher water rates in Nova Scotia and Ontario.

| ($ Thousands) | Total Utilities | | | Same Property Utilities[1] | | |
|---|---|---|---|---|---|---|
| **For the Nine Months Ended September 30,** | **2026** | **2025** | **%[2]** | **2026** | **2025** | **%[2]** |
| Electricity | **$ (18,093)** | $ (18,000) | 0.5 | **$ (17,438)** | $ (17,468) | (0.2) |
| Natural gas | **(11,618)** | (13,510) | (14.0) | **(11,189)** | (12,902) | (13.3) |
| Water | **(19,715)** | (18,832) | 4.7 | **(19,283)** | (18,409) | 4.7 |
| Total | **$ (49,426)** | $ (50,342) | (1.8) | **$ (47,910)** | $ (48,779) | (1.8) |

[1] Same property results exclude performance of acquisitions and dispositions completed during 2025 and 2026. For the nine months ended September 30, 2026, total utility costs from acquisitions and dispositions completed during 2026 and 2025 were $(1,516) (for the nine months ended September 30, 2025 – $(1,563)).
[2] Represents the year-over-year percentage change.

For the nine months ended September 30, 2026, Canadian total and same property portfolio natural gas costs decreased year-over-year, mainly due to the federal carbon tax removal that came into effect on April 1, 2025. In addition, Canadian total and same property water costs increased year-over-year, mainly due to increased water rates in Ontario and Nova Scotia, partially offset by lower water consumption due to water renewal efficiency projects implemented during the first quarter of 2025 for Ontario.

As at September 30, 2026, Canadian residents who pay their electricity charges directly, through sub-metering or direct metering, represented approximately three quarters of the total residential portfolio in Canada. Additional suites have sub-metering or direct metering in place, for which the cost of electricity is currently borne by CAPREIT and will be assumed by new residents upon turnover. CAPREIT will continue to evaluate implementing sub-metering in the remaining suites. Sub-metering lowers utility consumption, resulting in a smaller environmental impact, lower operating expenses, and lower inflation exposure. For more information on CAPREIT's energy management, and water and waste management efforts, see the Asset Management section and Property Operations section, respectively, of the 2025 ESG Report.

***Other Operating Expenses***

For the three and nine months ended September 30, 2026, other operating expenses for the Canadian same property portfolio increased by $1.6 million and $0.8 million, respectively, or 4.0% and 0.7%, when compared to the same periods last year. For the three months ended, other operating expenses increased primarily due to higher building and suite maintenance costs in Ontario.

For the three and nine months ended September 30, 2026, other operating expenses for the Canadian total portfolio increased by $2.5 million and $2.6 million, respectively, or 6.0% and 2.0%, when compared to the same periods last year, reflecting the same factors affecting the same property portfolio, together with the contribution from acquisitions, partially offset by dispositions.

## CANADIAN NOI BY REGION

The following tables summarize the Canadian total portfolio NOI and NOI margins by region for the three and nine months ended September 30, 2026 and September 30, 2025:

| For the Three Months Ended September 30, | 2026 | | | 2025 | | | Increase (Decrease) |
|---|---|---|---|---|---|---|---|
| ($ Thousands) | NOI | NOI %[1] | NOI Margin (%) | NOI | NOI %[1] | NOI Margin (%) | NOI Change (%) |
| **Residential Suites** | | | | | | | |
| **Ontario** | | | | | | | |
| Greater Toronto Area | **$ 63,278** | **39.7** | **66.7** | $ 62,762 | 39.9 | 66.7 | **0.8** |
| London / Kitchener / Waterloo | **11,573** | **7.3** | **63.2** | 11,808 | 7.5 | 66.1 | **(2.0)** |
| Ottawa | **7,758** | **4.9** | **73.3** | 7,451 | 4.7 | 72.3 | **4.1** |
| | **$ 82,609** | **51.9** | **66.7** | $ 82,021 | 52.1 | 67.1 | **0.7** |
| **Québec** | | | | | | | |
| Greater Montréal Region | **$ 22,810** | **14.3** | **60.6** | $ 20,878 | 13.3 | 61.4 | **9.3** |
| Québec City | **6,938** | **4.4** | **64.0** | 6,788 | 4.3 | 65.3 | **2.2** |
| | **$ 29,748** | **18.7** | **61.3** | $ 27,666 | 17.6 | 62.3 | **7.5** |
| **British Columbia** | | | | | | | |
| Greater Vancouver Area | **$ 16,514** | **10.4** | **73.5** | $ 17,847 | 11.3 | 73.2 | **(7.5)** |
| Victoria and Other British Columbia | **8,726** | **5.5** | **71.6** | 8,609 | 5.5 | 73.6 | **1.4** |
| | **$ 25,240** | **15.9** | **72.8** | $ 26,456 | 16.8 | 73.3 | **(4.6)** |
| **Nova Scotia** | | | | | | | |
| Halifax | **$ 12,124** | **7.6** | **65.9** | $ 11,734 | 7.5 | 65.6 | **3.3** |
| **Alberta** | | | | | | | |
| Calgary | **$ 4,645** | **2.9** | **58.9** | $ 5,023 | 3.2 | 61.2 | **(7.5)** |
| Edmonton | **2,622** | **1.6** | **57.9** | 3,221 | 2.0 | 60.6 | **(18.6)** |
| | **$ 7,267** | **4.5** | **58.5** | $ 8,244 | 5.2 | 61.0 | **(11.9)** |
| **Saskatchewan** | | | | | | | |
| Regina | **$ 2,064** | **1.3** | **62.5** | $ 825 | 0.5 | 63.9 | **150.2** |
| **Prince Edward Island** | | | | | | | |
| Charlottetown | **$ 122** | **0.1** | **37.8** | $ 404 | 0.3 | 51.3 | **(69.8)** |
| Total Canadian residential suites[2] | **$ 159,174** | **100.0** | **65.9** | $ 157,350 | 100.0 | 66.6 | **1.2** |

[1] Represents percentage of the total Canadian portfolio by NOI.
[2] Includes Canadian residential and commercial NOI.

| For the Nine Months Ended September 30, | 2026 | | | 2025 | | | Increase (Decrease) |
|---|---|---|---|---|---|---|---|
| ($ Thousands) | NOI | NOI %[1] | NOI Margin (%) | NOI | NOI %[1] | NOI Margin (%) | NOI Change (%) |
| **Residential suites** | | | | | | | |
| **Ontario** | | | | | | | |
| Greater Toronto Area | **$ 186,124** | **39.7** | **65.5** | $ 183,404 | 40.1 | 65.0 | **1.5** |
| London / Kitchener / Waterloo | **35,027** | **7.5** | **62.9** | 34,904 | 7.6 | 65.0 | **0.4** |
| Ottawa | **22,526** | **4.8** | **71.5** | 21,746 | 4.7 | 70.8 | **3.6** |
| | **$ 243,677** | **52.0** | **65.6** | $ 240,054 | 52.4 | 65.5 | **1.5** |
| **Québec** | | | | | | | |
| Greater Montréal Region | **$ 67,187** | **14.3** | **59.2** | $ 59,490 | 13.0 | 58.9 | **12.9** |
| Québec City | **20,448** | **4.4** | **63.9** | 19,327 | 4.2 | 62.5 | **5.8** |
| | **$ 87,635** | **18.7** | **60.2** | $ 78,817 | 17.2 | 59.8 | **11.2** |
| **British Columbia** | | | | | | | |
| Greater Vancouver Area | **$ 48,798** | **10.4** | **73.4** | $ 53,457 | 11.7 | 72.8 | **(8.7)** |
| Victoria and Other British Columbia | **26,194** | **5.6** | **71.5** | 25,108 | 5.5 | 72.0 | **4.3** |
| | **$ 74,992** | **16.0** | **72.8** | $ 78,565 | 17.2 | 72.6 | **(4.5)** |
| **Nova Scotia** | | | | | | | |
| Halifax | **$ 33,748** | **7.2** | **61.9** | $ 32,495 | 7.1 | 61.4 | **3.9** |
| **Alberta** | | | | | | | |
| Calgary | **$ 13,970** | **3.0** | **58.7** | $ 14,699 | 3.2 | 59.6 | **(5.0)** |
| Edmonton | **8,030** | **1.7** | **59.1** | 9,656 | 2.1 | 57.8 | **(16.8)** |
| | **$ 22,000** | **4.7** | **58.8** | $ 24,355 | 5.3 | 58.9 | **(9.7)** |
| **Saskatchewan** | | | | | | | |
| Regina | **$ 6,038** | **1.3** | **61.1** | $ 1,856 | 0.4 | 58.5 | **225.3** |
| **Prince Edward Island** | | | | | | | |
| Charlottetown | **$ 459** | **0.1** | **36.3** | $ 1,420 | 0.3 | 49.6 | **(67.7)** |
| Total Canadian residential suites | **$ 468,549** | **100.0** | **64.8** | $ 457,562 | 99.9 | 64.7 | **2.4** |
| **MHC Sites** | | | | | | | |
| MHC sites | **$ —** | **—** | **—** | $ 394 | 0.1 | 71.6 | **(100.0)** |
| Total Canadian portfolio[2] | **$ 468,549** | **100.0** | **64.8** | $ 457,956 | 100.0 | 64.7 | **2.3** |

[1] Represents percentage of the total Canadian portfolio by NOI.
[2] Includes Canadian residential and commercial NOI.

## CANADIAN SAME PROPERTY NOI BY REGION

Canadian same property NOI by region includes all properties held continuously since December 31, 2024, and therefore does not take into account the impact on performance of acquisitions or dispositions completed during 2025 and 2026. Canadian same property NOI is calculated in accordance with the accounting policies used to prepare total NOI as presented in the consolidated interim statements of net income (loss) and comprehensive income (loss). The following tables summarize the Canadian same property NOI and NOI margins by region for the three and nine months ended September 30, 2026 and September 30, 2025:

| For the Three Months Ended September 30, | 2026 | | 2025 | | Increase (Decrease) |
|---|---|---|---|---|---|
| ($ Thousands) | Same Property NOI | NOI Margin (%) | Same Property NOI | NOI Margin (%) | NOI Change (%) |
| **Residential Suites** | | | | | |
| **Ontario** | | | | | |
| Greater Toronto Area | **$ 63,278** | **66.7** | $ 62,755 | 66.7 | **0.8** |
| London / Kitchener / Waterloo[1] | **10,961** | **63.1** | 11,772 | 66.3 | **(6.9)** |
| Ottawa[2] | **7,758** | **73.3** | 7,451 | 72.3 | **4.1** |
| | **$ 81,997** | **66.8** | $ 81,978 | 67.1 | **0.0** |
| **Québec** | | | | | |
| Greater Montréal Region | **$ 19,897** | **60.1** | $ 19,910 | 61.0 | **(0.1)** |
| Québec City | **6,938** | **64.0** | 6,788 | 65.3 | **2.2** |
| | **$ 26,835** | **61.1** | $ 26,698 | 62.1 | **0.5** |
| **British Columbia** | | | | | |
| Greater Vancouver Area | **$ 15,246** | **73.5** | $ 15,667 | 73.5 | **(2.7)** |
| Victoria and Other British Columbia | **8,425** | **71.7** | 8,609 | 73.6 | **(2.1)** |
| | **$ 23,671** | **72.8** | $ 24,276 | 73.5 | **(2.5)** |
| **Nova Scotia** | | | | | |
| Halifax[3] | **$ 12,124** | **65.9** | $ 11,734 | 65.6 | **3.3** |
| **Alberta** | | | | | |
| Calgary[4] | **$ 4,645** | **58.9** | $ 5,023 | 61.2 | **(7.5)** |
| Edmonton[5] | **1,732** | **56.3** | 1,856 | 59.9 | **(6.7)** |
| | **$ 6,377** | **58.2** | $ 6,879 | 60.9 | **(7.3)** |
| **Saskatchewan** | | | | | |
| Regina[6] | **$ 624** | **63.2** | $ 551 | 55.8 | **13.2** |
| **Prince Edward Island** | | | | | |
| Charlottetown[7] | **$ 122** | **37.8** | $ 149 | 47.0 | **(18.1)** |
| Total Canadian residential suites same property[8] | **$ 151,750** | **66.0** | $ 152,265 | 66.6 | **(0.3)** |
| Canadian same property suites | **42,874** | | 42,874 | | |

(1) Lower NOI margin compared to last year due to lower operating revenue from higher vacancies and higher operating expenses due to R&M and advertising costs.

(2) Higher NOI margin compared to last year due to higher operating revenue from higher monthly rents on renewals and turnovers; and lower operating expenses from realty taxes, partially offset by higher R&M and utilities.

(3) Higher NOI margin compared to last year due to higher operating revenue from higher monthly rents on renewals and turnovers; and lower expected credit losses, partially offset by higher wages, realty taxes, R&M and advertising costs.

(4) Lower NOI margin compared to last year due to lower operating revenue from higher vacancies and higher operating expenses due to higher realty taxes, partially offset by lower R&M.

(5) Lower NOI margin compared to last year due to higher operating expenses from realty taxes.

(6) Higher NOI margin compared to last year due to lower operating expenses from R&M, utilities and expected credit losses.

(7) Lower NOI margin compared to last year due to higher operating expenses from wages, realty taxes and R&M, partially offset by higher revenue from higher monthly rents on renewals and turnovers.

(8) Includes Canadian residential and commercial NOI.

| For the Nine Months Ended September 30, | 2026 | | 2025 | | Increase (Decrease) |
|---|---|---|---|---|---|
| ($ Thousands) | Same Property NOI | NOI Margin (%) | Same Property NOI | NOI Margin (%) | NOI Change (%) |
| **Residential suites** | | | | | |
| **Ontario** | | | | | |
| Greater Toronto Area | **$ 186,148** | **65.5** | $ 183,014 | 65.0 | **1.7** |
| London / Kitchener / Waterloo[1] | **33,166** | **62.8** | 34,654 | 65.2 | **(4.3)** |
| Ottawa[2] | **22,526** | **71.5** | 21,746 | 70.8 | **3.6** |
| | **$ 241,840** | **65.6** | $ 239,414 | 65.5 | **1.0** |
| **Québec** | | | | | |
| Greater Montréal Region | **$ 58,039** | **58.3** | $ 57,331 | 58.9 | **1.2** |
| Québec City[3] | **20,448** | **63.9** | 19,319 | 62.5 | **5.8** |
| | **$ 78,487** | **59.7** | $ 76,650 | 59.8 | **2.4** |
| **British Columbia** | | | | | |
| Greater Vancouver Area | **$ 45,422** | **73.4** | $ 46,763 | 73.0 | **(2.9)** |
| Victoria and Other British Columbia | **25,314** | **71.6** | 25,108 | 72.0 | **0.8** |
| | **$ 70,736** | **72.8** | $ 71,871 | 72.7 | **(1.6)** |
| **Nova Scotia** | | | | | |
| Halifax[4] | **$ 33,748** | **61.9** | $ 32,495 | 61.4 | **3.9** |
| **Alberta** | | | | | |
| Calgary[5] | **$ 13,970** | **58.7** | $ 14,699 | 59.6 | **(5.0)** |
| Edmonton | **5,244** | **57.4** | 5,273 | 57.3 | **(0.5)** |
| | **$ 19,214** | **58.3** | $ 19,972 | 59.0 | **(3.8)** |
| **Saskatchewan** | | | | | |
| Regina[6] | **$ 1,808** | **60.8** | $ 1,582 | 55.2 | **14.3** |
| **Prince Edward Island** | | | | | |
| Charlottetown[7] | **$ 377** | **39.0** | $ 474 | 49.1 | **(20.5)** |
| Total Canadian residential suites same property[8] | **$ 446,210** | **64.8** | $ 442,458 | 64.8 | **0.8** |
| Canadian same property suites | **42,874** | | 42,874 | | |

(1) Lower NOI margin compared to last year due to higher operating costs from R&M, expected credit losses, and lower operating revenue from higher vacancies, partially offset by lower utilities.
(2) Higher NOI margin compared to last year due to higher operating revenue from higher monthly rents on renewals and turnovers.
(3) Higher NOI margin compared to last year due to higher operating revenue from higher monthly rents on renewals and turnovers.
(4) Higher NOI margin compared to last year due to higher operating revenue from higher monthly rents on renewals and turnovers and lower R&M, partially offset by higher realty taxes, insurance and advertising costs.
(5) Lower NOI margin compared to last year due to lower operating revenue from higher vacancies, higher realty taxes and higher expected credit losses, partially offset by lower utilities and R&M.
(6) Higher NOI margin compared to last year due to higher operating revenue from higher monthly rents on renewals and turnovers; and lower operating expenses from wages, R&M and expected credit losses.
(7) Lower NOI margin compared to last year due to higher operating expenses from wages, realty taxes and R&M.
(8) Includes Canadian residential and commercial NOI.

## THE NETHERLANDS PORTFOLIO OPERATIONAL AND FINANCIAL RESULTS

Same Property Occupied AMR for the Netherlands residential portfolio as at September 30, 2026 increased to €1,520 compared to €1,456 as at September 30, 2025, while same property occupancy for the Netherlands residential portfolio decreased to 89.6% (September 30, 2025 – 90.7%), predominantly due to a number of suites strategically kept vacant.

On turnover, rents increased by 7.8% on 4.1% of the Netherlands same property residential portfolio for the three months ended September 30, 2026, compared to an increase of 10.4% on 1.4% of the Netherlands same property residential portfolio for the three months ended September 30, 2025. For the nine months ended September 30, 2026, rents increased by 5.3% on 9.2% of the Netherlands same property residential portfolio, compared to an increase of 17.3% on 7.9% of the Netherlands same property residential portfolio for the nine months ended September 30, 2025.

Lease renewals generally occur on July 1 in the Netherlands. On July 1, 2026, leases were renewed for 88% of the residential portfolio, across which the average rental increase due to indexation and household income adjustment was 4.3%. In the prior year period, leases were renewed for 85% of the residential portfolio, across which the average rental increase due to indexation and household income adjustment was 4.1%.

The following tables summarize the European total and same property portfolio NOI and NOI margins for the three and nine months ended September 30, 2026 and September 30, 2025:

***Net Operating Income***

| ($ Thousands) | Total NOI | | | Same Property NOI | | |
|---|---|---|---|---|---|---|
| **For the Three Months Ended September 30,** | **2026** | **2025** | **%[1]** | **2026** | **2025** | **%[1]** |
| NOI – Europe | **$ 3,813** | $ 10,473 | (63.6) | **$ 3,813** | $ 3,697 | 3.1 |
| NOI margin – Europe | **73.0 %** | 65.1 % | | **73.0 %** | 67.6 % | |

[1] Represents the year-over-year percentage change.

| ($ Thousands) | Total NOI | | | Same Property NOI | | |
|---|---|---|---|---|---|---|
| **For the Nine Months Ended September 30,** | **2026** | **2025** | **%[1]** | **2026** | **2025** | **%[1]** |
| NOI – Europe | **$ 12,855** | $ 37,688 | (65.9) | **$ 11,264** | $ 11,433 | (1.5) |
| NOI margin – Europe | **72.3 %** | 71.7 % | | **72.9 %** | 74.3 % | |

[1] Represents the year-over-year percentage change.

For the three and nine months ended September 30, 2026, total NOI was lower compared to the same period last year primarily due to the large volume of property dispositions completed since 2025.

For the three months ended September 30, 2026, same property NOI margin was higher compared to the same period last year primarily due to lower R&M costs.

For the nine months ended September 30, 2026, same property NOI margin was lower compared to same period last year primarily due to higher R&M costs and lost rent on suites intentionally held vacant.

## NET INCOME (LOSS) AND COMPREHENSIVE INCOME (LOSS)

| ($ Thousands) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| **Operating revenues** | | | | |
| Revenue from investment properties | **$ 246,623** | $ 252,321 | **$ 740,937** | $ 760,066 |
| **Operating expenses** | | | | |
| Property operating costs | **(58,304)** | (59,592) | **(182,748)** | (189,708) |
| Realty taxes | **(25,332)** | (24,906) | **(76,785)** | (74,714) |
| Total operating expenses | **(83,636)** | (84,498) | **(259,533)** | (264,422) |
| **Net operating income** | **162,987** | 167,823 | **481,404** | 495,644 |
| Other income | **3,184** | 3,150 | **9,523** | 10,623 |
| Trust expenses | **(11,908)** | (13,501) | **(44,524)** | (44,868) |
| Unit-based compensation amortization expense: | | | | |
| Unit-based compensation amortization expense, net | **(2,148)** | (2,381) | **(6,812)** | (7,145) |
| Unit-based compensation accelerated amortization expense and ERES unit option forfeitures, net | **(71)** | 673 | **(6,032)** | (886) |
| Total unit-based compensation amortization expense, net | **(2,219)** | (1,708) | **(12,844)** | (8,031) |
| Financing-related costs: | | | | |
| Interest expense on debt and other financing costs | **(52,579)** | (48,165) | **(155,289)** | (143,538) |
| Interest expense on Exchangeable LP Units | **(560)** | (560) | **(1,680)** | (1,674) |
| Net loss on derecognition of debt | **—** | (677) | **(470)** | (4,486) |
| Total financing-related costs, net | **(53,139)** | (49,402) | **(157,439)** | (149,698) |
| Fair value adjustments of investment properties | **(276,191)** | (28,194) | **(664,806)** | (69,154) |
| Fair value adjustments of financial instruments | **4,292** | 3,610 | **19,329** | (25,883) |
| Loss on non-controlling interest | **—** | (27,039) | **(14,095)** | (42,973) |
| Gain (loss) on foreign currency translation | **4,427** | (5,458) | **(6,529)** | (7,777) |
| Transaction costs and other activities | **(4,954)** | (14,286) | **(25,748)** | (31,035) |
| **Net income (loss) before income taxes** | **(173,521)** | 34,995 | **(415,729)** | 126,848 |
| Current income tax expense | **(427)** | (9,067) | **(8,143)** | (17,916) |
| Deferred income tax recovery (expense) | **11** | 258 | **3,511** | (286) |
| Total current income tax expense and deferred income tax recovery (expense), net | **(416)** | (8,809) | **(4,632)** | (18,202) |
| **Net income (loss)** | **$ (173,937)** | $ 26,186 | **$ (420,361)** | $ 108,646 |
| **Other comprehensive income (loss), including items that may be reclassified subsequently to net income (loss)** | | | | |
| Gain (loss) on foreign currency translation, net of taxes | **$ (1,187)** | $ 15,532 | **$ (83)** | $ 66,864 |
| **Other comprehensive income (loss)** | **$ (1,187)** | $ 15,532 | **$ (83)** | $ 66,864 |
| **Comprehensive income (loss)** | **$ (175,124)** | $ 41,718 | **$ (420,444)** | $ 175,510 |

**Other Income**

Other income comprises interest income from vendor takeback ("VTB") mortgages receivable, interest income from cash on hand, and investment income. Other income earned is not necessarily of a recurring nature and may vary year-over-year depending on factors such as principal balances outstanding on VTB mortgages receivable, cash balances on hand, and dividends declared on investments.

The table below summarizes other income for the three and nine months ended September 30, 2026 and September 30, 2025:

| ($ Thousands) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Interest income from VTB mortgages receivable | **$ 2,914** | $ 2,744 | **$ 8,617** | $ 8,116 |
| Interest income | **51** | 88 | **175** | 1,657 |
| Investment income | **219** | 318 | **731** | 850 |
| Total | **$ 3,184** | $ 3,150 | **$ 9,523** | $ 10,623 |

**Trust Expenses**

Trust expenses include costs directly attributable to head office, such as salaries and benefits, trustee fees, professional fees for audit, tax, legal and advisory services, trustees' and officers' insurance premiums, providing property and asset management services, and other general and administrative expenses, net of amounts allocated to property operating expenses for properties owned by CAPREIT.

| ($ Thousands) | Three Months Ended September 30, | | | | Nine Months Ended September 30, | | | |
|---|---|---|---|---|---|---|---|---|
| | **2026** | **%[1]** | **2025** | **%[1]** | **2026** | **%[1]** | **2025** | **%[1]** |
| Trust expenses (excluding reorganization and retirement costs) | **$ (10,110)** | **4.1** | $ (11,750) | 4.7 | **$ (30,559)** | **4.1** | $ (37,003) | 4.9 |
| Reorganization and retirement costs | **(1,798)** | **0.7** | (1,751) | 0.7 | **(13,965)** | **1.9** | (7,865) | 1.0 |
| Total Trust expenses | **$ (11,908)** | **4.8** | $ (13,501) | 5.4 | **$ (44,524)** | **6.0** | $ (44,868) | 5.9 |
| Operating revenues | **$ 246,623** | | $ 252,321 | | **$ 740,937** | | $ 760,066 | |

[1] As a percentage of total operating revenues.

During the three and nine months ended September 30, 2026 and September 30, 2025, reorganization and retirement costs were incurred related to internal organizational optimization and senior management termination costs. For the nine months ended September 30, 2026, these costs also included expenses related to the retirement of the former Chief Executive Officer ("CEO"). Trust expenses excluding reorganization and retirement costs decreased to $10.1 million and $30.6 million, respectively, for the three and nine months ended September 30, 2026, compared to $11.8 million and $37.0 million, respectively, for the three and nine months ended September 30, 2025. For the three months ended September 30, 2026, the year-over-year decrease was primarily due to lower professional fees. For the nine months ended September 30, 2026, the year-over-year decrease was primarily due to lower salaries and benefits, professional fees, and other general and administrative expenses related to the European operations.

**Unit-based Compensation Amortization Expense**

Units are issuable pursuant to CAPREIT's unit-based compensation plans, namely the Deferred Unit Plan ("DUP"), the Restricted Unit Rights Plan ("RUR Plan"), and the Employee Unit Purchase Plan ("EUPP"). The DUP provides for the issuance of DUs. The RUR Plan provides for the issuance of RURs and PURs. The EUPP provides for the issuance of Trust Units.

For the three and nine months ended September 30, 2026, unit-based compensation amortization expenses increased by $0.5 million and $4.8 million, respectively, compared to the three and nine months ended September 30, 2025, due to accelerated vesting of RURs and PURs. For the nine months ended September 30, 2026, the increase is primarily in connection with the retirement of the former CEO.

**Financing-Related Costs**

For the three and nine months ended September 30, 2026, interest expense on debt and other financing costs increased by $4.4 million and $11.8 million, respectively, compared to the three and nine months ended September 30, 2025, primarily due to higher interest rates for mortgages in 2026.

Interest expense on debt and other financing costs includes amortization of CMHC premiums. Amortization of CMHC premiums may be subject to a certain degree of fluctuation from period to period as a result of CMHC premium write-offs which occur upon the refinancing of a mortgage, as well as accelerated CMHC amortization expense for mortgages that management intends to fully refinance or discharge within the year, excluding property dispositions. These write-offs and accelerated CMHC amortization expense may fluctuate depending on the timing and amount of mortgages coming due. For further details, refer to Liquidity and Financial Condition in Section V.

Interest expense on Exchangeable LP Units represents distributions paid and payable on Exchangeable LP Units outstanding. For the three months and nine months ended September 30, 2026, interest expense on Exchangeable LP Units totalled $0.6 million and $1.7 million, respectively. For the nine months ended September 30, 2026, interest expense on Exchangeable LP Units increased marginally compared to the same period last year due to distribution increase that became effective for the February 2025 distribution, partially offset by the exchange of 202,377 Exchangeable LP Units into Trust Units during the first quarter of 2025.

For the nine months ended September 30, 2026, net loss on derecognition of debt totalled $0.5 million, and relates to mortgage settlement costs on dispositions.

**Fair Value Adjustments of Investment Properties**

CAPREIT recorded a fair value loss on investment properties of $276.2 million and $664.8 million for the three and nine months ended September 30, 2026, respectively, primarily due to a fair value adjustment in the Canadian portfolio resulting from the prevailing market conditions leading to minimal normalized NOI growth and the expansion of capitalization rates.

**Fair Value Adjustments of Financial Instruments**

Fair value adjustments of financial instruments comprise fair value adjustments of Exchangeable LP Units, investments, derivative financial instruments, and unit-based compensation.

Fair value adjustments of Exchangeable LP Units and unit-based compensation may vary significantly year-over-year depending on the unit price of CAPREIT. Fair value adjustments of investments may vary significantly year-over-year depending on the unit price of the respective investments. Fair value adjustments of derivative financial instruments may vary significantly year-over-year depending on foreign exchange rates and the yield curve.

The table below summarizes the fair value adjustments of financial instruments for the three and nine months ended September 30, 2026 and September 30, 2025:

| ($ Thousands) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Fair value adjustments of Exchangeable LP units | **$ 4,667** | $ 5,360 | **$ 7,542** | $ 2,880 |
| Fair value adjustments of investments | **12** | 225 | **523** | 456 |
| Fair value adjustments of derivative financial instruments | **(3,413)** | (3,345) | **6,580** | (30,804) |
| Fair value adjustments of unit-based compensation | **3,026** | 1,370 | **4,684** | 1,585 |
| Fair value adjustments of financial instruments | **$ 4,292** | $ 3,610 | **$ 19,329** | $ (25,883) |

**Gain (Loss) on Non-Controlling Interest**

For the nine months ended September 30, 2026, CAPREIT recorded a mark-to-market loss of $14.1 million, respectively, on ERES Units held by non-controlling unitholders due to the difference between ERES's unit redemption price as defined in the ERES DOT compared to the cash consideration of $1.19 per ERES unit paid for the ERES transaction on May 1, 2026. As at September 30, 2026, CAPREIT directly and indirectly holds 100% of the ERES Units and ERES Class B LP Units as a result of the closing of the ERES Transaction.

**Gain (Loss) on Foreign Currency Translation**

CAPREIT's functional currency is the Canadian dollar and the functional currency of certain foreign subsidiaries is the euro. CAPREIT is exposed to gains or losses on foreign currency translations due to the execution of its foreign currency and interest rate risk management strategies. CAPREIT has foreign currency cash, borrowings, cross-currency swap, and cross-currency interest rate ("CCIR") swap arrangements denominated in either USD or euros. Conversely, wholly owned foreign subsidiaries have cash and certain other transactions which are not denominated in their functional currency. The gains or losses on foreign currency translations may vary significantly year-over-year depending on the value of the Canadian dollar relative to the USD and euro.

For the three and nine months ended September 30, 2026, CAPREIT recorded a gain of $4.4 million and a loss of $6.5 million on foreign currency translation, respectively, primarily due to CAPREIT's USD borrowings and movements in the USD relative to the Canadian dollar during the periods (for more information, see Section VI – Other Information).

**Transaction Costs and Other Activities**

The table below summarizes transaction costs and other activities for the three and nine months ended September 30, 2026 and September 30, 2025:

| ($ Thousands) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Transaction costs and other adjustments on dispositions, net | **$ (656)** | $ (9,348) | **$ (12,917)** | $ (19,689) |
| Amortization of property, plant and equipment ("PP&E"), and right-of-use asset | **(1,242)** | (1,481) | **(3,915)** | (4,586) |
| Enterprise resource planning ("ERP") implementation costs[1] | **(2,836)** | (2,962) | **(8,166)** | (6,265) |
| Other[2] | **(220)** | (495) | **(750)** | (495) |
| Total | **$ (4,954)** | $ (14,286) | **$ (25,748)** | $ (31,035) |

[1] Includes licensing, consulting, and salaries and benefits.
[2] Consists of costs relating to the Dutch tax authority audits.

Transaction costs and other adjustments on dispositions are not necessarily of a recurring nature and may vary year-over-year depending on the nature and volume of disposition activity.

CAPREIT is currently undertaking a multi-year business transformation project in which it is replacing its existing ERP system in order to more efficiently manage operations, including, but not limited to, its leasing, resident services, procurement, and accounting functions. This initiative will enable CAPREIT to modernize, simplify, standardize and automate key business processes, leading to a host of benefits that are aimed at improving the resident and employee experience in the long term. This investment will ultimately align CAPREIT's technology platform with its overall business strategy and objectives. The new ERP system is expected to launch in 2027.

**Current Income Tax Expense and Deferred Income Tax Recovery (Expense)**

Current income tax expense is attributed to the European portfolio where CAPREIT operates through foreign legal entities that may be taxable in local jurisdictions.

For the nine months ended September 30, 2026, current income tax expense includes taxes attributable to dispositions in CAPREIT's European portfolio of $6.8 million. The previous year included amounts related to the Dutch tax authority reassessments. In September 2026, CAPREIT concluded a settlement agreement with the Dutch tax authority to resolve previously disclosed audit matters. The resulting settlement amount was paid in full during the three months ended September 30, 2026.

Current income tax expense, net of tax related to CAPREIT's European portfolio dispositions and Dutch tax authority reassessments, was $0.4 million and $1.3 million for the three and nine months ended September 30, 2026, respectively, representing decreases of $0.9 million and $2.9 million compared to the same periods last year, reflecting the continued reduction of CAPREIT’s European portfolio in 2025 and 2026.

Deferred income tax recovery (expense) is attributed to CAPREIT's European portfolio and will vary significantly year-over-year depending on the fair value of the European investment properties relative to the respective tax cost base. For the three and nine months ended September 30, 2026, deferred income tax recovery was $11 thousand and $3.5 million, respectively, mainly attributable to the disposition of certain European subsidiaries and investment properties, as well as net fair value losses recorded on CAPREIT's European investment properties. For the three and nine months ended September 30, 2025, deferred income tax recovery was $0.3 million and deferred income tax expense was $0.3 million, respectively, mainly attributable to derecognition of deferred tax assets and fair value adjustments recorded on CAPREIT's European investment properties.

**Other Comprehensive Income (Loss)**

Other comprehensive income (loss) consists of gain (loss) on foreign currency translation on CAPREIT's foreign subsidiaries. The gains or losses on foreign currency translations may vary significantly year-over-year depending on the value of the Canadian dollar relative to the euro and the USD.

## SECTION IV: INVESTMENT PROPERTIES

### INVESTMENT PROPERTIES

Investment properties are defined as properties held to earn rental income or for capital appreciation, or both. Investment properties are recognized initially at cost. Subsequent to initial recognition, all investment properties are measured using the fair value model, whereby changes in fair value are recognized for each reporting period in net income (loss).

CAPREIT's internal valuation team appraises some of CAPREIT's Canadian investment properties using generally the same process and methodology as its external appraiser. CAPREIT's objective is to have a portion of its Canadian investment properties appraised externally every year, on a rotational basis. The partial internalization of valuations for the Canadian portfolio builds synergies within the various CAPREIT sub-functions, including the Investments and Development functions.

External valuations for the Canadian portfolio, where obtained, are performed throughout the year with quarterly updates provided on capitalization rates. Capitalization rates used by the appraisers are based on recently closed transactions for similar properties and other current market indicators for similar properties. CAPREIT obtains external valuations for a cross-section of investment properties that represents different geographical locations across the Canadian portfolio. For internal valuations, the appraisal methodologies used are consistent with the practices employed by the external appraiser. CAPREIT determined the fair value of its Dutch investment properties as at September 30, 2026 using valuations prepared by its internal valuation team. The Dutch internal valuations are based on the same valuation methods used by the external appraiser and available market information. The qualified external appraisers engaged by CAPREIT to externally appraise both its Canadian and Dutch portfolio, as applicable, hold recognized relevant professional qualifications and have recent experience in the location and category of the respective properties.

The table below summarizes the fair values of CAPREIT's investment properties and average fair value per suite, along with key market assumptions by geography, as at September 30, 2026 and December 31, 2025. For the nine months ended September 30, 2026, there was a $520.7 million decrease in overall carrying value due to fair value adjustments, dispositions and transfers to assets held for sale that were subsequently sold, partially offset by property capital investments and acquisitions.

**Investment Properties by Geography**

($ Thousands)

| As at | September 30, 2026 | | | December 31, 2025 | | |
|---|---|---|---|---|---|---|
| | Fair Value | Average Capitalization Rate[1] | Average Fair Value per Suite[2] | Fair Value | Average Capitalization Rate[1] | Average Fair Value per Suite[2] |
| **Ontario** | | | | | | |
| Greater Toronto Area | **$ 5,536,715** | **4.54 %** | **$ 341** | $ 5,654,723 | 4.43 % | $ 348 |
| Other Ontario | **1,645,310** | **4.80 %** | **279** | 1,679,360 | 4.71 % | 285 |
| | **$ 7,182,025** | **4.60 %** | **$ 324** | $ 7,334,083 | 4.50 % | $ 331 |
| **Québec** | **$ 2,644,193** | **4.70 %** | **$ 263** | $ 2,787,216 | 4.60 % | $ 275 |
| **British Columbia** | **$ 2,325,290** | **4.46 %** | **$ 382** | $ 2,473,180 | 4.28 % | $ 410 |
| **Nova Scotia** | **$ 987,270** | **4.85 %** | **$ 290** | $ 997,450 | 4.76 % | $ 293 |
| **Alberta** | **$ 556,005** | **5.03 %** | **$ 240** | $ 589,477 | 5.03 % | $ 254 |
| **Saskatchewan** | **$ 154,640** | **5.52 %** | **$ 209** | $ 153,960 | 5.66 % | $ 208 |
| **Prince Edward Island** | **$ 15,060** | **5.66 %** | **$ 188** | $ 39,510 | 5.22 % | $ 210 |
| **Total Canadian portfolio** | **$ 13,864,483** | **4.64 %** | **$ 309** | $ 14,374,876 | 4.53 % | $ 320 |
| **The Netherlands** | **$ 347,308** | **5.00 %** | **$ 565** | $ 357,602 | 4.84 % | $ 578 |
| **Total portfolio** | **$ 14,211,791** | **4.65 %** | **$ 313** | $ 14,732,478 | 4.54 % | $ 321 |

[1] Weighted average capitalization rates exclude implied capitalization rates on operating leasehold interests, land leasehold interests, and right-of-use assets. See note 3 to the accompanying condensed consolidated interim financial statements for further valuation assumption details. Capitalization rates for the Netherlands represent the implied capitalization rates for these properties.

[2] Average fair value per suite represents fair value divided by the number of residential suites (excluding properties classified as assets held for sale) in each respective region.

Current regulatory and macroeconomic developments have impacted overall market activity, and while market activity has increased, these developments continue to result in limited reliable market metrics, such as capitalization rates. As such, the fair values of CAPREIT's investment properties are subject to significant change, and such changes may be material. Management is applying, to the greatest extent practicable, prudence and sound judgement in its basis for fair valuing the investment properties in the current unpredictable environment.

See note 3 to the accompanying condensed consolidated interim financial statements for further details on investment properties.

## ACQUISITIONS OF INVESTMENT PROPERTIES

The table below summarizes an investment property acquisition and an operating lease buyout completed since January 1, 2026.

**Nine Months Ended September 30, 2026**

($ Thousands)

| Acquisition Date | Suite Count | Region | Fair Value of Investment Properties | Gross Purchase Price[1] |
|---|---|---|---|---|
| April 14, 2026[2] | **N/A** | Mississauga, ON | **$ 16,782** | **$ 16,782** |
| June 24, 2026 | **51** | Vancouver, BC | **20,350** | **20,350** |
| Total | **51** | | **$ 37,132** | **$ 37,132** |
| Transaction costs | | | **$ 1,493** | |
| Total acquisition costs | | | **$ 38,625** | |

[1] The gross purchase price is the amount stated in the purchase and sale agreement and comprises the fair value of investment properties being acquired and, as applicable, the fair value adjustment of mortgages payable assumed by CAPREIT. The gross purchase price excludes transaction costs and customary adjustments.

[2] Represents an operating lease buyout.

## DISPOSITIONS OF INVESTMENT PROPERTIES

The table below summarizes the dispositions of investment properties (including investment properties previously classified as assets held for sale) completed since January 1, 2026.

**Nine Months Ended September 30, 2026**

($ Thousands)

| Disposition Date | Suite Count | Region | Fair Value of Investment Properties | Gross Sale Price[1] |
|---|---|---|---|---|
| January 15, 2026[2] | **33** | The Netherlands | **$ 16,267** | **$ 16,267** |
| March 2, 2026 | **108** | Charlottetown, PEI | **27,762** | **28,000** |
| March 31, 2026[2] | **88** | The Netherlands | **32,376** | **32,376** |
| March 31, 2026[2] | **88** | The Netherlands | **24,041** | **24,041** |
| Q1 2026[3] | **1** | The Netherlands | **700** | **700** |
| Total Q1 2026 | **318** | | **101,146** | **101,384** |
| April 16, 2026[2] | **201** | The Netherlands | **69,187** | **69,187** |
| May 22, 2026[4] | **N/A** | Toronto, ON | **1,000** | **1,000** |
| Q2 2026[3] | **3** | The Netherlands | **2,350** | **2,350** |
| Total Q2 2026 | **204** | | **72,537** | **72,537** |
| August 14, 2026[2] | **90** | Montréal, QC | **21,554** | **21,750** |
| Total Q3 2026 | **90** | | **21,554** | **21,750** |
| Total | **612** | | **$ 195,237** | **$ 195,671** |

[1] The gross sale price is the amount stated in the purchase and sale agreement and comprises the fair value of investment properties being disposed of and, as applicable, the fair value adjustment of mortgages payable assumed by the purchaser, and vendor takeback ("VTB") mortgages receivable issued by CAPREIT to the purchaser. The gross sale price excludes transaction costs and customary adjustments.

[2] Previously included in assets held for sale.

[3] Represents disposition of single residential suites.

[4] Represents disposition of land adjacent to an existing residential building owned by CAPREIT.

## PROPERTY CAPITAL INVESTMENTS

### Discretionary and Non-Discretionary Property Capital Investments

Management does not differentiate between maintenance and value-enhancing property capital investments. Maintenance property capital investments are generally not clearly identifiable, nor do they have a common definition, and it would require significant judgement to classify property capital investments as maintenance or value-enhancing capital investments. In addition, there is no generally accepted definition of maintenance capital investments in the Canadian real estate industry. Management has decided to classify property capital investments into two categories: non-discretionary and discretionary. Management is of the view that this classification, while still requiring a degree of professional judgement, provides a better measure of economic cash flows.

*Non-Discretionary Property Capital Investments* are those investments management believes are essential for the safety of residents and to ensure the structural integrity of the properties. Included in non-discretionary capital expenditures are items such as building improvements, including roof, structural, balcony, sidewalks, windows, brick, electrical, and life and safety. Management uses its professional judgement to include other capital expenditure categories that could impact the safety of residents.

*Discretionary Property Capital Investments* are capital expenditures made to the property that are not essential to the operation of the business in the short term. These investments may enhance the property's operating effectiveness, including its profitability, through increases in revenues or reductions in costs over the long term. Included in discretionary capital expenditures are items such as suite and common area improvements, energy-saving, resiliency and water efficiency initiatives, equipment, boilers, and elevators and risers.

### Property Capital Investments by Category

CAPREIT capitalizes all capital investments related to the improvement of its properties. These investments have the objective of growing future NOI, increasing property value over the long term, ensuring life safety and safeguarding of assets.

An important component of CAPREIT's property capital investment strategy is to actively manage all properties and improve their operating performance by investing annually while maintaining a focus on capital preservation. This ensures sustainable growth to continually improve the portfolio's future rental income-generating potential.

Energy-saving, resiliency and water efficiency initiatives, and suite and common area improvement costs generally tend to increase NOI more quickly compared to other capital investment categories.

A breakdown of property capital investments (including assets held for sale as applicable, but excluding development costs) is summarized by category on the next page for the nine months ended September 30, 2026 and year ended December 31, 2025.

| **Nine Months Ended September 30, 2026** ($ Thousands) | | | **% of Total** |
|---|---|---|---|
| **Canadian non-discretionary property capital investments** | | | |
| Building improvements | **$** | **28,189** | **18.9** |
| Life and safety | | **2,714** | **1.8** |
| | **$** | **30,903** | **20.7** |
| **Canadian discretionary property capital investments** | | | |
| Suite improvements | **$** | **67,803** | **45.3** |
| Common area | | **23,725** | **15.9** |
| Energy-saving, resiliency and water efficiency initiatives | | **11,002** | **7.4** |
| Equipment | | **7,463** | **5.0** |
| Elevators and risers | | **5,459** | **3.7** |
| Other | | **981** | **0.7** |
| | **$** | **116,433** | **78.0** |
| Canadian portfolio total[(1)] | **$** | **147,336** | **98.7** |
| European portfolio[(2)] | **$** | **1,960** | **1.3** |
| Total[(3)] | **$** | **149,296** | **100.0** |

(1) Excludes development costs of $5,748 for the nine months ended September 30, 2026.
(2) Includes $455 of non-discretionary property capital investments and $1,505 of discretionary property capital investments.
(3) Includes assets held for sale.

| **Year Ended December 31, 2025** ($ Thousands) | | | **% of Total** |
|---|---|---|---|
| **Canadian non-discretionary property capital investments** | | | |
| Building improvements | $ | 57,724 | 25.4 |
| Life and safety | | 3,709 | 1.6 |
| | $ | 61,433 | 27.1 |
| **Canadian discretionary property capital investments** | | | |
| Suite improvements | $ | 77,877 | 34.4 |
| Common area | | 28,969 | 12.8 |
| Energy-saving, resiliency and water efficiency initiatives | | 30,754 | 13.6 |
| Equipment | | 10,715 | 4.7 |
| Elevators and risers | | 9,279 | 4.1 |
| Other | | 2,075 | 0.9 |
| | $ | 159,669 | 70.4 |
| Canadian portfolio total[(1)] | $ | 221,102 | 97.5 |
| European portfolio[(2)] | $ | 5,696 | 2.5 |
| Total[(3)] | $ | 226,798 | 100.0 |

(1) Excludes development costs of $7,442 for the year ended December 31, 2025.
(2) Includes $1,289 of non-discretionary property capital investments and $4,407 of discretionary property capital investments.
(3) Includes assets held for sale.

## SECTION V: CAPITAL STRUCTURE AND FINANCIAL CONDITION

### CAPITAL STRUCTURE

In the short term, CAPREIT utilizes the Credit Facilities, where necessary, to finance its property capital investments, which may include acquisitions. In the long term, retained earnings are utilized and equity issuances, mortgage financings and refinancings, including "top-ups", and the GHG Reduction Facility, are put in place to finance the cumulative investments in the property portfolio and ensure the sources of financing better reflect the long-term useful lives of the underlying investments.

As at September 30, 2026, CAPREIT is in compliance with all the investment and debt restrictions, and financial covenants contained in the DOT, Credit Facilities, and mortgage financing agreements. The total capital managed by CAPREIT and the results of compliance with some of the key covenants, and liquidity and leverage metrics are summarized in the following tables:

($ Thousands)

| As at | September 30, 2026 | December 31, 2025 | September 30, 2025 |
|---|---|---|---|
| Unitholders' equity | **$ 8,096,836** | $ 8,761,196 | $ 8,833,325 |
| Exchangeable LP Units | **45,728** | 53,270 | 58,804 |
| Mortgages payable – non-current | **4,869,757** | 4,856,580 | 4,784,867 |
| Mortgages payable – current | **989,388** | 777,021 | 823,012 |
| Credit Facilities payable | **260,505** | 331,250 | 24,963 |
| Total capital | **$ 14,262,214** | $ 14,779,317 | $ 14,524,971 |

| As at | Threshold | September 30, 2026 | December 31, 2025[1] | September 30, 2025[1] |
|---|---|---|---|---|
| Total Debt to Gross Book Value[2] | Maximum 62.5% | **42.1%** | 39.3 % | 37.7 % |
| Mortgages Payable to Gross Book Value[2] | | **40.3%** | 37.1 % | 37.6 % |
| Net Debt to Adjusted EBITDAFVA (times)[2][3] | | **10.0x** | 9.6x | 8.7x |

[1] Certain 2025 comparative figures have been adjusted to conform with current period presentation.
[2] These measures are not defined by IFRS, do not have standard meanings, and may not be comparable with other industries or companies (see Section I – Non-IFRS Measures). For a reconciliation to IFRS, see Section VI – Non-IFRS Measures.
[3] Net debt is presented as at the respective balance sheet date. Adjusted EBITDAFVA is presented for the trailing 12 months ended.

| For the 12 Months Ended | | September 30, 2026 | December 31, 2025[1] | September 30, 2025[1] |
|---|---|---|---|---|
| Debt Service Coverage Ratio (times)[2][3] | Minimum 1.4 | **1.8x** | 1.9x | 1.9x |
| Interest Coverage Ratio (times)[2][3] | Minimum 1.65 | **3.2x** | 3.4x | 3.4x |
| FFO payout ratio[2][3] | Maximum 100% | **61.2%** | 60.8 % | 60.4 % |

[1] Certain 2025 comparative figures have been adjusted to conform with current period presentation.
[2] These measures are not defined by IFRS, do not have standard meanings, and may not be comparable with other industries or companies (see Section I – Non-IFRS Measures). For a reconciliation to IFRS, see Section VI – Non-IFRS Measures.
[3] For the trailing 12 months ended.

## LIQUIDITY AND FINANCIAL CONDITION

### Liquidity and Capital Resources

Management believes there is adequate overall liquidity to fund property capital investment commitments to provide for future business needs. CAPREIT finances these commitments through: (i) cash and cash equivalents on hand, (ii) the Acquisition and Operating Facility, (iii) the GHG Reduction Facility, (iv) mortgage debt secured by investment properties, and (v) equity. Management's assessment of CAPREIT's liquidity position continues to be stable for the foreseeable future based on its evaluation of capital resources, as summarized below:

i) CAPREIT's business continues to be stable and is expected to generate sufficient cash flow on an annual basis to fund the current level of distributions.
ii) CAPREIT's Canadian borrowing capacity as at September 30, 2026 was $258.0 million on its Acquisition and Operating Facility, in addition to an unused accordion option to increase the credit facility limit by up to $200 million.
iii) CAPREIT's cash and cash equivalents as at September 30, 2026 totalled $19.1 million.

As at September 30, 2026, CAPREIT had $974.3 million of investment properties that are unencumbered by mortgages. Of these investment properties, $407.9 million are Canadian investment properties which secure the Acquisition and Operating Facility.

The working capital deficiency, as presented on CAPREIT's consolidated balance sheets as at September 30, 2026, and defined as current assets less current liabilities, is funded through the Credit Facilities and refinancing of mortgages as they mature. Management conducts a liquidity forecast on a regular basis, which includes refinancing of mortgages, property capital investments, potential acquisitions, and potential dispositions, to monitor the available capacity.

As at September 30, 2026, CAPREIT's Credit Facilities consist of the $500 million Acquisition and Operating Facility, which can be borrowed in Canadian dollars, USD or euros; and the $70 million GHG Reduction Facility.

On April 30, 2026, the ERES revolving credit facility ("ERES Credit Facility") was terminated in connection with the ERES Transaction.

Acquisition and Operating Facility

The table below summarizes the key terms of the Acquisition and Operating Facility:

($ Thousands)

| As at | September 30, 2026 | December 31, 2025 |
|---|---|---|
| Maximum borrowing capacity[1] | **$ 500,000** | $ 500,000 |
| Unused accordion option[2] | **$ 200,000** | $ 200,000 |
| Interest rate per annum: | | |
| Canadian dollar borrowings[3] | **CORRA + 1.65% or Canadian Prime Rate + 0.35%** | CORRA + 1.65% or Canadian Prime Rate + 0.35% |
| USD borrowings[4] | **SOFR + 1.45%** | SOFR + 1.45% |
| Euro borrowings[5] | **EURIBOR + 1.35%** | EURIBOR + 1.35% |
| Maturity date | **February 28, 2028** | February 28, 2028 |

(1) As at December 31, 2025, included temporary increase of $100,000 in borrowing capacity, with an original maturity of April 30, 2026. On April 30, 2026, the Acquisition and Operating Facility was amended to extend the $100,000 increase until the maturity of the facility in February 2028.
(2) An accordion option is available to increase the credit facility limit upon satisfaction of conditions set out in the agreement and the consent of applicable lenders.
(3) CORRA stands for Canadian Overnight Repo Rate Average.
(4) SOFR stands for Secured Overnight Financing Rate.
(5) EURIBOR stands for Euro Interbank Offered Rate.

GHG Reduction Facility

On March 26, 2024, CAPREIT entered into a credit agreement pursuant to which the lender will make available a $70 million GHG Reduction Facility for purposes of financing a portion of the costs related to the design, construction, implementation and commissioning of proposed sustainable energy efficiency projects to reduce GHG emissions on certain of CAPREIT's properties. The GHG Reduction Facility has a maturity date of the earlier of 20 years after the completion of the financed projects and 25 years after the date of the agreement. The availability period is the period during which CAPREIT is allowed to make quarterly borrowings from the facility, which is until March 26, 2029, and during which CAPREIT is not required to make principal payments. The interest rate during the availability period will be 3.00% and it will be between 2.47% and 4.47% for 20 years after the availability period depending on the percentage reduction of GHG emissions achieved. Any unpaid amounts need to be repaid by the maturity date of the facility.

The tables below summarize the amounts available and drawn under the respective credit facilities as at September 30, 2026 and December 31, 2025:

($ Thousands)

| As at September 30, 2026 | Acquisition and Operating Facility | GHG Reduction Facility | Total |
|---|---|---|---|
| Maximum borrowing capacity | **$ 500,000** | **$ 70,000** | **$ 570,000** |
| Canadian dollar borrowings | **$ (7,999)** | **$ (22,419)** | **$ (30,418)** |
| USD borrowings | **—** | **N/A** | **—** |
| Euro borrowings | **(230,726)** [1] | **N/A** | **(230,726)** |
| Less: Total borrowings | **$ (238,725)** | **$ (22,419)** | **$ (261,144)** |
| Less: Letters of credit | **(3,226)** | **N/A** | **(3,226)** |
| Available borrowing capacity | **$ 258,049** | **$ 47,581** | **$ 305,630** |
| Weighted average interest rate per annum on total borrowings including interest rate swaps | **3.71 %** | **3.00 %** | **3.65 %** |

[1] As at September 30, 2026, CAPREIT has euro borrowings totalling €143,229 that bear interest at the EURIBOR plus a margin of 1.35% per annum, excluding the impact of CCIR swaps.

($ Thousands)

| As at December 31, 2025 | Acquisition and Operating Facility | GHG Reduction Facility | ERES Credit Facility | Total |
|---|---|---|---|---|
| Maximum borrowing capacity | $ 500,000 [1] | $ 70,000 | $ 32,187 | $ 602,187 |
| Canadian dollar borrowings | $ (7,602) | $ (17,338) | $ — | $ (24,940) |
| USD borrowings | (307,084) [2] | N/A | — | (307,084) |
| Euro borrowings | — | N/A | — | — |
| Less: Total borrowings | $ (314,686) | $ (17,338) | $ — | $ (332,024) |
| Less: Letters of credit | (3,343) | N/A | — | (3,343) |
| Available borrowing capacity | $ 181,971 | $ 52,662 | $ 32,187 | $ 266,820 |
| Weighted average interest rate per annum including interest rate swaps | 3.65 % | 3.00 % | N/A | 3.61 % |

[1] Includes temporary increase of $100,000 in borrowing capacity, with an original maturity of April 30, 2026. On April 30, 2026, the Acquisition and Operating Facility was amended to extend the $100,000 increase until the maturity of the facility in February 2028.

[2] As at December 31, 2025, CAPREIT has USD borrowings totalling US$224,014 that bear interest at the SOFR plus a margin of 1.45% per annum, excluding the impact of CCIR swaps.

**Mortgages Payable**

The table below summarizes the type of mortgages payable included in CAPREIT's capital structure and the overall interest rates and terms to maturity as at September 30, 2026, December 31, 2025 and September 30, 2025:

| As at | September 30, 2026 | December 31, 2025 | September 30, 2025 |
|---|---|---|---|
| Percentage of CMHC-insured mortgages[1] | **98.9%** | 98.3% | 97.7% |
| Percentage of fixed-rate mortgages | **100.0%** | 100.0% | 100.0% |
| Weighted average mortgage effective interest rate per annum[2] | **3.43%** | 3.30% | 3.26% |
| Weighted average mortgage term to maturity (years)[3] | **4.4** | 4.4 | 4.4 |

(1) Excludes Dutch financings.

(2) Weighted average mortgage effective interest rate per annum includes deferred financing costs, fair value adjustments and prepaid CMHC premiums on an effective interest rate basis.

(3) The mortgages on the Canadian and Dutch properties have a weighted average term to maturity of 4.4 years and 0.8 years, respectively, as at September 30, 2026 (December 31, 2025 – 4.5 years and 1.7 years, respectively, September 30, 2025 – 4.5 years and 1.9 years, respectively).

CAPREIT is in compliance with all financial covenants on mortgages payable for the three and nine months ended September 30, 2026 and September 30, 2025, and for the year ended December 31, 2025.

The table below summarizes the financings and repayments and associated weighted average interest rates closed during the three and nine months ended September 30, 2026. The table excludes mortgages assumed by CAPREIT upon acquisition of investment properties and mortgages assumed by the purchaser upon disposition of investment properties.

| ($ Thousands) | Original Mortgage Amounts[1] | Weighted Average Original Stated Interest Rate per Annum[2] | New/ Renewed Mortgage Amounts[3] | Weighted Average New Interest Rate per Annum[4] | Weighted Average Term on New/ Renewed Mortgages (Years) | Net Top-up Financing (Repayment) Amounts[5] |
|---|---|---|---|---|---|---|
| **Canadian portfolio** | | | | | | |
| First quarter | **$ 35,648** | **2.27 %** | **$ 76,000** | **3.50 %** | **5.0** | **$ 40,352** |
| Second quarter | **85,024** | **2.46 %** | **267,545** | **3.93 %** | **7.9** | **182,521** |
| Third quarter | **224,407** | **2.36 %** | **367,372** | **4.14 %** | **8.4** | **142,965** |
| Total and weighted average | **$ 345,079** | **2.38 %** | **$ 710,917** | **3.99 %** | **7.8** | **$ 365,838** |
| Subsequent to the quarter: | | | | | | |
| Committed or completed | **$ 152,293** | **2.36 %** | **$ 248,640** | **4.31 %** | **6.8** | **$ 96,347** |
| Total and weighted average | **$ 497,372** | **2.37 %** | **$ 959,557** | **4.08 %** | **7.6** | **$ 462,185** |
| **Dutch portfolio** | | | | | | |
| First quarter | **$ —** | **— %** | **$ —** | **— %** | **—** | **$ —** |
| Second quarter | **20,680** | **3.19 %** | **—** | **— %** | **—** | **(20,680)** |
| Third quarter | **—** | **— %** | **—** | **— %** | **—** | **—** |
| Total and weighted average | **$ 20,680** | **3.19 %** | **$ —** | **— %** | **—** | **$ (20,680)** |
| Grand total and weighted average | **$ 518,052** | **2.40 %** | **$ 959,557** | **4.08 %** | **7.6** | **$ 441,505** |

[1] Includes $489,804 of mortgages that matured and $28,248 of mortgages associated with property dispositions during the nine months ended September 30, 2026.
[2] Excludes one-to-six-month short-term extensions, where applicable.
[3] Excludes mortgage rate buy-down cost of $919.
[4] Excludes prepaid CMHC premiums, deferred financing costs, and impact of hedging.
[5] Includes $28,248 of mortgages discharged due to property dispositions during the nine months ended September 30, 2026.

Based on the current property portfolio, management expects to complete approximately $1.2 billion in total mortgage financings for 2026, which assumes that there will be no future acquisitions and dispositions. As a strategy, CAPREIT leverages CMHC insurance to get access to stable financing at lower interest rates than would be available with conventional mortgage financing or other forms of debt. The premiums associated with the initial mortgage financing along with any additional premiums on future expected mortgage renewals or refinancing are analyzed to ensure the all-in cost of CMHC financing continues to be CAPREIT's most cost-effective form of debt.

CMHC premiums are amortized over the amortization period of the underlying mortgage loans, generally 35 years, when incurred. If CAPREIT fully refinances or discharges an existing mortgage, any unamortized prepaid CMHC premiums and fees associated with the existing mortgages on that property will be written off in the period in which full refinancing or discharge occurs. CAPREIT accelerates the amortization for prepaid CMHC premiums for mortgages that management intends to fully refinance or discharge within the year, from the date the decision is made to the date the mortgage is due to be refinanced or discharged. During the three and nine months ended September 30, 2026, amortization expense of CMHC premiums, including net write-off of CMHC premiums on refinanced or discharged mortgages amounted to $1.7 million and $5.8 million, respectively, (excludes write-off of CMHC premiums related to discharge of mortgages due to dispositions). Amortization expense of CMHC premiums during the three and nine months ended September 30, 2026 was higher than the three and nine months ended September 30, 2025, primarily due to higher CMHC accelerated amortization during the year compared to the same periods last year. The financing strategy continues to prioritize utilizing the full useful life of the CMHC Certificate of Insurance ("COI") where deemed appropriate.

The table below summarizes the CMHC amortization expense, including write-offs except those relating to dispositions, for the trailing eight quarters.

| ($ Thousands) | **Q3 26** | **Q2 26** | **Q1 26** | **Q4 25** | **Q3 25** | **Q2 25** | **Q1 25** | **Q4 24** |
|---|---|---|---|---|---|---|---|---|
| Amortization of CMHC premiums and fees | **$ (1,677)** | $ (2,019) | $ (2,118) | $ (1,517) | $ (1,550) | $ (1,529) | $ (1,539) | $ (1,576) |

For 2026, CMHC amortization expense, including write-offs except those relating to dispositions, is expected to be in the range of $7.0 million to $7.5 million.

The breakdown of CAPREIT's future principal repayments, including mortgage maturities, and effective weighted average interest rates as at September 30, 2026 is as follows:

**As at September 30, 2026**

($ Thousands)

| **Period** | **Principal Amortization** | **Mortgage Maturities** | **Mortgage Balance** | **% of Total Mortgage Balance** | **Effective Weighted Average Interest Rate per Annum (%)** [1] |
|---|---|---|---|---|---|
| Remainder of 2026 | **$ 38,543** | **$ 299,259** | **$ 337,802** | **5.6** | **2.99** |
| 2027 | **137,990** | **756,652** | **894,642** | **14.9** | **3.26** |
| 2028 | **125,677** | **692,782** | **818,459** | **13.6** | **3.47** |
| 2029 | **105,918** | **547,117** | **653,035** | **10.9** | **3.29** |
| 2030 | **89,183** | **571,267** | **660,450** | **11.0** | **3.12** |
| 2031-2037 | **220,120** | **2,425,486** | **2,645,606** | **44.0** | **3.59** |
| | **$ 717,431** | **$ 5,292,563** | **$ 6,009,994** | **100.0 %** | **3.43 %** |
| Less: Prepaid CMHC premiums | | | **$ (113,800)** | | |
| Less: Deferred financing costs | | | **(18,994)** | | |
| Less: Fair value adjustments | | | **(18,055)** | | |
| Total | | | **$ 5,859,145** | | |
| Weighted average term to maturity (years) | | | **4.4** | | |

[1] Includes the amortization of deferred financing costs, prepaid CMHC premiums, and fair value adjustments. Effective weighted average interest rates represent the weighted average rate of mortgages maturing in each respective year. The rate shown for the total mortgage balance represents the weighted average interest rate of the total mortgage portfolio.

**Unitholders' Equity, Exchangeable LP Units, and Units Awarded under Unit-based Compensation Plans**

Unitholders' Equity represents the issued and outstanding Trust Units, and excludes the Exchangeable LP Units and any units issued in connection with unit-based incentive plans. For the purposes of the table below, Exchangeable LP Units and units issued in connection with unit-based incentive plans are treated as equity as they have claims similar or identical to those of the Trust Units.

Units outstanding (excluding ERES) as at September 30, 2026, December 31, 2025, and September 30, 2025 are as follows:

(Thousands of units)

| As at | September 30, 2026 | December 31, 2025 | September 30, 2025 |
|---|---|---|---|
| Trust Units | **152,066** | 153,884 | 156,296 |
| Exchangeable LP Units | **1,445** | 1,445 | 1,445 |
| DUs | **180** | 153 | 140 |
| RURs | **337** | 624 | 616 |
| PURs | **19** | 74 | 74 |
| Total number of units outstanding – diluted | **154,047** | 156,180 | 158,571 |
| Ownership by trustees, officers, and other senior management | **0.3 %** | 0.6 % | 0.6 % |

**Normal Course Issuer Bid**

In March 2026, CAPREIT received acceptance from the TSX of its notice of intention to proceed with the 2026-2027 NCIB, following expiry of the previous NCIB on March 24, 2026 ("2025-2026 NCIB"). Any Trust Units purchased under the NCIB will be cancelled.

The table below summarizes the key details for the 2026-2027 NCIB.

| | 2026-2027 NCIB |
|---|---|
| Purchase limit on Trust Units[1] | **15,317,849** |
| Daily purchase limit on the TSX for Trust Units on any trading day[2] | **136,284** |

[1] Represents approximately 10% of the public float of CAPREIT's Trust Units at the time of TSX approval, during the 12-month period commencing on March 25, 2026 and ending on March 24, 2027.
[2] Represents approximately 25% of 545,139 Trust Units, being the average daily TSX trading volume for the six calendar months preceding the start of the 2026-2027 NCIB.

The tables below summarize the NCIB activity for the nine months ended September 30, 2026 and year ended December 31, 2025.

| For the Nine Months Ended September 30, 2026 | Weighted Average Purchase Price per Trust Unit | Total Cost of Trust Units Purchased and Cancelled ($ Thousands) | Number of Trust Units Purchased and Cancelled | 2026-2027 NCIB Remaining Limit |
|---|---|---|---|---|
| Beginning limit | | | | **15,317,849** |
| First quarter 2026[1][2] | **$ 36.78** | **$ 29,010** | **788,660** | **15,207,182** |
| Second quarter 2026[2] | **35.59** | **30,525** | **857,623** | **14,349,559** |
| Third quarter 2026[2] | **33.83** | **29,375** | **868,402** | **13,481,157** |
| Total | **$ 35.36** | **$ 88,910** | **2,514,685** | |

[1] 677,993 Trust Units were purchased and cancelled under the 2025-2026 NCIB and 110,667 Trust Units were purchased and cancelled under the 2026-2027 NCIB.
[2] The total cost presented and the weighted average purchase price per Trust Unit include commissions. This excludes a net aggregate amount of $1,336 relating to the federal 2% tax on repurchases of Trust Units as well as other NCIB transaction costs.

| For the Year Ended December 31, 2025 | Weighted Average Purchase Price per Trust Unit | Total Cost of Trust Units Purchased and Cancelled ($ Thousands) | Number of Trust Units Purchased and Cancelled | 2025-2026 NCIB Remaining Limit |
|---|---|---|---|---|
| Beginning limit | | | | 16,047,885 |
| First quarter 2025[1][2] | $ 42.79 | $ 25,504 | 595,990 | 15,563,695 |
| Second quarter 2025[2] | 42.43 | 146,361 | 3,449,258 | 12,114,437 |
| Third quarter 2025[2] | 43.36 | 28,135 | 648,944 | 11,465,493 |
| Fourth quarter 2025[2] | 38.20 | 94,057 | 2,462,006 | 9,003,487 |
| Total | $ 41.09 | $ 294,057 | 7,156,198 | |

[1] 111,800 Trust Units were purchased and cancelled under the 2024-2025 NCIB and 484,190 Trust Units were purchased and cancelled under the 2025-2026 NCIB.
[2] The total cost presented and the weighted average purchase price per Trust Unit include commissions. This excludes a net aggregate amount of $6,501 relating to the federal 2% tax on repurchases of Trust Units as well as other NCIB transaction costs.

Subsequent to September 30, 2026, CAPREIT purchased and cancelled 384,276 Trust Units under the 2026-2027 NCIB, at a weighted average purchase price of $31.39 per Trust Unit, for a total cost of $12.1 million (excluding the federal 2% tax on repurchases of Trust Units).

## SECTION VI: UNIT CALCULATIONS, DISTRIBUTIONS, NON-IFRS MEASURES, AND OTHER INFORMATION

### UNIT CALCULATIONS AND DISTRIBUTIONS

As a result of CAPREIT being an open-end mutual fund trust, Unitholders are entitled to redeem their Trust Units in accordance with the conditions specified in the DOT. The impact of this redemption feature causes CAPREIT's Trust Units to be treated as financial liabilities under IFRS. Consequently, all per unit calculations are considered Non-IFRS Measures.

The following tables summarize the number of units used in calculating Non-IFRS Measures on a per unit basis:

**Outstanding Number of Units**

(Thousands)

| As at | September 30, 2026 | %[1] | December 31, 2025 | %[1] | September 30, 2025 | %[1] |
|---|---|---|---|---|---|---|
| Trust Units | **152,066** | **98.8** | 153,884 | 98.6 | 156,296 | 98.6 |
| Exchangeable LP Units[2] | **1,445** | **0.9** | 1,445 | 0.9 | 1,445 | 0.9 |
| DUs[3] | **180** | **0.1** | 153 | 0.1 | 140 | 0.1 |
| Basic number of units | **153,691** | **99.8** | 155,482 | 99.6 | 157,881 | 99.6 |
| Plus: | | | | | | |
| RURs[3] | **337** | **0.2** | 624 | 0.4 | 616 | 0.4 |
| PURs[3] | **19** | **0.0** | 74 | 0.0 | 74 | 0.0 |
| Diluted number of units | **154,047** | **100.0** | 156,180 | 100.0 | 158,571 | 100.0 |

[1] Represents percentage of total diluted units.
[2] See note 12 to the accompanying condensed consolidated interim financial statements for details on Exchangeable LP Units.
[3] See notes 13 and 18 to the audited consolidated annual financial statements for details of CAPREIT's unit-based compensation plans.

**Weighted Average Number of Units**

(Thousands)

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2026 | 2025 | 2026 | 2025 |
| Trust Units | **152,238** | 156,461 | **152,924** | 158,507 |
| Exchangeable LP Units[1] | **1,445** | 1,445 | **1,445** | 1,463 |
| DUs[2] | **166** | 131 | **162** | 147 |
| Basic number of units | **153,849** | 158,037 | **154,531** | 160,117 |
| Plus: | | | | |
| RURs[2] | **524** | 621 | **629** | 612 |
| PURs[2] | **61** | 73 | **83** | 64 |
| Diluted number of units | **154,434** | 158,731 | **155,243** | 160,793 |

[1] See note 12 to the accompanying condensed consolidated interim financial statements for details on Exchangeable LP Units.
[2] See notes 13 and 18 to the audited consolidated annual financial statements for details of CAPREIT's unit-based compensation plans.

**DRIP and Net Distributions Paid**

| ($ Thousands) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Distributions declared on Trust Units | **$ 58,967** | $ 60,791 | **$ 177,658** | $ 183,541 |
| Distributions declared on Exchangeable LP Units | **560** | 560 | **1,680** | 1,674 |
| Distributions declared on awards outstanding under unit-based compensation plans[1] | **316** | 319 | **1,041** | 953 |
| Total distributions declared | **$ 59,843** | $ 61,670 | **$ 180,379** | $ 186,168 |
| Less: | | | | |
| Distributions declared on Trust Units reinvested | **$ (1,168)** | $ (1,164) | **$ (3,344)** | $ (3,762) |
| Distributions declared on unit awards reinvested[1] | **(316)** | (319) | **(1,041)** | (953) |
| Net distributions paid in cash[2] | **$ 58,359** | $ 60,187 | **$ 175,994** | $ 181,453 |
| Percentage of distributions reinvested | **2.5%** | 2.4% | **2.4%** | 2.5% |

(1) Comprises non-cash distributions related to the DUP and the RUR Plan (see notes 13 and 18 to CAPREIT's audited consolidated annual financial statements for a discussion of these plans).
(2) Based on distributions declared during the respective periods.

Under CAPREIT's DRIP, a participant may purchase additional units with the cash distributions received on the eligible units, registered in the participant's name or held in a participant's account pursuant to the DRIP. Exchangeable LP Units are not eligible for the DRIP.

**Adjusted Cash Generated from Operating Activities and Net Income (Loss) Compared to Total Distributions Declared**

As required by National Policy 41-201, "Income Trusts and Other Indirect Offerings", the following table quantifies cash generated from operating activities net of interest expense included in cash used in financing activities for the three and nine months ended September 30, 2026 and September 30, 2025:

| ($ Thousands) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Cash provided by operating activities | **$ 137,096** | $ 136,889 | **$ 380,724** | $ 394,159 |
| Adjustments: | | | | |
| Interest paid on mortgages payable | **(45,012)** | (42,010) | **(131,495)** | (126,013) |
| Interest paid on Credit Facilities payable | **(2,927)** | (1,959) | **(9,303)** | (3,742) |
| Adjusted Cash Generated from Operating Activities | **$ 89,157** | $ 92,920 | **$ 239,926** | $ 264,404 |

Adjusted Cash Generated from Operating Activities is not defined by IFRS, does not have standard meanings and may not be comparable with other industries or companies.

As required by National Policy 41-201, "Income Trusts and Other Indirect Offerings", the following table outlines the differences between Adjusted Cash Generated from Operating Activities and total distributions declared, in accordance with the guidelines, for the three and nine months ended September 30, 2026 and September 30, 2025:

| ($ Thousands) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Adjusted Cash Generated from Operating Activities | **$ 89,157** | $ 92,920 | **$ 239,926** | $ 264,404 |
| Total distributions declared | **59,843** | 61,670 | **180,379** | 186,168 |
| Excess of Adjusted Cash Generated from Operating Activities over total distributions declared | **$ 29,314** | $ 31,250 | **$ 59,547** | $ 78,236 |

For the three and nine months ended September 30, 2026, CAPREIT's Adjusted Cash Generated from Operating Activities exceeded distributions declared by $29.3 million and $59.5 million, respectively (for the three and nine months ended September 30, 2025 – $31.3 million and $78.2 million, respectively). As per OSC Staff Notice 51-724, if distributions are in excess of Adjusted Cash Generated from Operating Activities, then it represents a return of capital, rather than a return on capital, since they represent cash payments in excess of cash generated from CAPREIT's continuing operations during the period. Management believes, should this occur, that there is adequate overall liquidity to fund excess distributions over Adjusted Cash Generated from Operating Activities on an annual basis through cash and cash equivalents on hand and, if necessary, the Acquisition and Operating Facility.

As required by National Policy 41-201, "Income Trusts and Other Indirect Offerings", the following table outlines the differences between net income (loss) and total distributions declared, in accordance with the guidelines, for the three and nine months ended September 30, 2026 and September 30, 2025:

| ($ Thousands) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Net income (loss) | **$ (173,937)** | $ 26,186 | **$ (420,361)** | $ 108,646 |
| Total distributions declared | **59,843** | 61,670 | **180,379** | 186,168 |
| Shortfall of net income (loss) over total distributions declared | **$ (233,780)** | $ (35,484) | **$ (600,740)** | $ (77,522) |

CAPREIT does not use net income (loss) as a basis for distributions as it includes non-cash items such as fair value change in investment properties, fair value change in investments, fair value change of unit-based compensation liabilities, and fair value change in derivative financial instruments, which are not reflective of CAPREIT's ability to make distributions. Amounts retained in excess of the declared distributions are used for mortgage principal repayments and capital expenditure requirements.

## NON-IFRS MEASURES

### Funds From Operations and Adjusted Funds From Operations

FFO is a measure of operating performance based on the funds generated by the business before reinvestment or provision for other capital needs. Management considers FFO to be an important measure of CAPREIT's operating performance. Fair value adjustments, gains or losses on dispositions, and other non-cash items do not necessarily provide an accurate picture of CAPREIT's past or recurring operating performance. FFO as presented is in accordance with the recommendations of the Real Property Association of Canada ("REALPAC"), with the exception of (i) the adjustment for gains or losses on fair value through profit or loss ("FVTPL") marketable securities, (ii) the adjustment for amortization of PP&E and right-of-use asset, (iii) accelerated amortization on unit-based compensation, (iv) tax related to European dispositions and Dutch tax authority audits, and (v) the exclusion of the effects of certain items that are not indicative of CAPREIT's long-term operating performance. These items include reorganization, senior management termination and retirement costs, net loss on derecognition of debt, ERP implementation costs, and unit-based compensation amortization recovery relating to ERES unit option forfeitures. It may not, however, be comparable to similar measures presented by other real estate investment trusts or companies in similar or different industries. As it is an operating performance metric, no adjustment is made to FFO for capital expenditures. FFO is not a measure of the sustainability of distributions.

AFFO is calculated in a manner consistent with FFO as defined above, adjusted for non-discretionary capital expenditures, capitalized leasing costs, tenant improvements, straight-line rent and the non-controlling interest of ERES. AFFO is presented in accordance with the recommendations of REALPAC, with the exception of the items described in the FFO section above. It may not, however, be comparable to similar measures presented by other real estate investment trusts or companies in similar or different industries. Management acknowledges that REALPAC views AFFO as a recurring economic earnings metric. However, management also views AFFO as a useful measure to indicate the cash available for distributions to unitholders, capital reinvestment, and debt repayment. AFFO is intended to complement, and not replace, FFO and IFRS-based measures of financial performance.

A reconciliation of net income (loss) to FFO and AFFO is as follows for the three and nine months ended September 30, 2026 and September 30, 2025:

| ($ Thousands, except per unit amounts) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Net income (loss) | **$ (173,937)** | $ 26,186 | **$ (420,361)** | $ 108,646 |
| Adjustments: | | | | |
| Fair value adjustments of investment properties | **276,191** | 28,194 | **664,806** | 69,154 |
| Fair value adjustments of financial instruments | **(4,292)** | (3,610) | **(19,329)** | 25,883 |
| Interest expense on Exchangeable LP Units | **560** | 560 | **1,680** | 1,674 |
| Loss on non-controlling interest | **—** | 27,039 | **14,095** | 42,973 |
| FFO impact attributable to ERES Units held by non-controlling unitholders[1] | **—** | (1,736) | **(1,106)** | (6,460) |
| Deferred income tax expense (recovery) | **(11)** | (258) | **(3,511)** | 286 |
| Loss (gain) on foreign currency translation | **(4,427)** | 5,458 | **6,529** | 7,777 |
| Transaction costs and other activities[2] | **4,954** | 14,286 | **25,748** | 31,035 |
| Tax related to European dispositions and Dutch tax authority audits[3] | **—** | 7,753 | **6,797** | 13,681 |
| Net loss on derecognition of debt | **—** | 677 | **470** | 4,486 |
| Lease principal repayments | **(266)** | (322) | **(788)** | (996) |
| Reorganization and retirement costs[4] | **1,869** | 1,078 | **19,997** | 8,751 |
| FFO | **$ 100,641** | $ 105,305 | **$ 295,027** | $ 306,890 |
| AFFO adjustments: | | | | |
| Non-discretionary property capital investments | **(10,956)** | (21,585) | **(31,358)** | (45,775) |
| Capitalized direct leasing costs | **(411)** | (281) | **(950)** | (985) |
| Tenant improvements | **(81)** | (191) | **(480)** | (518) |
| Straight line rent | **(787)** | (90) | **(2,379)** | (2,035) |
| AFFO impact attributable to ERES Units held by non-controlling unitholders[1] | **—** | 396 | **8** | 408 |
| AFFO | **$ 88,406** | $ 83,554 | **$ 259,868** | $ 257,985 |
| | | | | |
| FFO | **$ 100,641** | $ 105,305 | **$ 295,027** | $ 306,890 |
| Weighted average number of units (000s) – diluted | **154,434** | 158,731 | **155,243** | 160,793 |
| FFO per unit – diluted[5] | **$ 0.652** | $ 0.663 | **$ 1.900** | $ 1.909 |
| | | | | |
| Total distributions declared | **$ 59,843** | $ 61,670 | **$ 180,379** | $ 186,168 |
| FFO | **$ 100,641** | $ 105,305 | **$ 295,027** | $ 306,890 |
| FFO payout ratio[6] | **59.5 %** | 58.6% | **61.1 %** | 60.7% |
| | | | | |
| AFFO | **$ 88,406** | $ 83,554 | **$ 259,868** | $ 257,985 |
| Weighted average number of units (000s) – diluted | **154,434** | 158,731 | **155,243** | 160,793 |
| AFFO per unit – diluted[7] | **$ 0.572** | $ 0.526 | **$ 1.674** | $ 1.604 |
| | | | | |
| Total distributions declared | **$ 59,843** | $ 61,670 | **$ 180,379** | $ 186,168 |
| AFFO | **$ 88,406** | $ 83,554 | **$ 259,868** | $ 257,985 |
| AFFO payout ratio[8] | **67.7 %** | 73.8% | **69.4 %** | 72.2% |

(1) For the nine months ended September 30, 2026, the adjustment is based on applying the 35% weighted average ownership held by ERES non-controlling unitholders from January 1, 2026 to May 1, 2026, the date the ERES Transaction closed, after which no adjustment is required (for the three and nine months ended September 30, 2025 – 35%).
(2) Primarily includes transaction costs and customary adjustments on dispositions, amortization of PP&E and right-of-use asset, and ERP implementation costs.
(3) Included in current income tax expense in the statement of net income (loss) and comprehensive income (loss).
(4) For the three and nine months ended September 30, 2026, includes $1,798 and $13,965, respectively, of reorganization and retirement costs; and $71 and $6,469, respectively, of accelerated vesting of previously granted CAPREIT unit-based compensation, less $nil and $437, respectively, relating to forfeitures of previously granted ERES unit options upon restructuring, trustee retirement, and senior management termination. For the three and nine months ended September 30, 2025, includes $1,751 and $7,865, respectively, of reorganization costs; $77 and $234, respectively, of accelerated vesting of previously granted CAPREIT unit-based compensation; and $nil and $1,402, respectively, of accelerated vesting of ERES RURs that vested, less $750 relating to forfeitures of previously granted ERES unit options upon restructuring, trustee retirement, and senior management termination.
(5) FFO per unit – diluted is calculated using FFO during the period divided by weighted average number of units – diluted during the period.
(6) FFO payout ratio is calculated using total distributions declared during the period divided by FFO during the period.
(7) AFFO per unit – diluted is calculated using AFFO during the period divided by weighted average number of units – diluted during the period.
(8) AFFO payout ratio is calculated using total distribution declared during the period divided by AFFO during the period.

FFO and AFFO may be subject to a certain degree of fluctuation from period to period as a result of CMHC premium write-offs which occur upon the refinancing of a mortgage, as well as accelerated CMHC amortization expense for mortgages that management intends to fully refinance or discharge within the year, excluding property dispositions. These write-offs and accelerated CMHC amortization expense are not added back to FFO or AFFO and as a result, may cause fluctuation depending on the timing and amount of mortgages coming due. For further details, refer to Liquidity and Financial Condition in Section V.

Contributing to FFO and AFFO are fees earned from ERES on the portion of ERES Units held by non-controlling unitholders totalling $0.3 million for the nine months ended September 30, 2026, compared to $1.2 million for the nine months ended September 30, 2025, as such fees were earned only up to May 1, 2026, the closing date of the ERES transaction. These fees comprise asset management fees, property management fees and service fees. Fees were also lower in 2026 primarily due to a smaller European portfolio following property dispositions. Property management fees also declined as CAPREIT is no longer ERES's property manager since January 15, 2025. Refer to Related Party Transactions in Section VI for further details.

FFO for the three and nine months ended September 30, 2026 decreased by $4.7 million and $11.9 million, respectively, or 4.4% and 3.9%, respectively, compared to the same periods last year, primarily due to lost NOI from dispositions and higher interest expense on mortgages payable and Credit Facilities payable, partially offset by lower trust expenses, net of reorganization and retirement costs; and lower current tax expense, net of tax related to CAPREIT's European portfolio dispositions and Dutch tax authority reassessments.

For the three and nine months ended September 30, 2026, diluted FFO per unit decreased by 1.7% and 0.5%, respectively, compared to the same period last year, primarily due to the same reasons as described above for FFO, partially offset by the impact of Trust Units purchased and cancelled through the NCIB program, which reduced the overall weighted average Units outstanding by approximately 2.7% and 3.5%, respectively.

Comparing total distributions declared to FFO, the FFO payout ratio for the three and nine months ended September 30, 2026 increased to 59.5% compared to 58.6%, and 61.1% compared to 60.7%, respectively, for the same periods last year, primarily due to FFO declining at a faster pace than total distributions declared.

AFFO for the three and nine months ended September 30, 2026 increased by $4.9 million and $1.9 million, respectively, or 5.8% and 0.7%, respectively, compared to the same period last year, primarily due to lower non-discretionary property capital investments.

For the three and nine months ended September 30, 2026, diluted AFFO per unit increased by 8.7% and 4.4%, respectively, compared to the same period last year, primarily due to the impact of Trust Units purchased and cancelled through the NCIB program, which reduced the overall weighted average Units outstanding by approximately 2.7% and 3.5%, respectively, and lower non-discretionary property capital investments.

Comparing total distributions declared to AFFO, the AFFO payout ratio for the three and nine months ended September 30, 2026 improved to 67.7% compared to 73.8%, and 69.4% compared to 72.2%, respectively, for the same periods last year, primarily due to higher AFFO coupled with lower distributions resulting from Trust Units purchased and cancelled under the NCIB program.

**Total Debt and Total Debt Ratios**

Management uses Total Debt, Total Debt to Gross Book Value ratio, and Mortgages Payable to Gross Book Value ratio as indicators in assessing if the debt level maintained is sufficient to meet cash flow requirements and for evaluating the need to raise funds for further expansion. These Non-IFRS Measures may not, however, be comparable to similar measures presented by other real estate investment trusts or companies in similar or different industries.

A reconciliation for Total Debt and Gross Book Value as at September 30, 2026, December 31, 2025, and September 30, 2025 is as follows:

($ Thousands)

| **As at** | **September 30, 2026** | **December 31, 2025** | **September 30, 2025** |
|---|---|---|---|
| Mortgages payable – non-current | **$ 4,869,757** | $ 4,856,580 | $ 4,784,867 |
| Mortgages payable – current | **989,388** | 777,021 | 823,012 |
| Total mortgages payable | **$ 5,859,145** | $ 5,633,601 | $ 5,607,879 |
| Credit Facilities payable – non-current | **260,505** | 331,250 | 24,963 |
| Total Debt | **$ 6,119,650** | $ 5,964,851 | $ 5,632,842 |
| | | | |
| Total assets | **$ 14,491,165** | $ 15,132,363 | $ 14,874,148 |
| Add: Accumulated amortization of PP&E | **48,623** | 45,104 | 47,517 |
| Gross Book Value[1] | **$ 14,539,788** | $ 15,177,467 | $ 14,921,665 |
| Total Debt to Gross Book Value[2] | **42.1 %** | 39.3 % | 37.7 % |
| Total Mortgages Payable to Gross Book Value[3] | **40.3 %** | 37.1 % | 37.6 % |

[1] Gross Book Value is defined by CAPREIT's DOT.
[2] Total Debt to Gross Book Value is calculated using total debt divided by gross book value.
[3] Total Mortgages Payable to Gross Book Value is calculated using total mortgages payable divided by gross book value.

**Adjusted Earnings Before Interest, Taxes, Depreciation, Amortization, and Fair Value Adjustments**

Adjusted EBITDAFVA is calculated as prescribed in CAPREIT's Acquisition and Operating Facility agreement for the purpose of determining the Debt Service Coverage Ratio and Interest Coverage Ratio, and is defined as net income (loss) attributable to Unitholders, reversing, where applicable, interest expense; income taxes; depreciation and amortization; gain or loss attributable to dispositions; non-cash gain or loss resulting from the remeasurement of assets or liabilities; other non-cash amounts included in net income (loss); gain or loss on the repurchase or redemption of securities; foreign exchange gain or loss; and any other extraordinary, non-recurring or unusual items as permitted under CAPREIT's Acquisition and Operating Facility agreement. Adjusted EBITDAFVA is also used in the calculation of Net Debt to Adjusted EBITDAFVA. Management believes Adjusted EBITDAFVA is useful in assessing CAPREIT's operating performance, excluding any non-cash items and other extraordinary factors, and its ability to service debt, finance capital expenditures, and provide for distributions to its Unitholders. This Non-IFRS Measure may not, however, be comparable to similar measures presented by other real estate investment trusts or companies in similar or different industries.

A reconciliation of net income (loss) to Adjusted EBITDAFVA for the trailing 12 months ended September 30, 2026, December 31, 2025, and September 30, 2025 is as follows:

($ Thousands)

| For the Trailing 12 Months Ended | September 30, 2026 | December 31, 2025[1] | September 30, 2025[1] |
|---|---|---|---|
| Net income (loss) | **$ (331,956)** | $ 197,051 | $ 59,833 |
| Adjustments: | | | |
| Interest expense on debt and other financing costs | **202,764** | 191,013 | 197,496 |
| Interest expense on Exchangeable LP Units | **2,239** | 2,233 | 2,292 |
| Total current income tax expense and deferred income tax expense | **3,903** | 17,473 | 30,821 |
| Amortization of PP&E and right-of-use asset | **5,742** | 6,413 | 6,246 |
| Total unit-based compensation amortization expense, net | **14,335** | 9,522 | 10,454 |
| EUPP unit-based compensation expense | **(474)** | (476) | (448) |
| Fair value adjustments of investment properties | **680,342** | 84,690 | 166,573 |
| Fair value adjustments of financial instruments | **(25,341)** | 19,871 | (25,947) |
| Net loss on derecognition of debt | **477** | 4,493 | 7,808 |
| Loss on non-controlling interest | **10,778** | 39,656 | 104,336 |
| Loss on foreign currency translation | **2,786** | 4,034 | 32,401 |
| Reorganization and retirement costs | **14,065** | 7,965 | 9,354 |
| Transaction costs and other adjustments on dispositions and other | **31,559** | 36,175 | 34,551 |
| Adjusted EBITDAFVA | **$ 611,219** | $ 620,113 | $ 635,770 |

[1] Certain 2025 comparative figures have been adjusted to conform with current period presentation.

**Net Debt to Adjusted EBITDAFVA**

Net Debt to Adjusted EBITDAFVA is calculated as total debt less cash on hand ("Net Debt"), divided by EBITDAFVA. Management believes Net Debt to EBITDAFVA is useful in assessing CAPREIT's ability to pay off debt by using CAPREIT's operational earnings. This Non-IFRS Measure may not, however, be comparable to similar measures presented by other real estate investment trusts or companies in similar or different industries.

($ Thousands)

| As at | September 30, 2026 | December 31, 2025[1] | September 30, 2025[1] |
|---|---|---|---|
| Mortgages payable – non-current | **$ 4,869,757** | $ 4,856,580 | $ 4,784,867 |
| Mortgages payable – current | **989,388** | 777,021 | 823,012 |
| Total mortgages payable | **$ 5,859,145** | $ 5,633,601 | $ 5,607,879 |
| Credit Facilities payable – non-current | **260,505** | 331,250 | 24,963 |
| Total Debt | **$ 6,119,650** | $ 5,964,851 | $ 5,632,842 |
| Less: Cash and cash equivalents | **(19,111)** | (33,176) | (102,210) |
| Net Debt | **$ 6,100,539** | $ 5,931,675 | $ 5,530,632 |
| Adjusted EBITDAFVA[2] | **$ 611,219** | $ 620,113 | $ 635,770 |
| Net Debt to Adjusted EBITDAFVA (times)[3] | **10.0x** | 9.6x | 8.7x |

[1] Certain 2025 comparative figures have been adjusted to conform with current period presentation.
[2] For the trailing 12 months ended.
[3] Net Debt to Adjusted EBITDAFVA is calculated using Net Debt divided by Adjusted EBITDAFVA.

**Debt Service Coverage Ratio**

The Debt Service Coverage Ratio is defined as Adjusted EBITDAFVA divided by the sum of interest expense (including interest on mortgages payable and Credit Facilities payable and excluding interest with respect to leases, holders of Exchangeable LP Units, and amortization of CMHC premiums and fees on mortgages payable) and all regularly scheduled mortgage principal repayments. The Debt Service Coverage Ratio is calculated as prescribed in the Acquisition and Operating Facility agreement, and is based on the trailing 12 months ended. Management believes the Debt Service Coverage Ratio is useful in determining CAPREIT's ability to service the interest and mortgage principal requirements of its outstanding debt. This Non-IFRS Measure may not, however, be comparable to similar measures presented by other real estate investment trusts or companies in similar or different industries.

($ Thousands)

| For the Trailing 12 Months Ended | September 30, 2026 | December 31, 2025[1] | September 30, 2025[1] |
|---|---|---|---|
| Contractual interest on mortgages payable[2][3] | **$ 173,332** | $ 165,178 | $ 166,783 |
| Amortization of deferred financing costs and fair value adjustments on mortgages payable[3] | **9,550** | 9,723 | 9,752 |
| Contractual interest on Credit Facilities payable, net[2] | **10,188** | 5,035 | 9,027 |
| Amortization of deferred financing costs on Credit Facilities payable | **497** | 919 | 895 |
| Mortgage principal repayments | **152,225** | 148,180 | 147,802 |
| Debt service payments | **$ 345,792** | $ 329,035 | $ 334,259 |
| Adjusted EBITDAFVA | **$ 611,219** | $ 620,113 | $ 635,770 |
| Debt Service Coverage Ratio (times)[4] | **1.8x** | 1.9x | 1.9x |

[1] Certain 2025 comparative figures have been adjusted to conform with current period presentation.
[2] Includes net CCIR and interest rate swap interest, offsetting contractual interest.
[3] Net of capitalized interest expense.
[4] Debt Service Coverage Ratio is calculated using Adjusted EBITDAFVA divided by debt service payments.

**Interest Coverage Ratio**

The Interest Coverage Ratio is defined as Adjusted EBITDAFVA divided by interest expense (including interest on mortgages payable and Credit Facilities payable and excluding interest with respect to leases, holders of Exchangeable LP Units, and amortization of CMHC premiums and fees on mortgages payable). The Interest Coverage Ratio is calculated as prescribed in the Acquisition and Operating Facility agreement, and is based on the trailing 12 months ended. Management believes the Interest Coverage Ratio is useful in determining CAPREIT's ability to service the interest requirements of its outstanding debt. This Non-IFRS Measure may not, however, be comparable to similar measures presented by other real estate investment trusts or companies in similar or different industries.

($ Thousands)

| For the Trailing 12 Months Ended | September 30, 2026 | December 31, 2025[1] | September 30, 2025[1] |
|---|---|---|---|
| Contractual interest on mortgages payable[2][3] | **$ 173,332** | $ 165,178 | $ 166,783 |
| Amortization of deferred financing costs and fair value adjustments on mortgages payable[3] | **9,550** | 9,723 | 9,752 |
| Contractual interest on Credit Facilities payable, net[2] | **10,188** | 5,035 | 9,027 |
| Amortization of deferred financing costs on Credit Facilities payable | **497** | 919 | 895 |
| Interest expense | **$ 193,567** | $ 180,855 | $ 186,457 |
| Adjusted EBITDAFVA | **$ 611,219** | $ 620,113 | $ 635,770 |
| Interest Coverage Ratio (times)[4] | **3.2x** | 3.4x | 3.4x |

[1] Certain 2025 comparative figures have been adjusted to conform with current period presentation.
[2] Includes net CCIR and interest rate swap interest, offsetting contractual interest.
[3] Net of capitalized interest expense.
[4] Interest Coverage Ratio is calculated using Adjusted EBITDAFVA divided by interest expense.

**Net Asset Value**

NAV represents total Unitholders' equity per CAPREIT's consolidated balance sheets, adjusted to include or exclude certain amounts in order to provide what management considers to be a key measure of the residual value of CAPREIT to its Unitholders as at the reporting date. NAV is therefore used by management on both an aggregate and per unit basis to evaluate the net asset value attributable to Unitholders, and changes thereon based on the execution of CAPREIT's strategy. While NAV is calculated based on items included in the consolidated financial statements or supporting notes, NAV itself is not a standardized financial measure under IFRS and may not be comparable to similarly termed financial measures disclosed by other real estate investment trusts or companies in similar or different industries.

A reconciliation of Unitholders' equity to NAV as at September 30, 2026, December 31, 2025, and September 30, 2025 is as follows:

($ Thousands, except per unit amounts)

| As at | September 30, 2026 | December 31, 2025 | September 30, 2025 |
|---|---|---|---|
| Unitholders' equity | **$ 8,096,836** | $ 8,761,196 | $ 8,833,325 |
| Adjustments: | | | |
| Exchangeable LP Units | **45,728** | 53,270 | 58,804 |
| Unit-based compensation financial liabilities excluding ERES RURs and ERES UOP | **12,691** | 23,826 | 24,513 |
| Deferred income tax asset | **—** | — | (9) |
| Deferred income tax liability | **521** | 4,140 | 3,696 |
| Derivative financial assets – current | **(715)** | (1,878) | — |
| Derivative financial liabilities – non-current | **875** | — | — |
| Derivative financial liabilities – current | **—** | 2,739 | 5,416 |
| Adjustment to ERES non-controlling interest[1] | **—** | (33,714) | (34,434) |
| NAV | **$ 8,155,936** | $ 8,809,579 | $ 8,891,311 |
| Diluted number of units | **154,047** | 156,180 | 158,571 |
| NAV per unit – diluted[2] | **$ 52.94** | $ 56.41 | $ 56.07 |

[1] CAPREIT accounts for the non-controlling interest in ERES as a liability, measured at the redemption amount, as defined by the ERES DOT, of ERES's units not owned by CAPREIT. The adjustment is made so that the non-controlling interest in ERES is measured at ERES's disclosed NAV, rather than the redemption amount. During 2026, the adjustment was required until May 1, 2026, the date the ERES Transaction closed, after which no adjustment was required. The table below summarizes the calculation of the adjustment to ERES non-controlling interest as at December 31, 2025 and September 30, 2025:

($ Thousands)

| As at | December 31, 2025 | September 30, 2025 |
|---|---|---|
| ERES's NAV | € 209,986 | € 213,945 |
| Ownership by ERES non-controlling interest | 35% | 35% |
| Closing foreign exchange rate | $ 1.60937 | $ 1.63351 |
| Impact to NAV due to ERES's non-controlling unitholders | $ 118,281 | $ 122,318 |
| Less: ERES Units held by non-controlling unitholders | (84,567) | (87,884) |
| Adjustment to ERES non-controlling interest | $ 33,714 | $ 34,434 |

[2] NAV per unit – diluted is calculated using NAV as at period end divided by diluted number of units as at period end.

## OTHER INFORMATION

### Selected Consolidated Quarterly Information

| | Q3 26 | Q2 26 | Q1 26 | Q4 25 | Q3 25 | Q2 25 | Q1 25 | Q4 24 |
|---|---|---|---|---|---|---|---|---|
| Canadian residential Occupied AMR[1] | **$ 1,744** | $ 1,738 | $ 1,732 | $ 1,718 | $ 1,709 | $ 1,693 | $ 1,677 | $ 1,636 |
| Operating revenues (000s) | **$246,623** | $ 246,414 | $ 247,900 | $ 243,298 | $ 252,321 | $ 254,434 | $ 253,311 | $ 276,361 |
| NOI (000s) | **$ 162,987** | $ 163,384 | $ 155,033 | $ 158,067 | $ 167,823 | $ 169,802 | $ 158,019 | $ 177,942 |
| NOI Margin | **66.1%** | 66.3% | 62.5% | 65.0% | 66.5% | 66.7% | 62.4% | 64.4% |
| Net income (loss) (000s) | **$(173,937)** | $ (63,971) | $ (182,453) | $ 88,405 | $ 26,186 | $ 74,475 | $ 7,985 | $ (48,813) |
| FFO (000s)[2] | **$ 100,641** | $ 101,575 | $ 92,811 | $ 99,498 | $ 105,305 | $ 106,208 | $ 95,377 | $ 104,292 |
| FFO per unit – diluted[2] | **$ 0.652** | $ 0.654 | $ 0.595 | $ 0.632 | $ 0.663 | $ 0.661 | $ 0.585 | $ 0.622 |
| FFO payout ratio[2] | **59.5%** | 59.2% | 65.1% | 61.3% | 58.6% | 58.5% | 65.4% | 59.8% |
| Total Debt to Gross Book Value[1][2] | **42.1%** | 41.2% | 40.3% | 39.3% | 37.7% | 38.5% | 37.7% | 38.4% |
| NAV per unit – diluted[1][2] | **$ 52.94** | $ 54.38 | $ 54.79 | $ 56.41 | $ 56.07 | $ 56.14 | $ 55.56 | $ 55.50 |
| Weighted average number of units (000s) – diluted | **154,434** | 155,223 | 156,090 | 157,394 | 158,731 | 160,711 | 162,981 | 167,742 |

(1) As at period end.

(2) Non-IFRS Measures are reconciled with IFRS reported amounts in the respective quarterly SEDAR+ filings. These measures are not defined by IFRS, do not have standard meanings, and may not be comparable with other industries or companies (see Section I – Non-IFRS Measures).

CAPREIT's operations are affected by seasonal cycles, and operating performance in one quarter may not be indicative of operating performance in any other quarter of the year. The first and fourth quarters of each year are typically more subject to increased energy consumption in the winter months. There may be periods when actual distributions declared may exceed cash generated from (utilized in) operating activities after factoring interest paid, primarily due to seasonal fluctuations. These seasonal or short-term fluctuations are funded with available cash and cash equivalents, and if necessary, with the Acquisition and Operating Facility. CAPREIT determines its annual distributions and the annual distribution rate by, among other considerations, its assessment of AFFO (a Non-IFRS Measure). Management acknowledges that REALPAC views AFFO as a recurring economic earnings metric. However, management also views AFFO as a useful measure to indicate cash available for distributions to unitholders. As such, CAPREIT believes the cash distributions are not an economic return of capital, but a distribution of adjusted funds from operations.

**Foreign Currency Information**

CAPREIT's functional currency is the Canadian dollar and the functional currency of certain foreign subsidiaries is the euro. CAPREIT is exposed to gain or loss on foreign currency translation due to its holdings of European assets and liabilities through its foreign subsidiaries, and euro-denominated cash and borrowings held by CAPREIT, as applicable in respective periods. Further, as part of CAPREIT's foreign currency and interest rate management strategies, CAPREIT has cash, borrowings, and CCIR swaps denominated in euro or USD.

Based on CAPREIT's accounting policies, CAPREIT converted its euro and USD-denominated balances and transactions as at and for the respective periods using the rates shown in the table below:

| As at | September 30, 2026 | December 31, 2025 | September 30, 2025 |
|---|---|---|---|
| Canadian dollar per euro (closing rate at period end) | **$ 1.61089** | $ 1.60937 | $ 1.63351 |
| Canadian dollar per USD (closing rate at period end) | **1.42016** | 1.37082 | 1.39178 |

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Canadian dollar per euro (average rate during the period) | **$ 1.61038** | $ 1.60975 | **$ 1.60835** | $ 1.56365 |
| Canadian dollar per USD (average rate during the period) | **1.39946** | 1.37713 | **1.38537** | 1.39867 |

**Related Party Transactions**

A summary of related party transactions can be found in note 22 to CAPREIT's condensed consolidated interim financial statements for the three and nine months ended September 30, 2026. Transactions with ERES are described below.

***Transactions with ERES***

On March 2, 2026, CAPREIT announced that it had entered into an arrangement to acquire all of the issued and outstanding ERES Units not already owned by CAPREIT for cash consideration of $1.19 per ERES Unit. ERES held a special meeting for ERES Unitholders to consider and vote on the ERES Transaction on April 27, 2026. During this meeting, ERES Unitholders approved the ERES Transaction. The ERES Transaction closed on May 1, 2026 for $98.7 million (excluding transaction costs). CAPREIT funded the ERES Transaction with cash on hand and availability from the Acquisition and Operating Facility.

The table below summarizes fees charged to ERES for the three and nine months ended September 30, 2026 and September 30, 2025, including non-recoverable taxes which must be remitted to the government:

| ($ Thousands) | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026[1]** | **2025** | **2026[1]** | **2025** |
| Asset management fees | **$ —** | $ 869 | **$ 590** | $ 2,857 |
| Service fees | **—** | 118 | **213** | 389 |
| Property management fees[2] | **—** | — | **—** | 122 |
| Total | **$ —** | $ 987 | **$ 803** | $ 3,368 |

[1] Upon the closing date of the ERES Transaction on May 1, 2026, CAPREIT fully owns ERES. Accordingly, 2026 amounts reported reflect fees only up to May 1, 2026.

[2] ERES transferred property management services for its residential portfolio in the Netherlands to a third party effective January 15, 2025.

As a result of ERES's closed dispositions in 2025, ERES terminated its regular monthly distribution effective September 2025. The final monthly distribution was for the month of August 2025 and was paid on September 15, 2025.

During the three and nine months ended September 30, 2026, no distributions were declared by ERES on ERES Units and Class B Limited Partnership Units to CAPREIT (for the three and nine months ended September 30, 2025 – ERES declared and paid a total of $225.7 million and $232.7 million, respectively, including regular monthly and special distributions to CAPREIT).

All intercompany transactions between CAPREIT and ERES, excluding non-recoverable taxes which must be remitted to the government, are eliminated upon consolidation in the condensed consolidated interim financial statements.

## SECTION VII: COMPLIANCE AND GOVERNANCE DISCLOSURES, RISKS AND UNCERTAINTIES

## ACCOUNTING POLICIES AND CRITICAL ACCOUNTING ESTIMATES, ASSUMPTIONS, AND JUDGEMENTS

### Summary of Material Accounting Policies

A summary of material accounting policies can be found in note 2 to CAPREIT's condensed consolidated interim financial statements for the three and nine months ended September 30, 2026 and in note 2 to CAPREIT's consolidated annual financial statements for the year ended December 31, 2025.

### Critical Accounting Estimates, Assumptions, and Judgements

A summary of critical accounting estimates, assumptions and judgements can be found in CAPREIT's consolidated annual financial statements for the year ended December 31, 2025.

## CONTROLS AND PROCEDURES

CAPREIT maintains appropriate information systems, procedures and controls to provide reasonable assurance that information disclosed externally is complete, reliable and timely. Pursuant to the Canadian Securities Administrators requirements under National Instrument 52-109, Certification of Disclosure in Issuers' Annual and Interim Filings, CAPREIT's Chief Executive Officer and Chief Financial Officer have satisfied themselves that as at September 30, 2026, the design of disclosure controls and procedures and the design of internal controls over financial reporting continue to be appropriate.

CAPREIT did not make any significant changes to the design of internal controls over financial reporting during the three and nine months ended September 30, 2026 that have materially affected, or are reasonably likely to materially affect, the internal controls over financial reporting.

## RISKS AND UNCERTAINTIES

There are certain risks inherent in an investment in the Trust Units and in the activities of CAPREIT. Risks and uncertainties are disclosed in CAPREIT's Annual MD&A for the year ended December 31, 2025 in the Risks and Uncertainties section and in CAPREIT's latest AIF.

## COMMITMENTS AND CONTINGENCIES

A summary of commitments and contingencies can be found in note 23 to CAPREIT's condensed consolidated interim financial statements for the three and nine months ended September 30, 2026.

## SUBSEQUENT EVENTS

A summary of subsequent events can be found in note 25 to CAPREIT's condensed consolidated interim financial statements for the three and nine months ended September 30, 2026.



CANADIAN APARTMENT PROPERTIES • REIT

# CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE THREE AND NINE MONTHS ENDED
SEPTEMBER 30, 2026
(UNAUDITED)

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## CONSOLIDATED INTERIM BALANCE SHEETS

(In thousands of Canadian dollars)
(Unaudited)

| As at | Note | September 30, 2026 | December 31, 2025 |
|---|---|---|---|
| **Non-current assets** | | | |
| Investment properties | 3 | **$ 14,211,791** | $ 14,732,478 |
| Vendor takeback mortgages receivable | | **126,480** | 139,394 |
| Other assets | 7 | **19,508** | 26,715 |
| Total non-current assets | | **14,357,779** | 14,898,587 |
| **Current assets** | | | |
| Cash and cash equivalents | | **19,111** | 33,176 |
| Amounts receivable | | **20,247** | 16,758 |
| Assets held for sale | 6 | **—** | 141,392 |
| Vendor takeback mortgages receivable | | **21,098** | — |
| Other assets | 7 | **72,930** | 42,450 |
| Total current assets | | **133,386** | 233,776 |
| Total assets | | **$ 14,491,165** | $ 15,132,363 |
| **Non-current liabilities** | | | |
| Debt | 8 | **$ 5,130,262** | $ 5,187,830 |
| Unit-based compensation financial liabilities | 9 | **4,257** | 11,583 |
| Deferred income tax liability | | **521** | 4,140 |
| Other liabilities | 10 | **31,376** | 32,011 |
| Total non-current liabilities | | **5,166,416** | 5,235,564 |
| **Current liabilities** | | | |
| Debt | 8 | **989,388** | 777,021 |
| Unit-based compensation financial liabilities | 9 | **8,434** | 12,245 |
| Accounts payable and accrued liabilities | 11 | **81,116** | 90,306 |
| Exchangeable LP Units | 12 | **45,728** | 53,270 |
| ERES Units held by non-controlling unitholders | 13 | **—** | 84,567 |
| Other liabilities | 10 | **103,247** | 118,194 |
| Total current liabilities | | **1,227,913** | 1,135,603 |
| Total liabilities | | **$ 6,394,329** | $ 6,371,167 |
| **Unitholders' equity** | | | |
| Unit capital | | **$ 4,145,466** | $ 4,190,499 |
| Retained earnings | | **3,881,478** | 4,500,722 |
| Accumulated other comprehensive income | | **69,892** | 69,975 |
| Total unitholders' equity | | **$ 8,096,836** | $ 8,761,196 |
| Total liabilities and unitholders' equity | | **$ 14,491,165** | $ 15,132,363 |

*See accompanying notes to the condensed consolidated interim financial statements.*

Approved on behalf of the Board of Trustees

**/s/Dr. Gina Parvaneh Cody** **/s/Brad Cutsey**

**Dr. Gina Parvaneh Cody**
Trustee

**Brad Cutsey**
Trustee

## CONSOLIDATED INTERIM STATEMENTS OF NET INCOME (LOSS) AND COMPREHENSIVE INCOME (LOSS)

(In thousands of Canadian dollars)
(Unaudited)

| | Note | Three Months Ended September 30, 2026 | Three Months Ended September 30, 2025 | Nine Months Ended September 30, 2026 | Nine Months Ended September 30, 2025 |
|---|---|---|---|---|---|
| **Operating revenues** | | | | | |
| Revenue from investment properties | 15 | **$ 246,623** | $ 252,321 | **$ 740,937** | $ 760,066 |
| **Operating expenses** | | | | | |
| Property operating costs | | **(58,304)** | (59,592) | **(182,748)** | (189,708) |
| Realty taxes | | **(25,332)** | (24,906) | **(76,785)** | (74,714) |
| Total operating expenses | | **(83,636)** | (84,498) | **(259,533)** | (264,422) |
| **Net operating income** | | **162,987** | 167,823 | **481,404** | 495,644 |
| Other income | 16 | **3,184** | 3,150 | **9,523** | 10,623 |
| Trust expenses | 17 | **(11,908)** | (13,501) | **(44,524)** | (44,868) |
| Unit-based compensation amortization expense: | | | | | |
| Unit-based compensation amortization expense, net | 9 | **(2,148)** | (2,381) | **(6,812)** | (7,145) |
| Unit-based compensation accelerated amortization expense and ERES unit option forfeitures, net | 9 | **(71)** | 673 | **(6,032)** | (886) |
| Total unit-based compensation amortization expense, net | | **(2,219)** | (1,708) | **(12,844)** | (8,031) |
| Financing-related costs: | | | | | |
| Interest expense on debt and other financing costs | 18 | **(52,579)** | (48,165) | **(155,289)** | (143,538) |
| Interest expense on Exchangeable LP Units | | **(560)** | (560) | **(1,680)** | (1,674) |
| Net loss on derecognition of debt | | **—** | (677) | **(470)** | (4,486) |
| Total financing-related costs, net | | **(53,139)** | (49,402) | **(157,439)** | (149,698) |
| Fair value adjustments of investment properties | 3, 6 | **(276,191)** | (28,194) | **(664,806)** | (69,154) |
| Fair value adjustments of financial instruments | 19 | **4,292** | 3,610 | **19,329** | (25,883) |
| Loss on non-controlling interest | 13 | **—** | (27,039) | **(14,095)** | (42,973) |
| Gain (loss) on foreign currency translation | | **4,427** | (5,458) | **(6,529)** | (7,777) |
| Transaction costs and other activities | 20 | **(4,954)** | (14,286) | **(25,748)** | (31,035) |
| **Net income (loss) before income taxes** | | **(173,521)** | 34,995 | **(415,729)** | 126,848 |
| Current income tax expense | | **(427)** | (9,067) | **(8,143)** | (17,916) |
| Deferred income tax recovery (expense) | | **11** | 258 | **3,511** | (286) |
| Total current income tax expense and deferred income tax recovery (expense), net | | **(416)** | (8,809) | **(4,632)** | (18,202) |
| **Net income (loss)** | | **$ (173,937)** | $ 26,186 | **$ (420,361)** | $ 108,646 |
| **Other comprehensive income (loss), including items that may be reclassified subsequently to net income (loss)** | | | | | |
| Gain (loss) on foreign currency translation, net of taxes | | **$ (1,187)** | $ 15,532 | **$ (83)** | $ 66,864 |
| **Other comprehensive income (loss)** | | **$ (1,187)** | $ 15,532 | **$ (83)** | $ 66,864 |
| **Comprehensive income (loss)** | | **$ (175,124)** | $ 41,718 | **$ (420,444)** | $ 175,510 |

*See accompanying notes to the condensed consolidated interim financial statements.*

## CONSOLIDATED INTERIM STATEMENTS OF UNITHOLDERS' EQUITY

(In thousands of Canadian dollars, except number of Trust Units)
(Unaudited)

| | Note | Number of Trust Units | Unit Capital | Retained Earnings | Accumulated Other Comprehensive Income | Total |
|---|---|---|---|---|---|---|
| **Unitholders' equity, January 1, 2026** | | **153,884,443** | **$ 4,190,499** | **$ 4,500,722** | **$ 69,975** | **$ 8,761,196** |
| **Unit capital** | | | | | | |
| Distribution Reinvestment Plan | | **94,389** | **3,353** | **—** | **—** | **3,353** |
| Deferred Units | 9 | **15,201** | **525** | **—** | **—** | **525** |
| Restricted Unit Rights | 9 | **436,302** | **14,918** | **—** | **—** | **14,918** |
| Performance Unit Rights | 9 | **95,958** | **3,281** | **—** | **—** | **3,281** |
| Employee Unit Purchase Plan | | **53,991** | **1,911** | **—** | **—** | **1,911** |
| Cancellation of Trust Units under NCIB and other | 14 | **(2,514,685)** | **(69,021)** | **(21,225)** | **—** | **(90,246)** |
| **Net loss and other comprehensive loss** | | | | | | |
| Net loss | | **—** | **—** | **(420,361)** | **—** | **(420,361)** |
| Other comprehensive loss | | **—** | **—** | **—** | **(83)** | **(83)** |
| **Distributions on Trust Units** | | | | | | |
| Distributions declared and paid | | **—** | **—** | **(158,016)** | **—** | **(158,016)** |
| Distributions payable | | **—** | **—** | **(19,642)** | **—** | **(19,642)** |
| **Unitholders' equity, September 30, 2026** | | **152,065,599** | **$ 4,145,466** | **$ 3,881,478** | **$ 69,892** | **$ 8,096,836** |

| | Note | Number of Trust Units | Unit Capital | Retained Earnings | Accumulated Other Comprehensive Income | Total |
|---|---|---|---|---|---|---|
| **Unitholders' equity, January 1, 2025** | | 160,545,918 | $ 4,226,115 | $ 4,791,648 | $ 9,549 | $ 9,027,312 |
| **Unit capital** | | | | | | |
| Distribution Reinvestment Plan | | 89,885 | 3,763 | — | — | 3,763 |
| Deferred Units | 9 | 43,043 | 1,915 | — | — | 1,915 |
| Restricted Unit Rights | 9 | 62,467 | 2,541 | — | — | 2,541 |
| Employee Unit Purchase Plan | | 46,250 | 1,947 | — | — | 1,947 |
| Exchangeable LP Units exchanged | 12 | 202,377 | 8,536 | — | — | 8,536 |
| Cancellation of Trust Units under NCIB and other | 14 | (4,694,192) | (127,906) | (76,752) | — | (204,658) |
| **Net income and other comprehensive income** | | | | | | |
| Net income | | — | — | 108,646 | — | 108,646 |
| Other comprehensive income | | — | — | — | 66,864 | 66,864 |
| **Distributions on Trust Units** | | | | | | |
| Distributions declared and paid | | — | — | (163,352) | — | (163,352) |
| Distributions payable | | — | — | (20,189) | — | (20,189) |
| **Unitholders' equity, September 30, 2025** | | 156,295,748 | $ 4,116,911 | $ 4,640,001 | $ 76,413 | $ 8,833,325 |

*See accompanying notes to the condensed consolidated interim financial statements.*

## CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS

(In thousands of Canadian dollars)
(Unaudited)

| | Note | Three Months Ended September 30, 2026 | Three Months Ended September 30, 2025 | Nine Months Ended September 30, 2026 | Nine Months Ended September 30, 2025 |
|---|---|---|---|---|---|
| **Cash provided by (used in):** | | | | | |
| **Operating activities** | | | | | |
| Net income (loss) | | **$ (173,937)** | $ 26,186 | **$ (420,361)** | $ 108,646 |
| Items related to operating activities not affecting cash: | | | | | |
| Fair value adjustments of investment properties | | **276,191** | 28,194 | **664,806** | 69,154 |
| Fair value adjustments of financial instruments | | **(4,292)** | (3,610) | **(19,329)** | 25,883 |
| Mark-to-market loss (gain) on ERES Units held by non-controlling unitholders | | **—** | (96,190) | **14,095** | (84,074) |
| Total unit-based compensation amortization expense, net | | **2,219** | 1,708 | **12,844** | 8,031 |
| Other adjustments | 21 | **(3,992)** | 15,437 | **14,467** | 28,652 |
| Changes in non-cash operating assets and liabilities | 21 | **(9,048)** | (4,317) | **(33,714)** | (28,255) |
| Items related to investing activities | | **(3,184)** | (3,150) | **(9,523)** | (10,623) |
| Items related to financing activities | 21 | **53,139** | 172,631 | **157,439** | 276,745 |
| **Cash provided by operating activities** | | **137,096** | 136,889 | **380,724** | 394,159 |
| **Investing activities** | | | | | |
| Capital investments | 21 | **(52,166)** | (66,473) | **(154,705)** | (173,975) |
| Net disbursements on acquisitions of investment properties | 4 | **(383)** | (108,414) | **(39,204)** | (236,844) |
| Acquisition of investments | | **(8,761)** | (5,230) | **(18,919)** | (6,696) |
| Net proceeds on dispositions of investment properties | 5 | **20,882** | 733,557 | **182,734** | 1,127,584 |
| Disposition of investments | | **277** | 1,268 | **12,901** | 2,553 |
| Principal paid for VTB mortgage payable | | **(2,887)** | — | **(2,887)** | — |
| Principal received from VTB mortgages receivable | | **—** | — | **1,162** | — |
| Investment and interest income received | | **899** | 1,036 | **1,550** | 3,137 |
| Change in restricted funds | | **(32)** | 165 | **(582)** | 911 |
| **Cash provided by (used in) investing activities** | | **(42,171)** | 555,909 | **(17,950)** | 716,670 |
| **Financing activities** | | | | | |
| Borrowings | 8 | **493,319** | 169,523 | **1,023,044** | 363,879 |
| Principal repayments | 8 | **(38,558)** | (36,977) | **(114,589)** | (110,544) |
| Lump-sum repayments | 8 | **(422,588)** | (493,117) | **(752,732)** | (744,166) |
| Financing costs and CMHC premiums paid | 8 | **(7,327)** | (2,245) | **(18,883)** | (3,136) |
| Refunds (deposits) related to financing activities | | **1,578** | (923) | **433** | (606) |
| Interest paid on mortgages payable | | **(45,012)** | (42,010) | **(131,495)** | (126,013) |
| Interest paid on credit facilities payable | | **(2,927)** | (1,959) | **(9,303)** | (3,742) |
| Debt settlement costs paid | | **—** | (32) | **(45)** | (2,003) |
| Purchase and cancellation of Trust Units | | **(29,375)** | (27,319) | **(94,588)** | (206,588) |
| Distributions paid to Unitholders | 21 | **(57,865)** | (59,713) | **(174,540)** | (179,657) |
| Net proceeds on issuance of Trust Units | 21 | **242** | 468 | **1,338** | 1,626 |
| Interest paid to Exchangeable LP unitholders | | **(560)** | (560) | **(1,680)** | (1,693) |
| Lease payments | | **(732)** | (1,391) | **(2,181)** | (4,546) |
| Purchase of ERES Units held by non-controlling unitholders | | **(88)** | — | **(102,148)** | — |
| Total interest paid to ERES non-controlling unitholders | | **—** | (123,748) | **—** | (128,087) |
| **Cash used in financing activities** | | **(109,893)** | (620,003) | **(377,369)** | (1,145,276) |
| **Changes in cash and cash equivalents during the period** | | **(14,968)** | 72,795 | **(14,595)** | (34,447) |
| Gain (loss) on foreign currency translation | | **(644)** | 776 | **530** | 414 |
| Cash and cash equivalents, beginning of the period | | **34,723** | 28,639 | **33,176** | 136,243 |
| **Cash and cash equivalents, end of the period** | | **$ 19,111** | $ 102,210 | **$ 19,111** | $ 102,210 |

*See accompanying notes to the condensed consolidated interim financial statements.*

## 1. Organization of the Trust

As at September 30, 2026, Canadian Apartment Properties Real Estate Investment Trust ("CAPREIT") owns and manages interests in multi-unit residential rental properties principally located in and near major urban centres across Canada. CAPREIT's net assets and operating results are substantially derived from income-producing real estate located in Canada, where it is also domiciled, and to a lesser extent in the Netherlands.

As at September 30, 2026, CAPREIT directly and indirectly holds a 100% (December 31, 2025 – 65%) ownership of European Residential Real Estate Investment Trust ("ERES"), which operates in the Netherlands. CAPREIT owns units of ERES ("ERES Units") and Class B Limited Partnership units ("ERES Class B LP Units") of ERES Limited Partnership ("ERES LP").

On March 2, 2026, CAPREIT announced that it had entered into an arrangement to acquire all of the issued and outstanding ERES Units not already owned by CAPREIT for cash consideration of $1.19 per ERES Unit (the "ERES Transaction"). ERES held a special meeting for voting unitholders ("ERES Unitholders") to consider and vote on the ERES Transaction on April 27, 2026. During this meeting, ERES Unitholders approved the ERES Transaction. The ERES Transaction closed on May 1, 2026 for $98,662. CAPREIT funded the ERES Transaction with cash on hand and availability from the revolving acquisition and operating facility ("Acquisition and Operating Facility").

## 2. Summary of Material Accounting Policies

***Basis of Presentation***

These condensed consolidated interim financial statements, which have been approved by CAPREIT's Board of Trustees on November 4, 2026, have been prepared in accordance with IAS 34, Interim Financial Reporting ("IAS 34"), as issued by the International Accounting Standards Board ("IASB"). Accordingly, certain information and note disclosures normally included in the consolidated annual financial statements for the year ended December 31, 2025, prepared in accordance with IFRS Accounting Standards ("IFRS"), as issued by the IASB, have been omitted or condensed.

These condensed consolidated interim financial statements have been prepared on a going concern basis and are presented in Canadian dollars, which is also CAPREIT's functional currency. CAPREIT's results for the three and nine months ended September 30, 2026 are not necessarily indicative of the results that may be expected for the full year due to seasonal variations in utility costs and other factors. CAPREIT has historically experienced higher utility expenses in the first and last quarters as a result of the winter months, which create variations in the quarterly results.

The accounting policies followed in these condensed consolidated interim financial statements are consistent with those of CAPREIT's consolidated annual financial statements for the year ended December 31, 2025, other than as described below. These condensed consolidated interim financial statements should be read in conjunction with the consolidated annual financial statements for the year ended December 31, 2025.

CAPREIT owns and operates investment properties primarily in Canada and, to a lesser extent, in the Netherlands. Following a significant reduction in the size of its European operations resulting from property dispositions, European operations are no longer material and no longer constitute a separate reportable segment. Accordingly, beginning in 2026, CAPREIT will have one reportable segment and will no longer present segmented information in its condensed consolidated interim financial statements and consolidated annual financial statements.

Certain 2025 comparative figures have been restated to conform with current period presentation.

***Impact of Accounting Standards Effective January 1, 2026 on CAPREIT's Condensed Consolidated Interim Financial Statements***

Amendments to IFRS 9, Financial Instruments ("IFRS 9") & IFRS 7, Financial Instruments: Disclosures ("IFRS 7")
Effective January 1, 2026, CAPREIT adopted amendments to IFRS 9 and IFRS 7. The amendments clarify the timing of recognition and derecognition for a financial asset or financial liability, including clarifying that a financial liability is derecognized on the settlement date. Further, the amendments also introduce an accounting policy choice to derecognize financial liabilities settled using an electronic payment system before the settlement date, if specific conditions are met. The amendments had no material impact on the consolidated financial statements of CAPREIT.

## 3. Investment Properties

The table below summarizes the activities included in investment properties for the nine months ended September 30, 2026 and year ended December 31, 2025.

### *Continuity of Investment Properties*

| For the Period Ended | Note | September 30, 2026 | December 31, 2025 |
|---|---|---|---|
| Balance of investment properties, beginning of the period | | **$ 14,732,478** | $ 14,868,362 |
| Additions (deductions): | | | |
| Acquisitions[1] | 4 | **38,625** | 661,194 |
| Property capital investments | | **154,871** | 231,659 |
| Capitalized direct leasing costs | | **950** | 1,188 |
| Dispositions[2] | 5 | **(31,812)** | (292,907) |
| Derecognition of right-of-use asset[3] | | **—** | (12,503) |
| Transfers to assets held for sale[4] | 6 | **(21,554)** | (728,130) |
| Fair value adjustments | | **(664,954)** | (80,494) |
| Foreign currency translation adjustments and other | | **3,187** | 84,109 |
| Balance of investment properties, end of the period | | **$ 14,211,791** | $ 14,732,478 |

[1] Includes an operating lease buyout. Refer to note 4 for further information.
[2] Excludes the disposition of investment properties that were previously classified as assets held for sale. Refer to notes 5 and 6 for further information.
[3] On September 10, 2025, CAPREIT disposed of a property with a land leasehold interest. As a result, CAPREIT derecognized the associated right-of-use asset and lease liability.
[4] For the nine months ended September 30, 2026, transfers included $21,554 of an investment property from Canada (year ended December 31, 2025 – $728,130 of investment properties from the Netherlands).

### *Valuation Basis*

Approximately one third of the Canadian portfolio is externally appraised throughout the year with quarterly updates provided on capitalization rates. For the remainder of the portfolio, capitalization rates are determined by the internal valuation team based on recent market transactions. For quarterly interim reporting purposes, CAPREIT updates its rental revenue and operating costs forecast based on market assumptions. CAPREIT determined the fair value of its Dutch investment properties as at September 30, 2026 using valuations prepared by its internal valuation team. The Dutch internal valuations are based on the same valuation methods used by the external appraiser and available market information. The qualified external appraisers engaged by CAPREIT to externally appraise both its Canadian and Dutch portfolio, as applicable, hold recognized relevant professional qualifications and have recent experience in the location and category of the respective properties.

Current regulatory and macroeconomic developments have impacted overall market activity, and while market activity has increased, these developments continue to result in limited reliable market metrics, such as capitalization rates. As such, the fair values of CAPREIT's investment properties are subject to significant change, and such changes may be material.

A summary of the market assumptions and ranges used in the valuation of Canadian and Dutch apartments and townhomes (as applicable), along with their fair values, is presented below as at September 30, 2026 and December 31, 2025:

**As at September 30, 2026**

| Type of Interest | Fair Value | Rate Type | Min. | Max. | Weighted Average |
|---|---|---|---|---|---|
| Apartments and townhomes – Canada[1] | **$ 13,657,063** | Capitalization rate | **3.89 %** | **7.25 %** | **4.64 %** |
| Apartments – the Netherlands[2] | **347,308** | Discount rate | **6.85 %** | **10.85 %** | **9.97 %** |
| | | Terminal capitalization rate | **4.75 %** | **8.56 %** | **6.02 %** |

[1] Includes Canadian commercial operations, but excludes operating leasehold interests, land leasehold interests, and right-of-use assets totalling $207,420.
[2] Includes Dutch commercial operations.

**As at December 31, 2025**

| Type of Interest | Fair Value | Rate Type | Min. | Max. | Weighted Average |
|---|---|---|---|---|---|
| Apartments and townhomes – Canada[1] | $ 13,759,735 | Capitalization rate | 3.66 % | 6.60 % | 4.53 % |
| Apartments – the Netherlands[2] | 357,602 | Discount rate | 7.00 % | 10.35 % | 9.25 % |
| | | Terminal capitalization rate | 4.75 % | 8.56 % | 6.00 % |

[1] Includes Canadian commercial operations, but excludes apartments and townhomes acquired during the three months ended December 31, 2025 totalling $345,310. Also excludes operating leasehold interests, land leasehold interests, and right-of-use assets totalling $269,831.
[2] Includes Dutch commercial operations.

As at September 30, 2026, the fair value of operating leasehold interests was $34,730 (December 31, 2025 – $91,370), the fair value of land leasehold interests was $141,890 (December 31, 2025 – $147,400), and the fair value of right-of-use assets included in investment properties was $30,800 (December 31, 2025 – $31,061). Following the operating lease buyout completed on April 14, 2026, CAPREIT has one remaining operating leasehold interest as at September 30, 2026. The option to buy out the remaining operating leasehold interest became available in October 2024 and will remain available until October 2034.

The table below summarizes the impact of changes in the capitalization rate on the fair value of CAPREIT's investment properties as at September 30, 2026:

| As at September 30, 2026<br>Change in Capitalization Rate[1] | Change in Fair Value of Investment Properties |
|---|---|
| **(0.50)%** | **$ 1,709,791** |
| **(0.25)%** | **806,014** |
| **+0.25%** | **(723,363)** |
| **+0.50%** | **(1,376,207)** |

[1] For operating leasehold interests, land leasehold interests, and Dutch properties, CAPREIT applies discount rates to determine the fair value of these properties. However, for the purposes of the above sensitivity analysis, CAPREIT has utilized the implied capitalization rates for operating leasehold interests, land leasehold interests, and Dutch properties to determine the impact on fair value of the total portfolio.

A 1% increase in normalized net operating income ("NOI") would result in an increase in fair value of investment properties of $141,809. A 1% decrease in normalized NOI would result in a decrease in fair value of investment properties of $141,811.

## 4. Acquisitions of Investment Properties

The table below summarizes an investment property acquisition and an operating lease buyout completed since January 1, 2026.

***Nine Months Ended September 30, 2026***

| Acquisition Date | Suite Count | Region | Fair Value of Investment Properties | Gross Purchase Price[1] |
|---|---|---|---|---|
| April 14, 2026[2] | **N/A** | Mississauga, ON | **$ 16,782** | **$ 16,782** |
| June 24, 2026 | **51** | Vancouver, BC | **20,350** | **20,350** |
| Total | **51** | | **$ 37,132** | **$ 37,132** |
| Transaction costs | | | **$ 1,493** | |
| Total acquisition costs | | | **$ 38,625** | |

[1] The gross purchase price is the amount stated in the purchase and sale agreement and comprises the fair value of investment properties being acquired and, as applicable, the fair value adjustment of mortgages payable assumed by CAPREIT. The gross purchase price excludes transaction costs and customary adjustments.
[2] Represents an operating lease buyout.

***Acquisitions of Investment Properties Completed During the Nine Months Ended September 30, 2025***

For the nine months ended September 30, 2025, CAPREIT acquired 922 suites for a total acquisition cost of $313,773.

***Net Disbursements on Acquisitions of Investment Properties***

The net disbursements made for the acquisitions of investment properties and an operating lease buyout take into consideration the fair value of the investment properties being acquired, fair value of mortgages payable, and working capital and other adjustments relating to transaction costs.

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Acquired properties | **$ —** | $ (158,332) | **$ (38,625)** | $ (313,773) |
| Fair value of mortgages payable assumed | **—** | 46,021 | **—** | 79,903 |
| Change in deposit on acquisitions | **—** | 1,667 | **224** | (1,058) |
| Change in investment properties included in accounts payable and accrued liabilities | **(383)** | 2,230 | **(803)** | (1,916) |
| Net disbursements | **$ (383)** | $ (108,414) | **$ (39,204)** | $ (236,844) |

## 5. Dispositions of Investment Properties

The table below summarizes the dispositions of investment properties (including investment properties previously classified as assets held for sale) completed during the nine months ended September 30, 2026.

***Nine Months Ended September 30, 2026***

| Disposition Date | Suite Count | Region | Fair Value of Investment Properties | Gross Sale Price[1] |
|---|---|---|---|---|
| January 15, 2026[2] | **33** | The Netherlands | **$ 16,267** | **$ 16,267** |
| March 2, 2026 | **108** | Charlottetown, PEI | **27,762** | **28,000** |
| March 31, 2026[2] | **88** | The Netherlands | **32,376** | **32,376** |
| March 31, 2026[2] | **88** | The Netherlands | **24,041** | **24,041** |
| Q1 2026[3] | **1** | The Netherlands | **700** | **700** |
| Total Q1 2026 | **318** | | **101,146** | **101,384** |
| April 16, 2026[2] | **201** | The Netherlands | **69,187** | **69,187** |
| May 22, 2026[4] | **N/A** | Toronto, ON | **1,000** | **1,000** |
| Q2 2026[3] | **3** | The Netherlands | **2,350** | **2,350** |
| Total Q2 2026 | **204** | | **72,537** | **72,537** |
| August 14, 2026[2] | **90** | Montréal, QC | **21,554** | **21,750** |
| Total Q3 2026 | **90** | | **21,554** | **21,750** |
| Total | **612** | | **$ 195,237** | **$ 195,671** |

(1) The gross sale price is the amount stated in the purchase and sale agreement and comprises the fair value of investment properties being disposed of and, as applicable, the fair value adjustment of mortgages payable assumed by the purchaser, and vendor takeback ("VTB") mortgages receivable issued by CAPREIT to the purchaser. The gross sale price excludes transaction costs and customary adjustments.
(2) Previously included in assets held for sale.
(3) Represents disposition of single residential suites.
(4) Represents disposition of land adjacent to an existing residential building owned by CAPREIT.

***Dispositions of Investment Properties Completed During the Nine Months Ended September 30, 2025***

For the nine months ended September 30, 2025, CAPREIT disposed of 4,594 suites and sites for a total fair value of $1,191,416.

***Net Proceeds on Dispositions of Investment Properties***

The net proceeds received from the purchaser take into consideration the fair value of the investment properties being sold and, as applicable, the fair value of VTB mortgages receivable, fair value of the mortgages payable assumed by purchasers, closing costs, and working capital and other adjustments.

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Fair value of disposed investment properties | **$ —** | $ 188,219 | **$ 31,812** | $ 290,259 |
| Fair value of disposed assets held for sale | **21,554** | 594,083 | **163,425** | 901,157 |
| Fair value of VTB mortgages receivable | **—** | — | **(3,762)** | (3,831) |
| Closing costs and other adjustments | **(609)** | (9,348) | **(8,948)** | (19,689) |
| Working capital adjustments | **(63)** | 4,699 | **207** | 3,784 |
| Change in proceeds receivable[(1)] | **—** | (25,386) | **—** | (25,386) |
| Deferred income tax liability assumed by purchaser | **—** | (18,710) | **—** | (18,710) |
| Net proceeds | **$ 20,882** | $ 733,557 | **$ 182,734** | $ 1,127,584 |

[(1)] Relates to the remaining net disposition proceeds of the commercial property in Belgium, which was disposed of on July 31, 2025. The net proceeds were subsequently received on October 9, 2025.

## 6. Assets Held for Sale

As at September 30, 2026, there were no properties classified as assets held for sale.

As at December 31, 2025, CAPREIT classified certain properties in the Netherlands as assets held for sale totalling $141,392. Management had committed to a plan to sell these assets, and the sales were considered to be highly probable as at December 31, 2025. There were no mortgages or other liabilities related to assets held for sale as at December 31, 2025.

The table below summarizes the activities included in assets held for sale for the nine months ended September 30, 2026 and year ended December 31, 2025.

***Assets Held for Sale***

| For the Period Ended | Note | September 30, 2026 | December 31, 2025 |
|---|---|---|---|
| Balance, beginning of the period | | **$ 141,392** | $ 307,460 |
| Additions (deductions): | | | |
| Transfers from investment properties[(1)] | 3 | **21,554** | 728,130 |
| Property capital investments | | **173** | 2,581 |
| Dispositions of investment properties | 5 | **(163,425)** | (899,730) |
| Fair value adjustments | | **148** | (4,196) |
| Foreign currency translation adjustments | | **158** | 7,147 |
| Balance, end of the period[(2)] | | **$ —** | $ 141,392 |

[(1)] For the nine months ended September 30, 2026, transfers included $21,554 of an investment property from Canada (year ended December 31, 2025 – $728,130 of investment properties from the Netherlands).
[(2)] As at December 31, 2025, consists of $141,392 from the Netherlands.

## 7. Other Assets

| As at | September 30, 2026 | December 31, 2025 |
|---|---|---|
| **Other non-current assets** | | |
| Property, plant, and equipment ("PP&E")[1] | **$ 52,704** | $ 50,400 |
| Accumulated amortization of PP&E | **(48,623)** | (45,104) |
| PP&E, net of accumulated amortization | **4,081** | 5,296 |
| Right-of-use asset, net of accumulated amortization and other | **2,406** | 2,834 |
| Investments | **13,021** | 18,585 |
| Total | **$ 19,508** | $ 26,715 |
| | | |
| **Other current assets** | | |
| Prepaid expenses, tenant allowances and deposits | **$ 37,447** | $ 21,002 |
| Restricted funds | **10,547** | 9,965 |
| Investments | **20,778** | 8,603 |
| Derivative financial assets | **715** | 1,878 |
| VTB mortgage interest receivable | **3,443** | 1,002 |
| Total | **$ 72,930** | $ 42,450 |

[1] Consists of head office and regional offices' leasehold improvements, corporate assets, and information technology systems.

## 8. Debt

### *Continuity of Total Debt*

| | For the Nine Months Ended September 30, 2026 | | |
|---|---|---|---|
| | **Mortgages Payable** | **Credit Facilities Payable** | **Total Debt** |
| Balance, beginning of the period | **$ 5,633,601** | **$ 331,250** | **$ 5,964,851** |
| **Add:** | | | |
| Borrowings[1] | **532,214** | **490,830** | **1,023,044** |
| **Less:** | | | |
| Principal repayments | **(114,589)** | **—** | **(114,589)** |
| Lump-sum repayments[1][2] | **(187,056)** | **(565,676)** | **(752,732)** |
| Financing costs and CMHC premiums paid | **(18,682)** | **(201)** | **(18,883)** |
| **Non-cash adjustments:** | | | |
| Amortization and write-off of deferred financing costs, prepaid CMHC premiums, and fair value adjustments | **13,423** | **336** | **13,759** |
| Foreign currency translation adjustments | **234** | **3,966** | **4,200** |
| Balance, end of the period | **$ 5,859,145** | **$ 260,505** | **$ 6,119,650** |
| Less: Current portion | **989,388** | **—** | **989,388** |
| Total non-current portion | **$ 4,869,757** | **$ 260,505** | **$ 5,130,262** |

[1] Excludes non-cash mortgage renewals of $178,703.
[2] Includes $28,248 of mortgages discharged due to property dispositions.

| | For the Year Ended December 31, 2025 | | |
|---|---|---|---|
| | **Mortgages Payable** | **Credit Facilities Payable** | **Total Debt** |
| Balance, beginning of the year | $ 5,987,869 | $ 4,145 | $ 5,992,014 |
| **Add:** | | | |
| Borrowings[1] | 213,157 | 620,105 | 833,262 |
| **Less:** | | | |
| Principal repayments | (148,180) | — | (148,180) |
| Lump-sum repayments[1][2] | (654,772) | (292,498) | (947,270) |
| Financing costs and CMHC premiums paid | (3,315) | (791) | (4,106) |
| **Non-cash adjustments:** | | | |
| Fair value of mortgages assumed upon property acquisitions | 187,395 | — | 187,395 |
| Amortization and write-off of deferred financing costs, prepaid CMHC premiums, and fair value adjustments | 18,352 | 919 | 19,271 |
| Foreign currency translation adjustments | 33,095 | (630) | 32,465 |
| Balance, end of the year | $ 5,633,601 | $ 331,250 | $ 5,964,851 |
| Less: Current portion | 777,021 | — | 777,021 |
| Total non-current portion | $ 4,856,580 | $ 331,250 | $ 5,187,830 |

[1] Excludes non-cash mortgage renewals of $215,482.
[2] Includes $404,503 of mortgages discharged due to property dispositions.

***Mortgages Payable***

| As at[1] | September 30, 2026 | December 31, 2025 |
|---|---|---|
| Weighted average effective interest rate per annum | **3.43 %** | 3.30 % |
| Maturity date | **2026 – 2037** | 2026 – 2036 |
| Investment properties pledged as security on mortgages | **$ 13,237,506** | $ 13,369,887 |
| Investment properties not pledged as security on mortgages[2] | **$ 974,285** | $ 1,362,591 |

[1] Excludes assets held for sale and liabilities related to assets held for sale, as applicable.
[2] Includes $407,913 (December 31, 2025 – $483,686) of investment properties which secure the Acquisition and Operating Facility.

Future principal repayments as at September 30, 2026 for the years indicated are as follows:

| As at September 30, 2026 | Principal Amount | % of Total Principal |
|---|---|---|
| Remainder of 2026 | **$ 337,802** | **5.6** |
| 2027 | **894,642** | **14.9** |
| 2028 | **818,459** | **13.6** |
| 2029 | **653,035** | **10.9** |
| 2030 | **660,450** | **11.0** |
| 2031 – 2037 | **2,645,606** | **44.0** |
| Total principal | **$ 6,009,994** | **100.0** |
| Less: Prepaid CMHC premiums | **(113,800)** | |
| Less: Deferred financing costs | **(18,994)** | |
| Less: Fair value adjustments | **(18,055)** | |
| Total mortgages payable | **$ 5,859,145** | |

***Credit Facilities Payable***

As at September 30, 2026, CAPREIT's credit facilities consist of the $500,000 Acquisition and Operating Facility, which can be borrowed in Canadian dollars, US dollars ("USD") or euros; and the $70,000 greenhouse gas ("GHG") reduction facility ("GHG Reduction Facility"), collectively the ("Credit Facilities").

On April 30, 2026, CAPREIT terminated the €20,000 ERES revolving credit facility ("ERES Credit Facility") in connection with the ERES Transaction.

The tables below summarize the amounts available and drawn under the respective credit facilities as at September 30, 2026 and December 31, 2025:

| **As at September 30, 2026** | **Acquisition and Operating Facility** | **GHG Reduction Facility** | **Total** |
|---|---|---|---|
| Maximum borrowing capacity | **$ 500,000** | **$ 70,000** | **$ 570,000** |
| Canadian dollar borrowings | **$ (7,999)** | **$ (22,419)** | **$ (30,418)** |
| USD borrowings | **—** | **N/A** | **—** |
| Euro borrowings | **(230,726)** [1] | **N/A** | **(230,726)** |
| Less: Total borrowings | **$ (238,725)** | **$ (22,419)** | **$ (261,144)** |
| Less: Letters of credit | **(3,226)** | **N/A** | **(3,226)** |
| Available borrowing capacity | **$ 258,049** | **$ 47,581** | **$ 305,630** |
| Weighted average interest rate per annum on total borrowings including interest rate swaps | **3.71 %** | **3.00 %** | **3.65 %** |

[1] As at September 30, 2026, CAPREIT has euro borrowings totalling €143,229 that bear interest at the Euro Interbank Offered Rate ("EURIBOR") plus a margin of 1.35% per annum, excluding the impact of cross-currency interest rate ("CCIR") swaps.

| **As at December 31, 2025** | **Acquisition and Operating Facility** | **GHG Reduction Facility** | **ERES Credit Facility** | **Total** |
|---|---|---|---|---|
| Maximum borrowing capacity | $ 500,000 [1] | $ 70,000 | $ 32,187 | $ 602,187 |
| Canadian dollar borrowings | $ (7,602) | $ (17,338) | $ — | $ (24,940) |
| USD borrowings | (307,084) [2] | N/A | — | (307,084) |
| Euro borrowings | — | N/A | — | — |
| Less: Total borrowings | $ (314,686) | $ (17,338) | $ — | $ (332,024) |
| Less: Letters of credit | (3,343) | N/A | — | (3,343) |
| Available borrowing capacity | $ 181,971 | $ 52,662 | $ 32,187 | $ 266,820 |
| Weighted average interest rate per annum on total borrowings including interest rate swaps | 3.65 % | 3.00 % | N/A | 3.61 % |

[1] Includes temporary increase of $100,000 in borrowing capacity, with an original maturity of April 30, 2026. On April 30, 2026, the Acquisition and Operating Facility was amended to extend the $100,000 increase until the maturity of the facility in February 2028.

[2] As at December 31, 2025, CAPREIT has USD borrowings totalling US$224,014 that bear interest at the Secured Overnight Financing Rate ("SOFR") plus a margin of 1.45% per annum, excluding the impact of CCIR swaps.

## 9. Unit-based Compensation Financial Liabilities

Units of CAPREIT ("Trust Units") are issuable pursuant to CAPREIT's unit-based compensation plans, namely the Employee Unit Purchase Plan ("EUPP"), the Deferred Unit Plan ("DUP") and the Restricted Unit Rights Plan ("RUR Plan"). The EUPP provides for the issuance of Trust Units. The DUP provides for the issuance of deferred units ("DUs"). The RUR Plan provides for the issuance of restricted unit rights ("RURs") and performance unit rights ("PURs"). As at September 30, 2026, the maximum number of Trust Units issuable under CAPREIT's unit-based compensation plans is 11,500,000 (December 31, 2025 – 11,500,000). The maximum number of Trust Units available for future issuance under these unit-based compensation plan agreements as at September 30, 2026 is 1,051,496 (December 31, 2025 – 1,337,297).

On May 1, 2026, the ERES unit-based compensation plans were terminated in conjunction with the ERES Transaction.

The tables below summarize the activity of CAPREIT's unit-based compensation plans (excluding EUPP) for the nine months ended September 30, 2026 and year ended December 31, 2025:

***CAPREIT's Unit-based Compensation Plans***

| **Nine Months Ended September 30, 2026** | | | | |
|---|---|---|---|---|
| (Number of units) | **DUs** | **RURs** | **PURs** | **Total** |
| Unit rights outstanding as at January 1, 2026 | **152,770** | **624,124** | **74,376** | **851,270** |
| Activity during the period | | | | |
| Granted | **36,876** | **142,899** | **37,536** | **217,311** |
| Settled in Trust Units | **(15,201)** | **(436,302)** | **(95,958)** | **(547,461)** |
| Cancelled or forfeited | **—** | **(14,668)** | **(4)** | **(14,672)** |
| Distributions reinvested | **5,312** | **21,011** | **2,848** | **29,171** |
| Unit rights outstanding as at September 30, 2026 | **179,757** | **337,064** | **18,798** | **535,619** |

| **Year Ended December 31, 2025** | | | | |
|---|---|---|---|---|
| (Number of units) | **DUs** | **RURs** | **PURs** | **Total** |
| Unit rights outstanding as at January 1, 2025 | 154,409 | 550,422 | 29,729 | 734,560 |
| Activity during the year | | | | |
| Granted | 35,848 | 124,354 | 42,156 | 202,358 |
| Settled in Trust Units | (43,043) | (62,467) | — | (105,510) |
| Cancelled or forfeited | (1) | (11,317) | — | (11,318) |
| Distributions reinvested | 5,557 | 23,132 | 2,491 | 31,180 |
| Unit rights outstanding as at December 31, 2025 | 152,770 | 624,124 | 74,376 | 851,270 |

The table below summarizes the change in the total unit-based compensation financial liabilities for the nine months ended September 30, 2026 and year ended December 31, 2025, including the settlement of such liabilities through Trust Units and ERES Units.

| For the Period Ended | September 30, 2026 | December 31, 2025 |
|---|---|---|
| Total unit-based compensation financial liabilities, beginning of the period | **$ 23,828** | $ 24,631 |
| Unit-based compensation amortization expense, excluding accelerated amortization expense and ERES unit option forfeitures, net | **6,812** | 9,742 |
| Unit-based compensation accelerated amortization expense and ERES unit option forfeitures, net[(1)] | **6,032** | (220) |
| Fair value adjustments of unit-based compensation | **(4,684)** | (3,648) |
| Settlement of unit-based compensation awards for Trust Units | **(19,297)** | (4,932) |
| Settlement of unit-based compensation awards for ERES Units | **—** | (1,845) |
| Foreign currency translation adjustments and other | **—** | 100 |
| Total unit-based compensation financial liabilities, end of the period | **$ 12,691** | $ 23,828 |

(1) For the nine months ended September 30, 2026, includes $6,469 of accelerated vesting of previously granted CAPREIT unit-based compensation (for the year ended December 31, 2025 – $234) and $nil of accelerated vesting of ERES restricted unit rights ("ERES RURs") (for the year ended December 31, 2025 – $1,402). Also includes $437 of recovery relating to forfeitures of previously granted ERES unit options upon restructuring, trustee retirement, and senior management termination (for the year ended December 31, 2025 – $1,856).

The table below summarizes the non-current and current unit-based compensation financial liabilities for each plan as at September 30, 2026 and December 31, 2025:

| As at | September 30, 2026 | December 31, 2025 |
|---|---|---|
| **Non-current** | | |
| RURs | **$ 4,127** | $ 10,949 |
| PURs | **130** | 634 |
| | **$ 4,257** | $ 11,583 |
| **Current** | | |
| DUs | **$ 5,689** | $ 5,633 |
| RURs | **2,677** | 6,610 |
| PURs | **68** | — |
| ERES unit options | **—** | 2 |
| | **$ 8,434** | $ 12,245 |
| Total unit-based compensation financial liabilities | **$ 12,691** | $ 23,828 |

***Units or Unit-based Compensation Financial Liabilities Held by Trustees, Officers and Other Senior Management***

As at September 30, 2026, 0.3% (December 31, 2025 – 0.6%) of all Trust Units outstanding and CAPREIT's unit-based compensation financial liabilities were held by trustees, officers and other senior management of CAPREIT.

## 10. Other Liabilities

| As at | September 30, 2026 | December 31, 2025 |
|---|---|---|
| **Other non-current liabilities** | | |
| Non-current lease liabilities | **$ 30,501** | $ 31,352 |
| Derivative financial liabilities | **875** | — |
| Other | **—** | 659 |
| Total | **$ 31,376** | $ 32,011 |
| | | |
| **Other current liabilities** | | |
| Security deposits | **$ 40,165** | $ 42,283 |
| Deferred revenue and other | **18,564** | 19,392 |
| Mortgage and Credit Facilities interest payable | **15,126** | 14,749 |
| Distributions payable to Unitholders | **19,642** | 19,877 |
| Current tax liability | **9,750** | 5,548 |
| Derivative financial liabilities | **—** | 2,739 |
| Liabilities relating to Dutch tax authority audits | **—** | 13,606 |
| Total | **$ 103,247** | $ 118,194 |

## 11. Accounts Payable and Accrued Liabilities

| As at | September 30, 2026 | December 31, 2025 |
|---|---|---|
| Accounts payable | **$ 23,390** | $ 27,406 |
| Accrued liabilities | **57,726** | 62,900 |
| Total | **$ 81,116** | $ 90,306 |

## 12. Exchangeable LP Units

The carrying value of the Class B limited partnership units of CAPREIT Limited Partnership ("Exchangeable LP Units") is measured at their fair value, which is based on the closing price of the Trust Units on the TSX. The tables below summarize the activity of the Exchangeable LP Units for the nine months ended September 30, 2026 and year ended December 31, 2025 as follows:

| For the Period Ended | September 30, 2026 | December 31, 2025 |
|---|---|---|
| Exchangeable LP Units issued and outstanding, beginning of the period | **1,444,809** | 1,647,186 |
| Exchangeable LP Units exchanged for Trust Units | **—** | (202,377) |
| Exchangeable LP Units issued and outstanding, end of the period | **1,444,809** | 1,444,809 |

| For the Period Ended | September 30, 2026 | December 31, 2025 |
|---|---|---|
| Balance of Exchangeable LP Units, beginning of the period | **$ 53,270** | $ 70,220 |
| Fair value adjustments of Exchangeable LP Units | **(7,542)** | (8,414) |
| Exchangeable LP Units exchanged for Trust Units | **—** | (8,536) |
| Balance of Exchangeable LP Units, end of the period | **$ 45,728** | $ 53,270 |

## 13. ERES Units Held by Non-Controlling Unitholders

The ERES Units held by non-controlling unitholders were classified as equity on ERES's consolidated balance sheets but were classified as a liability on CAPREIT's consolidated balance sheets. ERES Units were redeemable at any time, in whole or in part, by the Unitholders. As at September 30, 2026, CAPREIT directly and indirectly holds 100% of the ERES Units and ERES Class B LP Units as a result of the closing of the ERES Transaction on May 1, 2026 (see note 1). Accordingly, non-controlling unitholders held no ownership of ERES as at September 30, 2026 (December 31, 2025 – 35%).

The table below summarizes the activity of ERES Units held by non-controlling unitholders for the nine months ended September 30, 2026 and year ended December 31, 2025:

| For the Period Ended | September 30, 2026 | December 31, 2025 |
|---|---|---|
| Balance of ERES Units held by non-controlling unitholders, beginning of the period | **$ 84,567** | $ 170,018 |
| Mark-to-market loss (gain) on ERES Units | **14,095** | (87,391) |
| Interest expense to ERES non-controlling unitholders | **—** | 5,157 |
| Special interest expense to ERES non-controlling unitholders | **—** | 121,890 |
| Loss on non-controlling interest | **$ 14,095** | $ 39,656 |
| Add: Settlement of ERES RURs | **—** | 1,845 |
| Less: Interest paid to ERES non-controlling unitholders[1] | **—** | (5,062) |
| Less: Special interest paid to ERES non-controlling unitholders[1] | **—** | (121,890) |
| Less: Purchase of ERES Units held by non-controlling unitholders[2] | **(98,662)** | — |
| Balance of ERES Units held by non-controlling unitholders, end of the period | **$ —** | $ 84,567 |

[1] Based on interest declared during the year ended December 31, 2025.
[2] See note 1 for further details about the ERES Transaction.

## 14. Unitholders' Equity

***Normal Course Issuer Bid ("NCIB")***

In March 2026, CAPREIT received acceptance from the Toronto Stock Exchange ("TSX") of its notice of intention to proceed with an NCIB ("2026-2027 NCIB"), following expiry of the previous NCIB on March 24, 2026 ("2025-2026 NCIB"). Any Trust Units purchased under the NCIB will be cancelled.

The table below summarizes the key details for the 2026-2027 NCIB.

| | **2026-2027 NCIB** |
|---|---|
| Purchase limit on Trust Units[1] | **15,317,849** |
| Daily purchase limit on the TSX for Trust Units on any trading day[2] | **136,284** |

[1] Represents approximately 10% of the public float of CAPREIT's Trust Units at the time of TSX approval, during the 12-month period commencing on March 25, 2026 and ending on March 24, 2027.
[2] Represents approximately 25% of 545,139 Trust Units, being the average daily TSX trading volume for the six calendar months preceding the start of the 2026-2027 NCIB.

The table below summarizes the NCIB activity for the three and nine months ended September 30, 2026 and September 30, 2025. The excess of the purchase price over the weighted average historical Trust Unit issuance price was recorded as a reduction to retained earnings.

| | **Three Months Ended September 30,** | | **Nine Months Ended September 30,** | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Total cost of Trust Units purchased and cancelled under the NCIB[1] | **$ 29,375** | $ 28,135 | **$ 88,910** | $ 200,000 |
| Number of Trust Units purchased and cancelled under the NCIB | **868,402** | 648,944 | **2,514,685** | 4,694,192 |
| Weighted average purchase price per Trust Unit[1] | **$ 33.83** | $ 43.36 | **$ 35.36** | $ 42.61 |

[1] For the three and nine months ended September 30, 2026, the total cost presented and the weighted average purchase price per Trust Unit include commissions. This excludes a net aggregate amount of $240 and $1,336, respectively, relating to the federal 2% tax on repurchases of Trust Units as well as other NCIB transaction costs (for the three and nine months ended September 30, 2025 – $522 and $4,658, respectively).

## 15. Revenue from Contracts with Customers

In accordance with IFRS 15, Revenue from Contracts with Customers ("IFRS 15"), management has evaluated the lease and non-lease components of its revenue from investment properties. Revenues under IFRS 15 consist of a non-lease component earned from residents and miscellaneous revenues. Miscellaneous revenues consist of cable income, certain common area maintenance recoveries, service charges, and premium service components.

The table below summarizes the non-lease component earned from residents and miscellaneous revenues for the three and nine months ended September 30, 2026 and September 30, 2025:

| | **Three Months Ended September 30,** | | **Nine Months Ended September 30,** | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Non-lease component earned from residents | **$ 42,990** | $ 40,591 | **$ 135,509** | $ 133,862 |
| Miscellaneous revenues | **4,495** | 4,861 | **13,947** | 17,845 |

## 16. Other Income

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Interest income from VTB mortgages receivable | **$ 2,914** | $ 2,744 | **$ 8,617** | $ 8,116 |
| Interest income | **51** | 88 | **175** | 1,657 |
| Investment income | **219** | 318 | **731** | 850 |
| Total | **$ 3,184** | $ 3,150 | **$ 9,523** | $ 10,623 |

## 17. Trust Expenses

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Trust expenses (excluding reorganization and retirement costs) | **$ (10,110)** | $ (11,750) | **$ (30,559)** | $ (37,003) |
| Reorganization and retirement costs | **(1,798)** | (1,751) | **(13,965)** | (7,865) |
| Total Trust expenses | **$ (11,908)** | $ (13,501) | **$ (44,524)** | $ (44,868) |

## 18. Interest Expense on Debt and Other Financing Costs

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Contractual interest on mortgages payable[1][2] | **$ (45,625)** | $ (41,028) | **$ (131,725)** | $ (123,571) |
| Amortization of deferred financing costs and fair value adjustments on mortgages payable[2] | **(2,297)** | (2,432) | **(7,126)** | (7,299) |
| Amortization of CMHC premiums and fees on mortgages payable[2] | **(1,677)** | (1,550) | **(5,814)** | (4,618) |
| Contractual interest on Credit Facilities payable, net[1] | **(2,422)** | (1,959) | **(8,895)** | (3,742) |
| Amortization of deferred financing costs on Credit Facilities payable | **(92)** | (129) | **(336)** | (758) |
| Interest on lease liabilities | **(466)** | (1,067) | **(1,393)** | (3,550) |
| Total | **$ (52,579)** | $ (48,165) | **$ (155,289)** | $ (143,538) |

[1] Includes net CCIR and interest rate swap interest, offsetting contractual interest.
[2] Net of capitalized interest expense.

## 19. Fair Value Adjustments of Financial Instruments

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Fair value adjustments of Exchangeable LP Units | **$ 4,667** | $ 5,360 | **$ 7,542** | $ 2,880 |
| Fair value adjustments of investments | **12** | 225 | **523** | 456 |
| Fair value adjustments of derivative financial instruments | **(3,413)** | (3,345) | **6,580** | (30,804) |
| Fair value adjustments of unit-based compensation | **3,026** | 1,370 | **4,684** | 1,585 |
| Fair value adjustments of financial instruments | **$ 4,292** | $ 3,610 | **$ 19,329** | $ (25,883) |

## 20. Transaction Costs and Other Activities

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Transaction costs and other adjustments on dispositions, net | **$ (656)** | $ (9,348) | **$ (12,917)** | $ (19,689) |
| Amortization of PP&E and right-of-use asset | **(1,242)** | (1,481) | **(3,915)** | (4,586) |
| Enterprise resource planning implementation costs[1] | **(2,836)** | (2,962) | **(8,166)** | (6,265) |
| Other[2] | **(220)** | (495) | **(750)** | (495) |
| Total | **$ (4,954)** | $ (14,286) | **$ (25,748)** | $ (31,035) |

[1] Includes licensing, consulting, and salaries and benefits.
[2] Consists of costs relating to the Dutch tax authority audits.

## 21. Supplemental Cash Flow Information

### *a) Other Adjustments*

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Closing costs and other adjustments | **$ 656** | $ 9,348 | **$ 12,917** | $ 19,689 |
| Amortization of PP&E and right-of-use asset | **1,242** | 1,481 | **3,915** | 4,586 |
| Straight-line rent adjustment | **(787)** | (90) | **(2,379)** | (2,035) |
| Deferred income tax expense (recovery) | **(11)** | (258) | **(3,511)** | 286 |
| Unrealized foreign currency loss (gain) | **(5,092)** | 4,956 | **3,525** | 6,126 |
| Other adjustments | **$ (3,992)** | $ 15,437 | **$ 14,467** | $ 28,652 |

### *b) Changes in Non-cash Operating Assets and Liabilities*

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Prepaid expenses and other | **$ 14,406** | $ (8,240) | **$ (14,655)** | $ (16,919) |
| Amounts receivable | **(4,358)** | 4,847 | **(5,826)** | 3,579 |
| Deposits | **220** | 334 | **142** | 1,862 |
| Accounts payable, accrued liabilities, and other | **(17,099)** | 8,523 | **(21,357)** | (2,584) |
| Derivative financial instruments | **469** | (2,919) | **5,879** | (9,412) |
| Security deposits | **(115)** | (3,790) | **(2,121)** | (5,132) |
| Current tax liability | **(2,571)** | (3,072) | **4,224** | 351 |
| Changes in non-cash operating assets and liabilities | **$ (9,048)** | $ (4,317) | **$ (33,714)** | $ (28,255) |

### *c) Items Related to Financing Activities*

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Interest expense on debt and other financing costs | **$ 52,579** | $ 48,165 | **$ 155,289** | $ 143,538 |
| Interest expense on Exchangeable LP Units | **560** | 560 | **1,680** | 1,674 |
| Special interest expense on ERES non-controlling unitholders | **—** | 121,890 | **—** | 121,890 |
| Interest expense to ERES non-controlling unitholders | **—** | 1,339 | **—** | 5,157 |
| Net loss on derecognition of debt | **—** | 677 | **470** | 4,486 |
| Items related to financing activities | **$ 53,139** | $ 172,631 | **$ 157,439** | $ 276,745 |

### *d) Capital Investments*

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Property capital investments (investment properties and assets held for sale) and other | **$ (53,200)** | $ (64,901) | **$ (155,044)** | $ (168,667) |
| Capitalized direct leasing costs | **(411)** | (985) | **(950)** | (985) |
| Capitalized interest expense | **210** | 454 | **611** | 802 |
| PP&E investments | **(556)** | (572) | **(2,239)** | (1,842) |
| Change in capital investments included in working capital and other | **1,791** | (469) | **2,917** | (3,283) |
| Net disbursements | **$ (52,166)** | $ (66,473) | **$ (154,705)** | $ (173,975) |

### *e) Distributions Paid to Unitholders*

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Distributions declared to Unitholders | **$ (58,967)** | $ (60,791) | **$ (177,658)** | $ (183,541) |
| Add: Distributions payable to Unitholders at beginning of the period | **(19,689)** | (20,266) | **(19,877)** | (20,068) |
| Less: Distributions payable to Unitholders at end of the period | **19,642** | 20,189 | **19,642** | 20,189 |
| Less: Distributions to participants in the CAPREIT Distribution Reinvestment Plan | **1,149** | 1,155 | **3,353** | 3,763 |
| Cash disbursements to Unitholders | **$ (57,865)** | $ (59,713) | **$ (174,540)** | $ (179,657) |

### *f) Net Proceeds on Issuance of Trust Units*

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Issuance of Trust Units | **$ 16,014** | $ 875 | **$ 20,635** | $ 14,939 |
| Settlement of unit-based compensation awards for Trust Units | **(15,772)** | (407) | **(19,297)** | (4,777) |
| Conversion of Exchangeable LP Units to Trust Units | **—** | — | **—** | (8,536) |
| Net proceeds | **$ 242** | $ 468 | **$ 1,338** | $ 1,626 |

## 22. Related Party Transactions

### *Transactions with Key Management Personnel*

Key management personnel and trustee compensation expense included in the consolidated interim statements of net income (loss) and comprehensive income (loss) comprises the following:

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2026** | **2025** | **2026** | **2025** |
| Cash compensation and short-term benefits | **$ (868)** | $ (1,028) | **$ (2,396)** | $ (3,736) |
| Unit-based compensation – amortization[(1)] | **(1,958)** | (1,664) | **(10,719)** | (4,806) |
| | **(2,826)** | (2,692) | **(13,115)** | (8,542) |
| Unit-based compensation – fair value remeasurement | **5,982** | (1,702) | **7,292** | (1,145) |
| Total compensation expense | **$ 3,156** | $ (4,394) | **$ (5,823)** | $ (9,687) |

(1) For the three and nine months ended September 30, 2026, includes accelerated vesting of previously granted unit-based compensation.

## 23. Commitments and Contingencies

***Property-related Commitments***

Commitments primarily in relation to improvements and other expenditures in investment properties total $24,782 as at September 30, 2026 (December 31, 2025 – $28,711).

***Contingencies***

CAPREIT and its subsidiaries are contingently liable under guarantees provided to certain lenders in the event of default, and with respect to litigation and claims that arise from time to time in the ordinary course of business and from CAPREIT and its subsidiaries' dispositions. Matters relating to litigation and claims are generally covered by insurance or have been provided for where appropriate.

CAPREIT's deferred income tax liability of $521 as at September 30, 2026 excludes an additional potential income tax liability of $16,420, which could be triggered upon the disposal of a specific asset in the Netherlands. This incremental liability has not been recognized as it qualified for the initial recognition exemption under IAS 12, Income Taxes.

In April 2026, CAPREIT disposed of a Dutch property for which a deferred income tax liability had not been previously recognized. Current income tax expense of $5,516 relating to the disposition of that asset was recorded upon disposition.

In addition, CAPREIT and its subsidiaries may, from time to time, have prior taxation years audited by tax authorities, and may be reassessed with additional tax as a result. To date, reassessments have been received in respect of certain Dutch subsidiaries. CAPREIT has previously recorded a total amount of $15,411 for the estimated impact related to Dutch tax authority audits, which was included in current income tax expense in the prior years ended December 31, 2025 and December 31, 2024. In September 2026, CAPREIT concluded a settlement agreement with the Dutch tax authority to resolve previously disclosed audit matters. The resulting settlement amount was paid in full during the three months ended September 30, 2026.

## 24. Fair Value of Financial Instruments and Investment Properties

As at September 30, 2026, the fair value of CAPREIT's mortgages payable is estimated to be $5,734,277 (December 31, 2025 – $5,584,860). The difference between the carrying amount and the fair value of mortgages payable is due to changes in interest rates and foreign exchange rates since the dates the individual mortgages payable were financed, and the impact of the passage of time on the primarily fixed rate nature of CAPREIT's mortgages payable. The fair value of the mortgages payable is based on discounted future cash flows using rates that reflect current rates for similar financial instruments with similar durations, terms, and conditions. As at September 30, 2026, the principal outstanding on CAPREIT's mortgages payable is $6,009,994 (December 31, 2025 – $5,779,191) as shown in note 8. As at September 30, 2026, the fair value of CAPREIT's Credit Facilities payable is estimated to approximate its total borrowings of $261,144 (December 31, 2025 – $332,024).

CAPREIT's assessment of the significance of a particular input to the fair value measurement in its entirety requires judgement and considers factors specific to the asset or liability.

The following tables present CAPREIT's estimates of assets and liabilities measured at fair value on a recurring basis based on information available to management as at September 30, 2026 and December 31, 2025, and aggregated by the level in the fair value hierarchy within which those measurements fall. These estimates are not necessarily indicative of the amounts CAPREIT could ultimately realize.

| As at September 30, 2026 | Level 1 Quoted Prices in Active Markets for Identical Assets and Liabilities | Level 2 Significant Other Observable Inputs | Level 3 Significant Unobservable Inputs |
|---|---|---|---|
| **Recurring measurements** | | | |
| **Assets** | | | |
| Investment properties | **$ —** | **$ —** | **$ 14,211,791** |
| Investments held at fair value through profit or loss ("FVTPL") | **1,541** | **—** | **—** |
| Investments held at fair value through other comprehensive income ("FVOCI") | **—** | **14,177** | **—** |
| Derivative financial assets | **—** | **715** | **—** |
| **Liabilities** | | | |
| Derivative financial liabilities | **—** | **(875)** | **—** |
| Unit-based compensation financial liabilities | **—** | **(12,691)** | **—** |
| Exchangeable LP Units | **—** | **(45,728)** | **—** |

| As at December 31, 2025 | Level 1 Quoted Prices in Active Markets for Identical Assets and Liabilities | Level 2 Significant Other Observable Inputs | Level 3 Significant Unobservable Inputs |
|---|---|---|---|
| **Recurring measurements** | | | |
| **Assets** | | | |
| Investment properties | $ — | $ — | $ 14,732,478 |
| Assets held for sale | — | — | 141,392 |
| Investments held at FVTPL | 3,554 | — | — |
| Investments held at FVOCI | — | 14,212 | — |
| Derivative financial assets | — | 1,878 | — |
| **Liabilities** | | | |
| Derivative financial liabilities | — | (2,739) | — |
| ERES Units held by non-controlling unitholders | — | (84,567) | — |
| Unit-based compensation financial liabilities | — | (23,828) | — |
| Exchangeable LP Units | — | (53,270) | — |

Although CAPREIT has determined that the majority of the inputs used to value its derivatives fall within Level 2 of the fair value hierarchy, the credit valuation adjustments associated with its derivatives utilize Level 3 inputs, such as estimates of current credit spreads, to evaluate the likelihood of default by CAPREIT. As at September 30, 2026 and December 31, 2025, CAPREIT has assessed the significance of the impact of the credit valuation adjustments on the overall valuation of its derivative positions and has determined that the credit valuation adjustment is not significant to the overall valuation of the derivative. As a result, CAPREIT has determined that the derivative valuations in their entirety should be classified as Level 2 of the fair value hierarchy. For assets and liabilities measured at fair value as at September 30, 2026 and December 31, 2025, there were no transfers between Level 1, Level 2, and Level 3 during the periods.

## 25. Subsequent Events

Subsequent to September 30, 2026, CAPREIT purchased and cancelled 384,276 Trust Units under the 2026-2027 NCIB, at a weighted average purchase price of $31.39 per Trust Unit, for a total cost of $12,063 (excluding the federal 2% tax on repurchases of Trust Units).

# *Unitholders' Information*

**HEAD OFFICE**
11 Church Street, Suite 401
Toronto, Ontario M5E 1W1
Tel: 416-861-9404
Fax: 416-861-9209

website: www.capreit.ca

**SENIOR MANAGEMENT**

***Brad Cutsey***
President and Chief Executive Officer

***Stephen Co***
Chief Financial Officer

***James Lawrence***
Chief Operating Officer

***Archna Sharma***
Executive Vice President, Risk, Compliance, and People

***Elise Lenser***
Senior Vice President, Legal and Corporate Secretary

**BOARD OF TRUSTEES**

***Dr. Gina Parvaneh Cody***
Chair of the Board of Trustees

***Brad Cutsey***

***David Wesik*** [1][2]

***Dr. Elaine Todres*** [1][3]
Chair of the Human Resources and Compensation Committee

***Francine Moore*** [1][2][4]

***Gervais Levasseur*** [2][4]
Chair of the Audit Committee

***Jennifer Stoddart*** [1][3]

***Ken Silver*** [2][4]

***René Tremblay*** [2][3]
Chair of the Investment Committee
Chair of the Governance and Nominating Committee

**INVESTOR INFORMATION**
Analysts, Unitholders and others seeking financial data should visit CAPREIT's website at www.capreit.ca or contact:

***Nicole Dolan***
Investor Relations
Tel: 437-219-1765
E-mail: ir@capreit.net

**REGISTRAR AND TRANSFER AGENT**
Computershare Trust Company of Canada
320 Bay Street, 14th Floor
Toronto, Ontario M5H 4A6
Tel: 1-800-564-6253
E-mail:
caregistry@computershare.com

**AUDITOR**
Ernst & Young LLP

**STOCK EXCHANGE LISTING**
Trust Units of CAPREIT are listed on the Toronto Stock Exchange under the trading symbol "CAR.UN."

[1] Member of the Human Resources and Compensation Committee.
[2] Member of the Investment Committee.
[3] Member of the Governance and Nominating Committee.
[4] Member of the Audit Committee.




**Canadian Apartment Properties REIT**
11 Church Street, Suite 401
Toronto, Ontario
Canada, M5E 1W1

+1 416 861 9404
ir@capreit.net
**www.capreit.ca**