



## CHARTER OF THE AUDIT COMMITTEE OF THE BOARD OF TRUSTEES

### Section 1 Purpose

The Audit Committee (the “**Committee**”) is a committee of the Trustees (the “**Trustees**”) of Canadian Apartment Properties Real Estate Investment Trust (the “**Trust**”). The Committee and its chair (the “**Chair**”) are appointed by the Board of Trustees (the “**Board of Trustees**” or the “**Board**”) for the purpose of assisting the Trustees in fulfilling their oversight responsibilities by monitoring: (i) the quality and integrity of the Trust’s financial reporting and related disclosures; (ii) specific elements of risk management (including financial risk management); and (iii) the performance of internal and external audit processes. The Committee will primarily fulfill this role by carrying out the activities enumerated in this Charter. The Committee is, however, independent of the Trustees and the Trust, and in carrying out its role of assisting the Trustees in fulfilling their oversight responsibilities, the Committee shall have the ability to determine its own agenda and any additional activities that the Committee shall carry out.

### Section 2 Composition

The Committee is comprised of not less than three Trustees, each of whom is, and must at all times be, independent and financially literate within the meaning of applicable Canadian securities laws, and at least one such Trustee shall be designated as the “audit committee financial expert”. The members of the Committee, and its Chair, shall be appointed by the Trustees on an annual basis or until their successors are duly appointed. A majority of the members of the Committee must be Canadian residents.

### Section 3 Limitations on Committee’s Duties

In contributing to the Committee’s discharge of its duties under this Charter, each member of the Committee shall be obliged only to exercise the care, diligence and skill that a reasonably prudent person would exercise in comparable circumstances. Nothing in this Charter is intended or may be construed as imposing on any member of the Committee a standard of care or diligence that is in any way more onerous or extensive than the standard to which the Trustees are subject.

It is not the duty of the Committee to prepare financial statements or ensure their accuracy or absence of errors and omissions, to plan or conduct audits, to determine that the financial statements are complete and accurate and in accordance with Canadian generally accepted accounting principles, to conduct investigations, or to assure compliance with laws and regulations or the Trust’s internal policies,

procedures and controls, as these are the responsibility of management and in certain cases the external auditor. Nothing contained in this Charter is intended to make the Committee liable for any non-compliance by the Trust with applicable laws or regulations.

Members of the Committee are entitled to rely, absent actual knowledge to the contrary, on (i) the integrity of the persons and organizations from whom they receive information, (ii) the accuracy and completeness of the information provided, (iii) representations made by management as to the non-audit services provided to the Trust by the external auditor, (iv) financial statements of the Trust represented to them by a member of management or in a written report of the external auditors to present fairly the financial position of the Trust in accordance with Canadian generally accepted accounting principles, and (v) any report of a lawyer, accountant, auditor, engineer, appraiser or other person whose profession lends credibility to a statement made by any such person.

#### **Section 4    Function**

The primary function of the Audit Committee is to assist the Board of Trustees in fulfilling their roles as Trustees of the Trust by:

- (a) selecting, evaluating, and recommending to the Board the appointment and compensation of the Trust's external auditor;
- (b) overseeing the work of the external auditor, including the resolution of disagreements between the external auditor and management;
- (c) establishing pre-approval processes for all non-audit services to be provided to the Trust by the Trust's external auditor;
- (d) reviewing and approving the annual and interim financial statements, related management's discussion and analysis ("**MD&A**"), and annual and interim earnings press releases before such information is publicly disclosed to determine whether they are complete and consistent with the information known to the Committee members about the Trust and its operations;
- (e) satisfying themselves that adequate procedures and controls are in place for the review of the Trust's public disclosure of financial information, including any information extracted or derived from its financial statements, and including periodically assessing the adequacy of such procedures;
- (f) satisfying themselves that adequate procedures and controls are in place for the review of the metrics, key performance indicators and other quantitative data included in the Trust's public disclosures relating to environmental, social and governance reporting;

- (g) satisfying themselves that there are adequate procedures in place for the receipt, retention and treatment of complaints received by the Trust regarding accounting, internal controls or auditing matters, and for the confidential, anonymous submission by employees of the Trust of concerns regarding questionable accounting or auditing matters and including the review of the Trust's Ethical Reporting Policy;
- (h) reviewing and approving a hiring policy as established by management for any proposed hiring of a current or former partner or employee of the current and former external auditor of the Trust;
- (i) reviewing and approving any proposed succession plan, hiring or removal of the Trust's head of internal audit (the "**Head of Internal Audit**"), as may be recommended to the Audit Committee by management; and
- (j) overseeing the work of the Internal Audit function and confirming the function's independence on an annual basis.

The Audit Committee should primarily fulfill these responsibilities by carrying out the activities enumerated in this Charter.

### **Section 5 Composition of the Committee and Meetings**

- (1) The Audit Committee must be constituted as required under National Instrument 52-110 *Audit Committees*, as it may be amended from time to time ("**NI 52-110**").
- (2) All members of the Committee must (except to the extent permitted by NI 52-110) be free from any direct or indirect relationship with the Trust that, in the opinion of the Board, would reasonably interfere with the exercise of his or her independent judgment as a member of the Committee.
- (3) All members of the Committee must (except to the extent permitted by NI 52-110) be financially literate (which is defined as the ability to read and understand a set of financial statements that present a breadth and level of complexity of accounting issues that are generally comparable to the breadth and complexity of the issues that can reasonably be expected to be raised by the Trust's financial statements).
- (4) At least one member of the Committee shall be designated as the "audit committee financial expert" and shall have "accounting or related financial management expertise", in each case, as such qualification is interpreted by the Board in its business judgment.
- (5) The members of the Committee shall be elected by the Board on an annual basis or until their successors shall be duly appointed. Unless a Chair is elected by the full Board, the members of the Committee may designate a Chair by majority vote of the full Committee membership.

- (6) Any member of the Audit Committee may be removed or replaced at any time by the Board of Trustees and shall cease to be a member of the Audit Committee on ceasing to be a Trustee. The Board of Trustees may fill vacancies on the Audit Committee by election from among the Board of Trustees. If and whenever a vacancy shall exist on the Audit Committee, the remaining members may exercise all of its powers so long as a quorum remains.
- (7) The Committee shall meet at least four times annually, or more frequently as circumstances require.
- (8) The Committee may ask members of management or others to attend meetings and provide pertinent information as necessary. For purposes of performing their duties, members of the Committee shall have full access to all corporate information and any other information deemed appropriate by them, and shall be permitted to discuss such information and any other matters relating to the financial position of the Trust with senior employees, officers and the external auditor of the Trust, and others as they consider appropriate.
- (9) In order to foster open communication, the Committee or its Chair shall meet at least annually with management and the external auditor in separate sessions to discuss any matters that the Committee or each of these groups believes should be discussed privately. In addition, the Committee or its Chair should meet with management quarterly in connection with the Trust's annual and interim financial statements.
- (10) Quorum for the transaction of business at any meeting of the Committee shall be a majority of the number of members of the Committee or such greater number as the Committee shall determine by resolution.
- (11) Meetings of the Audit Committee shall be held from time to time and at such place as any member of the Committee shall determine upon reasonable notice to each of its members, which shall not be less than 48 hours. The notice period may be waived by all members of the Committee. Each of the Chair of the Board and the external auditor, and the Chief Executive Officer, the Chief Financial Officer or the Secretary of the Trust, shall be entitled to request that any member of the Committee to call a meeting.
- (12) The Committee shall determine any desired agenda items.

## **Section 6    Activities**

The Audit Committee shall, in addition to the matters described in Section 1 and Section 4:

- (1) Review and recommend to the Board changes to this Charter as considered appropriate from time to time.

- (2) Regularly update the Board about Committee activities and make appropriate recommendations.
- (3) Review the public disclosure regarding the Audit Committee required by NI 52-110.
- (4) Review and discuss, on an annual basis, with the external auditor all significant relationships they have with the Trust to assess their independence.
- (5) Review and recommend the execution of the external auditor's engagement letter.
- (6) Outline reporting requirements to the Board.
- (7) Periodically consult with the external auditor out of the presence of management about significant risks or exposures, internal controls and other steps that management has taken to control such risks, and the completeness and accuracy of the financial statements, including the adequacy of internal controls to expose any payments, transactions or procedures that might be deemed illegal or otherwise improper.
- (8) Review with the Trust's internal legal counsel, any legal matters that could have a significant impact on the Trust's financial statements.
- (9) Periodically obtain updates from management, internal legal counsel and others as appropriate regarding compliance with matters such as debt covenants, taxation and security related laws, rules and regulations that could have a significant impact on the Trust's financial reporting and disclosure requirements.
- (10) Be satisfied that all regulatory compliance matters have been considered in the preparation of the financial statements.
- (11) Review correspondence and findings of any examinations by regulatory agencies.
- (12) Arrange for the external auditor to be available to the Committee and the Board of Trustees as needed.
- (13) Review the integrity of the financial reporting processes, both internal and external, in consultation with the external auditor.
- (14) Consider the external auditor's judgments about the quality, transparency and appropriateness, not just the acceptability, of the Trust's accounting principles and financial disclosure practices, as applied in its financial reporting, including the degree of aggressiveness or conservatism of its accounting principles and underlying estimates, and whether those principles are common practices or are minority practices.

- (15) Review all material balance sheet issues paying particular attention to judgemental areas and complex and/or unusual transactions, material contingent obligations (including those associated with material acquisitions or dispositions) and material related party transactions.
- (16) Consider proposed major changes to the Trust's accounting principles and practices.
- (17) Review with management and the external auditor the Trust's accounting policies and any changes that are proposed to be made thereto, including all critical accounting policies and practices used, any alternative treatments of financial information that have been discussed with management, the ramification of their use and the external auditor's preferred treatment and any other material communications with management with respect thereto. Review the disclosure and impact of contingencies and the reasonableness of the provisions, reserves and estimates that may have a material impact on financing reporting.
- (18) If considered appropriate, establish separate systems of reporting to the Committee by each of management and the external auditor.
- (19) Review the scope and plans of the external auditor's annual audit and quarterly reviews. The Committee may authorize the external auditor to perform supplemental reviews or audits as the Committee may deem desirable.
- (20) Following completion of the annual audit and, if applicable, quarterly reviews, review separately with each of management and the external auditor any significant changes to planned procedures, any difficulties encountered during the course of the audit and, if applicable, reviews, including any restrictions on the scope of work or access to required information and the cooperation that the external auditor received during the course of the audit and, if applicable, reviews.
- (21) Where there are significant unsettled issues between management and the external auditor that do not affect the audited financial statements, the Committee shall seek to ensure that there is an agreed course of action leading to the resolution of such matters.
- (22) Review the system in place to seek to ensure that the financial statements, MD&A and other financial information disseminated to governmental organizations and the public satisfy applicable laws, rules and regulations.
- (23) Review with the external auditor and management significant findings during the year and the extent to which changes or improvements in financial or accounting practices, as approved by the Committee, have been implemented. This review should be conducted at an appropriate time subsequent to implementation of changes or improvements, as decided by the Committee.

- (24) Review activities, organizational structure and qualifications of the Chief Financial Officer and the staff in the financial reporting area and to ensure matters related to succession planning are raised for consideration by the Board of Trustees.
- (25) Review management's program of risk assessment and steps taken to address significant financial risks or exposures of all types, including insurance coverage and tax compliance.
- (26) Review and approve the Internal Audit Charter.
- (27) Review and approve the annual work plan of the Internal Audit function.
- (28) Receive and review reports from the Head of Internal Audit regarding the status of the work plan and any control issues, which may arise. At a minimum, quarterly reports shall be provided.
- (29) Arrange for the Head of Internal Audit to be available to the Committee and the Board of Trustees as needed.
- (30) Provide input to management to support the performance evaluation and remuneration of the Head of Internal Audit.

## **Section 7 General Matters**

- (1) The Committee is authorized to retain independent counsel, accountants, consultants and any other professionals ("**Advisors**") it deems necessary to carry out its duties, and the Committee shall have the authority to determine the compensation of and to cause the Trust to pay any such Advisors.
- (2) The Committee is authorized to communicate directly with the external (and, if applicable, internal) auditors as it sees fit.
- (3) If considered appropriate by it, the Committee is authorized to conduct or authorize investigations into any matters within the Committee's scope of responsibilities, and to perform any other activities as the Committee or the Board deems necessary or appropriate.
- (4) Review the public disclosure regarding the Committee required from time to time by applicable Canadian securities laws, including:
  - (i) the Charter of the Committee;
  - (ii) the composition of the Committee;
  - (iii) the relevant education and experience of each member of the Committee;
  - (iv) the external auditor services and fees; and

- (v) such other matters as the Trust is required to disclose concerning the Committee.
- (5) Review in advance, and approve, the hiring and appointment of the Trust's senior financial executives.
- (6) Perform any other activities as the Committee or the Trustees deems necessary or appropriate.
- (7) The Committee is a committee of the Board of Trustees and is not and shall not be deemed to be an agent of the Trust's unitholders for any purpose whatsoever. The Board of Trustees may, from time to time, permit departures from the terms hereof, either prospectively or retrospectively, and no provision contained herein is intended to give rise to civil liability to securityholders of the Trust or to any other liability whatsoever.

Approved on February 12, 2026