Interim Financial Statements

ANTHEM CITIZEN REAL ESTATE DEVELOPMENT TRUST

For the three and nine months ended September 30, 2026 and September 30, 2025

(Unaudited)

NOTICE OF NO AUDITOR REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Under National Instrument 51-102 – *Continuous Disclosure Obligations*, if an auditor has not performed a review of an entity's condensed consolidated interim financial statements, they must be accompanied by a notice indicating that such condensed consolidated interim financial statements have not been reviewed by an auditor.

The accompanying unaudited condensed consolidated interim financial statements of Anthem Citizen Real Estate Development Trust have been prepared by and are the responsibility of Anthem Citizen Real Estate Development Trust's management.

Anthem Citizen Real Estate Development Trust's independent auditor has not performed a review of these condensed consolidated interim financial statements in accordance with standards established by the Chartered Professional Accountants of Canada for a review of interim financial statements by an entity's auditor.

ANTHEM CITIZEN REAL ESTATE DEVELOPMENT TRUST

Condensed Consolidated Interim Statement of Financial Position
(Unaudited)

	September 30, 2026	December 31, 2025
Assets		
Current assets:		
Cash	$ 6,559,476	$ 3,134,882
Deposits held in trust	–	931,946
Other assets	257,467	276,708
Due from related parties (note 8(c))	–	92,454
	6,816,943	4,435,990
Non-current assets:		
Restricted cash	4,172,175	2,545,536
Property under development (note 3)	262,451,728	215,074,021
Intangible assets (note 8(a))	7,984,750	10,159,770
	274,608,653	227,779,327
	$ 281,425,596	$ 232,215,317
Liabilities and Equity		
Current liabilities:		
Debt on property (note 4)	$ 105,107,832	$ 63,510,993
Accounts payable and accrued liabilities	8,446,751	6,329,232
Due to related parties (note 8(b))	276,056	185,732
	113,830,638	70,025,957
Non-current liabilities:		
Due to related parties (note 8(a) and 8(b))	4,218,258	3,603,258
Accounts payable and accrued liabilities	8,454,961	7,208,472
Deposits on real estate sales (note 5)	44,700,220	40,373,195
	57,373,440	51,184,925
	171,204,078	121,210,882
Equity:		
Equity attributable to unitholders (note 6)	75,359,330	75,414,785
Non-controlling interests	34,862,188	35,589,650
	110,221,518	111,004,435
	$ 281,425,596	$ 232,215,317

Commitments and contingencies (note 11)

See accompanying notes to condensed consolidated interim financial statements.

ANTHEM CITIZEN REAL ESTATE DEVELOPMENT TRUST

Condensed Consolidated Interim Statement of Loss and Comprehensive Loss
(Unaudited)

	Three months ended September 30, 2026	Three months ended September 30, 2025	Nine months ended September 30, 2026	Nine months ended September 30, 2025
Revenue:				
Rental (note 8(d))	$ 15,000	$ –	$ 45,000	$ –
Expenses / (Recoveries):				
Asset management fees (note 8(a))	205,000	205,000	615,000	615,000
General and administrative	48,584	23,183	176,205	159,560
Sales and marketing	530	20,331	4,707	22,243
	254,114	248,514	795,912	796,803
Loss before finance income	(239,114)	(248,514)	(750,912)	(796,803)
Finance income	7,659	9,138	23,450	115,883
Loss and comprehensive loss	$ (231,455)	$ (239,376)	$ (727,462)	$ (680,920)
Loss and comprehensive loss attributable to:				
Non-controlling interests	$ (231,455)	$ (239,376)	$ (727,462)	$ (680,920)

See accompanying notes to condensed consolidated interim financial statements.

ANTHEM CITIZEN REAL ESTATE DEVELOPMENT TRUST

Condensed Consolidated Interim Statement of Changes in Equity
(Unaudited)

Nine months ended September 30, 2026

	Equity attributable to unitholders	Non-controlling interests	Total
Balance, January 1, 2026	$ 75,414,785	$ 35,589,650	$ 111,004,435
Redemption of units	(55,455)	–	(55,455)
Loss and comprehensive loss	–	(727,462)	(727,462)
Balance, September 30, 2026	$ 75,359,330	$ 34,862,188	$ 110,221,518

Nine months ended September 30, 2025

	Equity attributable to unitholders	Non-controlling interests	Total
Balance, January 1, 2025	$ 75,559,309	$ 36,682,509	$ 112,241,818
Loss and comprehensive loss	–	(680,920)	(680,920)
Balance, September 30, 2025	$ 75,559,309	$ 36,001,589	$ 111,560,898

See accompanying notes to condensed consolidated interim financial statements.

ANTHEM CITIZEN REAL ESTATE DEVELOPMENT TRUST

Condensed Consolidated Interim Statement of Cash Flows
(Unaudited)

	Nine months ended September 30, 2026	Nine months ended September 30, 2025
Cash provided by (used in):		
Operations:		
Loss	$ (727,462)	$ (680,920)
Asset management fees which do not involve cash (note 8(a))	615,000	615,000
Additions to property under development	(39,610,376)	(25,351,481)
Increase in deposits on real estate sales	4,327,025	11,030,692
Decrease in deposits held in trust	931,946	1,662,936
Change in operating working capital:		
Advances from related parties	92,454	(49,151)
Other assets	19,241	(398,355)
Accounts payable and accrued liabilities	1,471,486	934,446
Restricted cash	(1,626,639)	(1,409,760)
Advances to related parties	90,324	68,989
	(34,417,001)	(13,577,604)
Financing:		
Borrowing costs paid	(2,770,223)	(1,661,716)
Financing costs paid	(298,996)	(2,676,027)
Proceeds from debt on property	41,110,793	51,042,889
Repayments from debt on property	–	(45,267,000)
Unit redemptions	(199,979)	–
	37,841,595	1,438,146
Increase (decrease) in cash	3,424,594	(12,139,458)
Cash, beginning of period	3,134,882	14,373,000
Cash, end of period	$ 6,559,476	$ 2,233,542

See accompanying notes to condensed consolidated interim financial statements.

Anthem Citizen Real Estate Development Trust (the "REDT") is a trust created pursuant to a Declaration of Trust dated September 6, 2024, and subsequently amended on October 16, 2024, and is governed by the laws of the Province of British Columbia. The REDT was formed for the purpose of indirectly owning an interest in a real estate development project known as Citizen (the "Project"). The Project consists of the development and construction of a mixed-use tower located in Burnaby, British Columbia.

On October 29, 2024, the REDT completed an initial public offering of 8,200,000 REDT units for gross proceeds of $82,000,000. The REDT invested the net proceeds in Class A units of Anthem Metro King Developments Limited Partnership (the "Partnership") to acquire a 72.2% limited partnership interest in the Project. The previous owners of the Partnership hold Class B units and retained an indirect 27.8% interest in the Project. The REDT will use the proceeds to fund a portion of the costs of development of the Project.

The REDT is managed by Anthem Properties Group Ltd. (the "Manager"), a related party of the REDT by virtue of common ownership with one of the Class B unitholders of the Partnership. In accordance with the Declaration of Trust, the REDT was established with a target five-year time horizon, subject to two one-year extensions. If, based on prevailing market conditions, it is in the best interest of the REDT to defer the date of the sale of substantially all of the REDT's assets (the "Liquidity Event"), it is within the Manager's discretion to use the two one-year extensions. The Declaration of Trust further provides that timing and the amount of distributions are within the discretion of the board of trustees (the "Trustees").

Under the Limited Partnership Agreement (the “LPA”), the Partnership has contractual provisions governing the monetization of the Project. During specified periods prior to the end of the REDT term, Class A or Class B unitholders may initiate acquisition processes for the non-hotel components of the Project at prices determined in accordance with appraisal-based and contractual valuation mechanisms. If such rights are not exercised, the LPA provides for a structured third-party sale process, with proceeds distributed in accordance with the Partnership’s distribution provisions. In addition, the LPA provides for the acquisition of the hotel component by the Class B unitholders from the first anniversary of the offering closing to the end of the REDT term, subject to permitted extensions, at a price of $171,600,000.

The general partner of the Partnership, Anthem Metro King Developments GP Ltd. (the "General Partner"), is a related party of the REDT by virtue of common ownership with one of the Class B unitholders of the Partnership.

The registered and head office of the REDT is Suite 1100 Bentall IV Box 49200, 1055 Dunsmuir Street, Vancouver, BC, V7X 1K8, Canada.

1. Basis of presentation:

(a) Statement of compliance:

These condensed consolidated interim financial statements for the three and nine months ended September 30, 2026 have been prepared in compliance with IFRS Accounting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB") and using accounting policies described herein. These interim financial statements for the three and nine months ended September 30, 2026 have been prepared in accordance with International Accounting Standards (“IAS”) 34 – Interim Financial Reporting. These interim financial statements should be read in conjunction with the REDT’s 2025 audited consolidated financial statements for the year ended December 31, 2025.

The condensed consolidated interim financial statements were approved by the Trustees on November 19, 2026.

(b) Basis of preparation and measurement:

These condensed consolidated interim financial statements are presented in Canadian dollars, which is also the functional currency of the REDT.

These condensed consolidated interim financial statements are prepared on a going concern basis using the historical cost method.

(c) Basis of consolidation:

The condensed consolidated interim financial statements comprise the financial statements of the REDT and a subsidiary controlled by the REDT. Control exists when the REDT is exposed to, or has the rights to, variable returns from its involvement with the entity, and has the ability to affect those returns through its power over the entity. The financial statements of the subsidiary are consolidated from the date that control commences and continue to be consolidated until the date that control ceases.

The condensed consolidated interim financial statements reflect the financial position, results of operations and cash flows of the REDT and its subsidiary. All intercompany transactions and balances are eliminated on consolidation.

1. Basis of presentation (continued):

(c) Basis of consolidation (continued):

Non-controlling interests are measured initially at fair value determined in accordance with IFRS 13, Fair Value Measurement, at the date of acquisition. Changes in the interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

The REDT consolidates the following material subsidiary:

	Province of registration	% of ownership
Anthem Metro King Developments Limited Partnership	British Columbia	72.2%

2. Material accounting policies:

These condensed consolidated interim financial statements follow the same accounting policies and methods of application as the consolidated financial statements as at and for the year ended December 31, 2025.

3. Property under development:

The following table summarizes the changes in property under development

Balance, January 1, 2025	$ 168,121,708
Development costs	41,163,527
Capitalized borrowing costs	2,402,196
Amortization of intangible assets	3,386,590
Balance, December 31, 2025	215,074,021
Development costs	42,003,709
Capitalized borrowing costs	3,198,978
Amortization of intangible assets	2,175,020
Balance, September 30, 2026	$ 262,451,728

4. Debt on property:

	September 30, 2026	December 31, 2025
Construction loan, due on demand with a maturity date of February 28, 2030, bearing interest rate of prime rate + 1.00% or CORRA + 2.80% per annum	$ 106,713,077	$ 65,602,284
Less: unamortized deferred financing costs	1,605,245	2,091,291
	$ 105,107,832	$ 63,510,993

The REDT entered into a $458,560,000 construction financing facility to fund the construction of the Project during the period ended December 31, 2024. The initial draw was funded on March 11, 2025 and the proceeds were used to fully repay the acquisition loan. The construction financing facility is secured by first charges on the property under development and by certain corporate guarantees provided by a company related by virtue of common ownership with one of the Class B unitholders of the Partnership. The construction financing facility includes a letter of credit facility of $8,000,000 bearing fees at 1.20% per annum (note 11).

5. Deposits on real estate sales:

As at September 30, 2026, deposits on real estate sales were $44,700,220 (December 31, 2025 - $40,373,195) of which $44,700,220 (December 31, 2025 - $39,441,249) was used by the Partnership to fund development activities. The funds were made available to the Partnership upon receipt of a clearance certificate from an insurer through a third-party insurance policy which is secured by a charge on the Project.

6. REDT units:

The REDT is authorized to issue various classes of trust interests. Initially, an unlimited number of Class A units and Class F units have been authorized for issuance. The Class A units and Class F units are denominated in Canadian dollars.

REDT units are redeemable at any time, in whole or in part, on demand by unitholders. Detailed redemption terms of each class of units are defined in the Declaration of Trust. In summary, the redemption price is based on an amount equal to 95% of the aggregate net asset value of issued and outstanding units for that class of unit less the redemption costs.

Unless the Trustees otherwise determine, the total amount payable by the REDT by cash payment in respect of the redemption of units for the calendar quarter shall not exceed $150,000 in aggregate.

On October 29, 2024, the REDT completed an initial public offering of 8,200,000 units at $10.00 per REDT unit for gross proceeds of $82,000,000. Agent fees and other offering related costs amounted to $6,440,691.

Class A units	Number of units	Amount
Issued and outstanding, January 1, 2025 and December 31, 2025	5,658,870	$ 52,143,940
Redemptions	(5,000)	(55,455)
Issued and outstanding, September 30, 2026	5,653,870	$ 52,088,485

6. REDT units (continued):

Class F units	Number of units	Amount
Issued and outstanding, January 1, 2025	2,541,130	$ 23,415,369
Redemptions	(13,500)	(144,524)
Issued and outstanding, December 31, 2025 and September 30, 2026	2,527,630	$ 23,270,845

Total units	Number of units	Amount
Issued and outstanding, January 1, 2025	8,200,000	$ 75,559,309
Redemption payable	(13,500)	(144,524)
Issued and outstanding, December 31, 2025	8,186,500	75,414,785
Redemptions	(5,000)	(55,455)
Issued and outstanding, September 30, 2026	8,181,500	$ 75,359,330

7. Income taxes:

There is no current or deferred tax expense or payable as at and for the nine months ended September 30, 2026 (December 31, 2025 - $nil).

8. Related party balances and transactions:

The REDT's related parties include entities related by virtue of common ownership with one of the Class B unitholders of the Partnership. Transactions with related parties are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed upon by the related parties.

(a) Management agreements:

The REDT engaged the Manager, APG Construction Ltd. and Anthem Realty Ltd. ("Anthem Realty") for services pursuant to the development management, construction management, and sales and marketing agreements, respectively.

The Partnership is charged 3% of applicable project costs pursuant to both the development management and construction management agreements, which are capitalized to property under development. Included in due to related parties as at September 30, 2026 is $118,427 (December 31, 2025 - $138,376) due to unpaid fees.

The fees charged pursuant to the sales and marketing agreement with Anthem Realty, in the amount of 2% of the net selling price on each unit sold prior to the date of acquisition, are capitalized to intangible assets. As at September 30, 2026, $3,119,198 (December 31, 2025 - $3,969,888) is recorded as intangible assets and $2,173,986 (December 31, 2025 - $1,323,296) was amortized into property under development, all of which were charged by Anthem Realty prior to October 29, 2024. Included in due to related parties as at September 30, 2026 and December 31, 2025, is $2,646,592 of unpaid sales commissions to be settled upon closing of the respective strata residential unit.

The Partnership also entered into property management agreements for the rental residential and commercial components with the Manager and Anthem Realty. During the periods ended September 30, 2026 and December 31, 2025, nil was charged to the Partnership pursuant to these agreements.

8. Related party balances and transactions (continued):

Additionally, on October 29, 2024, the REDT entered into a management agreement with the Manager. Pursuant to this agreement, the Manager is entitled to receive an annual fee in the amount of 1% of the gross subscription proceeds per annum. A total fee of $1,571,666 (December 31, 2025 - $956,667) has been accrued as at September 30, 2026 and will be paid upon an applicable liquidity event, provided that minimum returns are achieved.

The REDT does not employ key management personnel. Management services, strategic oversight, accounting, and administrative duties of managing the property are managed through the management agreements.

During the three and nine months ended September 30, 2026 and 2025, the amounts charged to the Project were as follows:

	Three months ended September 30, 2026	Three months ended September 30, 2025	Nine months ended September 30, 2026	Nine months ended September 30, 2025
Development management fees[(1)]	$ 427,440	$ 427,440	$ 1,282,320	$ 1,282,320
Construction management fees[(1)]	400,676	317,974	1,174,498	620,697
Asset management fees	205,000	205,000	615,000	615,000
	$ 1,033,116	$ 950,414	$ 3,071,818	$ 2,518,017

(1) Development management and construction management fees charged to the Project are capitalized to property under development.

(b) Due to related parties:

As at September 30, 2026, amounts due to related parties includes $276,056 (December 31, 2025 - $185,732) owed to the Manager and APG Construction Ltd. related to unpaid fees of $118,427 (December 31, 2025 - $138,376) (note 8(a)) and development costs paid on behalf of the REDT. The amounts are non-interest bearing and due on demand.

As at September 30, 2026, amounts due to related parties includes $4,218,258 (December 31, 2025 - $3,603,258), owed to the Manager and Anthem Realty related to unpaid fees and sales commissions. The amounts are non-interest bearing and are due in accordance with the terms of the applicable management agreement.

8. Related party balances and transactions (continued):

(c) Due from related parties:

As at December 31, 2025, amounts due from related parties includes $92,454 owed from the Manager related to general and administrative reimbursements.

(d) Lease arrangement:

The Partnership entered into a three-year Single Tenant Gross Lease agreement with APG Construction Ltd., to lease out premises for a site construction office for the Project. The annual payment pursuant to the agreement is $60,000. During the three and nine months ended September 30, 2026, $15,000 and $45,000, respectively (three and nine months ended September 30, 2025 - $nil) was received and recognized as rental revenue.

9. Distribution allocation:

The Partnership has a LPA that defines how distributions will be allocated to the REDT based on the REDT's holdings of Class A units. The partnership units held by the General Partner, Class A investors and Class B investors have rights and benefits set forth in the LPA.

The General Partner may distribute cash in respect of any fiscal year as follows: 0.1% thereof to a maximum of $1,000 to the General Partner and the remaining 99.9% to the limited partners in order of priority set out below (assuming no cost overrun units have been issued, which none have been issued as at September 30, 2026):

- First, to the Class A investors until such unitholder has received, in the aggregate, an amount equal to a compounded per annum return of 15.0%; and
- Second, to the Class B investors until such unitholder has received, in the aggregate, an amount equal to a compounded per annum return of 15.0%.
- Thereafter:
    - 30% to the Class A investors on a pro rata basis in accordance with the respective proportion of outstanding shares; and
    - 70% to the Class B investors on a pro rata basis in accordance with their respective proportion of outstanding shares.

10. Financial instruments and risk management:

(a) Fair values:

The carrying values of the REDT's cash, deposits held in trust, restricted cash, due from related parties, due to related parties, debt on property, and accounts payable and accrued liabilities approximate their fair values due to the short-term or contractual nature of these financial assets and liabilities.

(b) Financial risk management:

The REDT does not enter into financial instrument arrangements for speculative purposes. The REDT may be exposed to financial risks from its normal operating activities, as follows:

(i) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates.

As described in note 4, the REDT's debt on property bears interest at floating rates. As such, fluctuations in interest rates will impact the cost of financing in the future. The REDT would be negatively impacted if interest rates were to increase beyond currently forecasted future interest rates. The REDT includes forecasted future interest rates in its budgeting and forecasting process and monitors its interest rate exposure on an ongoing basis.

A 1.00% increase in interest rates with all other variables held constant would increase the REDT’s capitalized interest over the next 12 months by an estimated $1,589,000 (December 31, 2025 - $951,000) as a result of the debt on property bearing a variable interest rate.

A 1.00% decrease in interest rates with all other variables held constant would decrease the REDT’s capitalized interest over the next 12 months by an estimated $1,579,000 (December 31, 2025 - $944,000) as a result of the debt on property bearing a variable interest rate.

10. Financial instruments and risk management (continued):

(ii) Credit risk:

Credit risk is the risk of financial loss to the REDT if a customer or counterparty to a financial asset fails to meet its contractual obligation. Cash and restricted cash carry are held with reputable financial institutions and are therefore subject to minimal credit risk.

The REDT is exposed to credit risk relating to non-performance of purchasers on presales. The REDT mitigates its credit risk by requiring graduated deposits from buyers and withholding real estate title until final payments are received.

(iii) Liquidity risk:

Liquidity risk is the risk that the REDT will not be able to meet its financial obligations as they fall due in the normal course of business. The financial liabilities of the REDT consist of debt on property, due to related parties and accounts payable and accrued liabilities. The REDT manages this risk through detailed monitoring of budgeted and projected Project costs and cash requirements. The REDT's management has formal monthly meetings addressing the expected cash inflows and outflows to reduce any potential liquidity risk. Liquidity risk may be influenced by broader real estate market conditions, including the availability and cost of mortgage and construction financing, the pace and pricing of condominium sales and rental market conditions. In addition, inflationary or tariff-related pressures, changes in real estate, tax, zoning or environmental laws and contractor disputes could increase financing, labour and construction material costs, which may place pressure on future cash flows. Management continues to monitor these factors as part of their liquidity risk management and cash flow forecasting processes.

The construction financing facility is due on demand. The facility has certain positive and negative covenants in place, and include standard security and construction-related covenants similar to facilities of this nature such as limitations on additional indebtedness, liens, asset dispositions and changes of control, requirements to complete the project in accordance with approved budget, schedule and plan, and obligations relating to cost overruns, equity funding, project cash management, insurance and environmental compliance. The facility agreement does not stipulate any financial covenants. Additionally, as provided for in the Third Amended and Restated limited partnership agreement, in the event of a Project cost overrun requiring additional equity funding, Anthem Vertical Developments Canada Limited Partnership has irrevocably committed to subscribe for cost overrun units to fund such costs as and when required.

10. Financial instruments and risk management (continued):

Based on the nature of the financing, the borrower's long history and relationship with the lenders, and the status of the project, it is management's view is that the liquidity risk arising from a potential demand repayment is remote.

The following were the contractual maturities of financial liabilities and other commitments as at September 30, 2026:

	< 1 year	> 1 year	Total
Debt on property	$ 106,713,077	$ –	$ 106,713,077
Due to related parties	276,056	4,218,258	4,494,314
Accounts payable and accrued liabilities	8,446,750	8,454,962	16,901,712
	$ 115,435,883	$ 12,673,220	$ 128,109,103

Due to related parties and accounts payable and accrued liabilities that have contractual maturities beyond one year pertain to construction holdback payables, environmental provision for soil remediation and sales commissions payable at closing of the respective strata residential unit.

As at September 30, 2026 the REDT continues to meet its contractual obligation with normal payment terms.

10. Financial instruments and risk management (continued):

(iv) Capital management:

The REDT defines capital that it manages as the aggregate of its equity attributable to unitholders and debt. The REDT's primary objective when managing capital is to provide financial capacity and flexibility to meet its strategic objectives.

The REDT's liquidity needs are for development costs and scheduled debt maturities. The REDT's strategy is to meet these needs with one or more of the following: cash flow from operations, loan facilities, and refinancing opportunities. The REDT is subject to risks associated with debt financing, including the possibility that existing debt may not be refinanced or may not be refinanced on as favourable terms or with interest rates as favourable as those of the existing debt. The REDT manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. The REDT monitors its capital using various financial ratios and non-financial performance indicators.

The following schedule details the components of the REDT's capital:

	September 30, 2026
Liabilities:	
Debt on property	$ 105,107,832
Capital contributions, net of issuance costs and redemptions	75,359,330
	$ 180,467,162

11. Commitments and contingencies:

The REDT is committed to construction expenditures which have estimated costs to complete of approximately $139,300,000 (December 31, 2025 - $168,400,000) and are to be funded by the construction debt financing arrangement.

The REDT is contingently liable for letters of credits of $5,605,563 (December 31, 2025 - $5,605,563) issued in the ordinary course of business. The letter of credit guarantee payment for certain work, primarily works and services associated with engineering servicing and public art, if it is not performed to the standard required by the municipality.

12. Segment reporting:

The REDT indirectly owns one Project located in the Burnaby, British Columbia market. Management, when measuring the REDT performance, does not distinguish or group its operations on a geographical or any other basis. Accordingly, the REDT has a single reportable segment for disclosure purposes in accordance with IFRS.