



Consolidated Financial Statements of

# Wall Financial Corporation

And Independent Auditor's Report thereon  
Years ended January 31, 2026 and 2025



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## INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Wall Financial Corporation

### ***Opinion***

We have audited the consolidated financial statements of Wall Financial Corporation (the Entity), which comprise:

- the consolidated statements of financial position as at January 31, 2026, January 31, 2025 and February 1, 2024
- the consolidated statements of earnings and comprehensive income for the years then ended
- the consolidated statements of changes in equity for the years then ended
- the consolidated statements of cash flows for the years then ended
- and notes to the consolidated financial statements, including a summary of material accounting policy information

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at January 31, 2026, January 31, 2025 and February 1, 2024, and its consolidated financial performance and its consolidated cash flows for the years ended January 31, 2026 and January 31, 2025 in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board.

### ***Basis for Opinion***

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the ***"Auditor's Responsibilities for the Audit of the Financial Statements"*** section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



### ***Emphasis of Matter – Comparative Information***

We draw attention to Note 2 to the financial statements ("Note 2"), which explains that certain comparative information presented:

- for the year ended January 31, 2025 has been restated.
- as at February 1, 2024 has been derived from the financial statements for the year ended January 31, 2024 which have been restated (not presented herein).

Note 2 explains the reason for the restatement and also explains the adjustments that were applied to restate certain comparative information.

Our opinion is not modified in respect of this matter.

### ***Key Audit Matters***

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended January 31, 2026. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined the matters described below to be the key audit matters to be communicated in our auditor's report.

### ***Evaluation of the fair value disclosure of investment properties***

#### ***Description of the matter***

We draw attention to Notes 3(e)(ii) – *Estimates*, 4(a) and 5 to the financial statements. The Entity has disclosed the fair value of investment properties as \$1,286,877,000. Significant assumptions in determining the fair value of investment properties include:

- Stabilized future cash flows to be generated by the investment properties
- Capitalization rates
- Price per square foot
- Price per buildable square foot

#### ***Why the matter is a key audit matter***

We identified the evaluation of the fair value disclosure of investment properties as a key audit matter. This matter represented an area of significant risk of material misstatement given the magnitude of investment properties and the high degree of estimation uncertainty in determining the fair value disclosure of investment properties. In addition, significant auditor judgment and specialized skills and knowledge were required in performing and evaluating the results of our audit procedures given the sensitivity of the fair value of investment properties to minor changes to certain significant assumptions.



### ***How the matter was addressed in the audit***

The primary procedures we performed to address this key audit matter included the following:

For a selection of investment properties, we compared the stabilized future cash flows to be generated by the investment properties to the actual historical cash flows, the cash flows generated subsequent to the year end and publicly available information. We took into account changes in conditions and events affecting the investment properties to assess the adjustments, or lack of adjustments, made by the Entity.

For a selection of investment properties, we involved valuations professionals with specialized skills and knowledge, who assisted in evaluating the appropriateness of the capitalization rates, price per square foot, and price per buildable square foot. The capitalization rates were evaluated by comparing them to published reports of real estate industry commentators, while considering the features of the specific investment property. The price per square foot/ price per buildable square foot were evaluated by comparing them to comparable market transactions.

### ***Other Information***

Management is responsible for the other information. Other information comprises:

- the information included in Management's Discussion and Analysis.
- the information, other than the financial statements and the auditor's report thereon, included in a document likely to be entitled "Annual Report".

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information included in Management's Discussion and Analysis as at the date of this auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

The information, other than the financial statements and the auditor's report thereon, included in a document likely to be entitled "Annual Report" is expected to be made available to us after the date of this auditor's report. If, based on the work we will perform on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact to those charged with governance.



## ***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

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

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

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

## ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

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

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.
- Determine, from the matters communicated with those charged with governance, those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our auditor's report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

A stylized, handwritten-style signature of 'KPMG LLP' in black ink. The letters are bold and slanted, with a long horizontal line extending from the end of the signature.

Chartered Professional Accountants

The engagement partner on the audit resulting in this auditor's report is Jonathan Wong.

Vancouver, Canada  
April 24, 2026

# Wall Financial Corporation

## Consolidated Statements of Financial Position

|                                                                   | January 31,<br>2026 | January 31,<br>2025<br>(Restated - note 2) | February 1<br>2024<br>(Restated - note 2) |
|-------------------------------------------------------------------|---------------------|--------------------------------------------|-------------------------------------------|
| <b>Assets</b>                                                     |                     |                                            |                                           |
| Investment properties (note 5)                                    | \$ 648,408,545      | \$ 584,300,309                             | 575,550,820                               |
| Property, plant and equipment (note 6)                            | 101,670,299         | 103,614,278                                | 107,009,955                               |
| Properties under development for sale (note 7)                    | 188,003,542         | 197,638,517                                | 122,888,077                               |
| Amounts receivable                                                | -                   | -                                          | 1,450,000                                 |
| Deferred tax asset (note 14)                                      | 9,075               | 340,308                                    | 484,346                                   |
| Non-current assets                                                | 938,091,461         | 885,893,412                                | 807,383,198                               |
| Current portion of properties under development for sale (note 7) | 26,916,922          | 18,026,237                                 | 51,926,018                                |
| Other assets (note 9)                                             | 2,999,762           | 2,507,478                                  | 3,254,643                                 |
| Income taxes receivable                                           | -                   | -                                          | 68,730                                    |
| Amounts receivable (note 8)                                       | 6,713,196           | 10,144,741                                 | 10,856,425                                |
| Cash and cash equivalents                                         | 10,274,586          | 10,809,641                                 | 22,788,744                                |
| Current assets                                                    | 46,904,466          | 41,488,097                                 | 88,894,560                                |
|                                                                   | \$ 984,995,927      | \$ 927,381,509                             | \$ 896,277,758                            |
| <b>Liabilities</b>                                                |                     |                                            |                                           |
| Mortgages payable (note 10)                                       | \$ 402,417,216      | \$ 294,307,108                             | \$ 330,114,736                            |
| Non-controlling interest liabilities (note 12)                    | 46,924,785          | 46,740,152                                 | 46,790,625                                |
| Deferred tax liability (note 14)                                  | 13,933,948          | 13,771,889                                 | 14,854,552                                |
| Non-current liabilities                                           | 463,275,949         | 354,819,149                                | 391,759,913                               |
| Current portion of mortgages payable (note 10)                    | 68,989,294          | 82,711,916                                 | 56,648,933                                |
| Income tax payable                                                | 563,338             | 645,245                                    | 11,444,912                                |
| Accounts payable and accrued liabilities                          | 21,973,811          | 33,036,712                                 | 18,866,967                                |
| Deferred revenue (note 4(h))                                      | 10,234,728          | 10,023,845                                 | 8,893,979                                 |
| Deposits on real estate sales                                     | -                   | 281,053                                    | 281,053                                   |
| Bank and other indebtedness (note 10)                             | 154,153,090         | 211,502,065                                | 147,085,258                               |
| Loan from shareholder (note 16(c))                                | 50,000,000          | 50,000,000                                 | 100,000,000                               |
| Current liabilities                                               | 305,914,261         | 388,200,836                                | 343,221,102                               |
|                                                                   | 769,190,210         | 743,019,985                                | 734,981,015                               |
| <b>Equity</b>                                                     |                     |                                            |                                           |
| Share capital (note 13)                                           | 24,099,401          | 24,099,401                                 | 24,099,401                                |
| Contributed surplus                                               | 370,000             | 370,000                                    | 370,000                                   |
| Retained earnings                                                 | 187,296,554         | 156,444,782                                | 133,638,092                               |
| Equity attributable to shareholders of the Company                | 211,765,955         | 180,914,183                                | 158,107,493                               |
| Non-controlling interests (note 12)                               | 4,039,762           | 3,447,341                                  | 3,189,250                                 |
| Total equity                                                      | 215,805,717         | 184,361,524                                | 161,296,743                               |
|                                                                   | \$ 984,995,927      | \$ 927,381,509                             | \$ 896,277,758                            |

Commitments and contingencies (note 15)

Subsequent events (note 18)

See accompanying notes to these consolidated financial statements.

Approved on behalf of the Board:

“Bruno Wall”

Director

“Oliver Borgers”

Director

# Wall Financial Corporation

Consolidated Statements of Earnings and Comprehensive Income  
Years ended January 31, 2026 and 2025

|                                                                                           | 2026           | 2025<br>(Restated - note 2) |
|-------------------------------------------------------------------------------------------|----------------|-----------------------------|
| Revenue (note 19)                                                                         | \$ 179,244,641 | \$ 205,284,999              |
| Cost of sales and operating expenses                                                      | 98,203,265     | 123,095,138                 |
|                                                                                           | 81,041,376     | 82,189,861                  |
| Expenses:                                                                                 |                |                             |
| General and administrative                                                                | 3,256,120      | 4,230,066                   |
| Depreciation (notes 5 and 6)                                                              | 11,474,338     | 12,341,179                  |
|                                                                                           | 14,730,458     | 16,571,245                  |
| Net finance expense (income) (note 11):                                                   |                |                             |
| Investment and other income                                                               | (1,569,552)    | (744,080)                   |
| Non-controlling interest liabilities remeasurement                                        | (1,989,673)    | (930,902)                   |
| Finance expense                                                                           | 24,120,153     | 30,110,868                  |
|                                                                                           | 20,560,928     | 28,435,886                  |
| Earnings before income taxes                                                              | 45,749,990     | 37,182,730                  |
| Income tax expense (recovery) (note 14):                                                  |                |                             |
| Current                                                                                   | 11,348,927     | 10,683,674                  |
| Deferred                                                                                  | 493,292        | (938,625)                   |
|                                                                                           | 11,842,219     | 9,745,049                   |
| Net earnings and comprehensive income                                                     | 33,907,771     | 27,437,681                  |
| Net earnings and comprehensive income attributable to non-controlling interests (note 12) | 592,421        | 32,179                      |
| Net earnings and comprehensive income attributable to shareholders of the Company         | 33,315,350     | 27,405,502                  |
| Basic and diluted earnings per share                                                      | \$ 1.04        | \$ 0.85                     |
| Weighted average shares outstanding                                                       | 32,030,130     | 32,193,341                  |

See accompanying notes to these consolidated financial statements.

# Wall Financial Corporation

Consolidated Statements of Changes in Equity  
Years ended January 31, 2026 and 2025

|                                                  | Attributable to shareholders of the Company |                        |                      |                |                              |                 |  |
|--------------------------------------------------|---------------------------------------------|------------------------|----------------------|----------------|------------------------------|-----------------|--|
|                                                  | Share<br>capital                            | Contributed<br>surplus | Retained<br>earnings | Total          | Non-controlling<br>interests | Total<br>equity |  |
| Balance, January 31, 2024 (Restated - note 2) \$ | 24,099,401                                  | \$ 370,000             | \$ 133,638,092       | \$ 158,107,493 | \$ 3,189,250                 | \$ 161,296,743  |  |
| Net earnings and                                 |                                             |                        |                      |                |                              |                 |  |
| comprehensive income (Restated - note 2)         | -                                           | -                      | 27,405,502           | 27,405,502     | 32,179                       | 27,437,681      |  |
| Share repurchases (note 13(a))                   | -                                           | -                      | (4,598,812)          | (4,598,812)    | -                            | (4,598,812)     |  |
| Contributions                                    | -                                           | -                      | -                    | -              | 342,612                      | 342,612         |  |
| Distributions                                    | -                                           | -                      | -                    | -              | (116,700)                    | (116,700)       |  |
| Balance, January 31, 2025 (Restated - note 2)    | 24,099,401                                  | 370,000                | 156,444,782          | 180,914,183    | 3,447,341                    | 184,361,524     |  |
| Net earnings and                                 |                                             |                        |                      |                |                              |                 |  |
| Comprehensive income                             | -                                           | -                      | 33,315,350           | 33,315,350     | 592,421                      | 33,907,771      |  |
| Share repurchases (note 13(a))                   | -                                           | -                      | (2,463,578)          | (2,463,578)    | -                            | (2,463,578)     |  |
| Balance, January 31, 2026                        | \$ 24,099,401                               | \$ 370,000             | \$ 187,296,554       | \$ 211,765,955 | \$ 4,039,762                 | \$ 215,805,717  |  |

See accompanying notes to these consolidated financial statements.

# Wall Financial Corporation

Consolidated Statements of Cash Flows  
Years ended January 31, 2026 and 2025

|                                                                     | 2026          | 2025<br>(Restated - note 2) |
|---------------------------------------------------------------------|---------------|-----------------------------|
| Cash provided by (used in):                                         |               |                             |
| Cash flows from operating activities:                               |               |                             |
| Net earnings and comprehensive income                               | \$ 33,907,771 | \$ 27,437,681               |
| Adjustments for items not involving cash:                           |               |                             |
| Depreciation                                                        | 11,474,338    | 12,341,179                  |
| Deferred income tax expense (recovery)                              | 493,292       | (938,625)                   |
| Current income tax expense                                          | 11,348,927    | 10,683,674                  |
| Non-controlling interest liabilities remeasurement                  | (1,989,673)   | (930,902)                   |
| Finance expense                                                     | 24,120,153    | 30,110,868                  |
| Gain on disposal of investment property                             | (67,729)      | -                           |
|                                                                     | 79,287,079    | 78,703,875                  |
| Recovery of costs through real estate sales                         | 12,295,531    | 32,106,727                  |
| Additions to development properties                                 | (11,255,335)  | (34,317,946)                |
| Interest paid                                                       | (26,444,888)  | (31,842,378)                |
| Income taxes paid                                                   | (11,430,834)  | (21,414,611)                |
| Deposits on real estate sales                                       | (281,053)     | -                           |
| Changes in non-cash operating working capital:                      |               |                             |
| Amounts receivable                                                  | 3,431,545     | 711,684                     |
| Accounts payable and accrued liabilities                            | (6,187,796)   | 4,728,221                   |
| Deferred revenue                                                    | 210,883       | 1,129,866                   |
| Inventory                                                           | 23,480        | (13,665)                    |
| Deposits and prepaids                                               | (419,573)     | 748,518                     |
| Other assets                                                        | (122,447)     | -                           |
|                                                                     | 39,106,592    | 30,540,291                  |
| Cash flows from investing activities:                               |               |                             |
| Additions to investment properties                                  | (62,161,082)  | (25,979,018)                |
| Acquisition of investment properties                                | (5,857,448)   | (26,110,607)                |
| Net proceeds from sale of investment property                       | 556,226       | -                           |
| Changes in non-cash working capital related to investing activities | (4,875,105)   | 9,441,525                   |
| Additions to property, plant, and equipment                         | (2,414,723)   | (1,708,819)                 |
|                                                                     | (74,752,132)  | (44,356,919)                |
| Cash flows from financing activities:                               |               |                             |
| Proceeds from loans from shareholder                                | -             | 50,000,000                  |
| Repayment of loan from shareholder                                  | -             | (100,000,000)               |
| Proceeds from mortgages payable                                     | 150,000,000   | -                           |
| Repayment of mortgages payable                                      | (55,324,442)  | (10,316,153)                |
| Proceeds from bank and other indebtedness                           | 66,853,090    | 95,063,820                  |
| Repayment of bank and other indebtedness                            | (124,202,065) | (30,647,013)                |
| Payment of financing fees                                           | (1,926,826)   | (220,658)                   |
| Contributions by non-controlling interest                           | 2,817,143     | 1,223,041                   |
| Distributions to non-controlling interest                           | (642,837)     | (116,700)                   |
| Share repurchases                                                   | (2,463,578)   | (3,148,812)                 |
|                                                                     | 35,110,485    | 1,837,525                   |
| Decrease in cash and cash equivalents                               | (535,055)     | (11,979,103)                |
| Cash and cash equivalents, beginning of year                        | 10,809,641    | 22,788,744                  |
| Cash and cash equivalents, end of year                              | \$ 10,274,586 | \$ 10,809,641               |

See accompanying notes to these consolidated financial statements.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 1. Reporting entity:

Wall Financial Corporation ("WFC") is a publicly listed company incorporated under the British Columbia Business Corporations Act. Its shares are listed on the Toronto Stock Exchange ("TSX") under the symbol "WFC".

These consolidated financial statements comprise WFC and its subsidiaries (together referred to as the "Company"). The Company operates predominantly in the Greater Vancouver area of British Columbia in the development and management of residential rental units, development and construction of residential housing for re-sale, and the development and management of hotel properties.

The registered office of the Company is located at 10th Floor, 938 Howe Street, Vancouver, British Columbia, V6Z1N9, Canada.

## 2. Restatement of previously issued financial statements:

The Company has restated the comparative information included in these consolidated financial statements as at January 31, 2025 and February 1, 2024 and for the year ended January 31, 2025

During the preparation of the financial statements for the year ended January 31, 2026, management reassessed the classification and measurement of certain non-controlling interests arising from specific limited partnership arrangements. Based on a review of the contractual terms of the partnership agreements, management determined that, for the comparative periods presented, the affected non-controlling interests did not meet the definition of equity under IAS 32 and were required to be classified as financial liabilities and measured at fair value through profit or loss in accordance with IFRS 9. Accordingly, the comparative information has been restated to correct the reclassification of these balances from non-controlling interests within equity to non-current financial liabilities, together with related presentation changes within the consolidated statement of earnings and comprehensive income.

The restatement impacted the classification of balances in the consolidated statements of financial position as at February 1, 2024 and January 31, 2025, and the presentation of amounts in the consolidated statement of earnings and comprehensive income for the year ended January 31, 2025. The restatement did not impact total assets, equity attributable to shareholders, net earnings and comprehensive income attributable to shareholders of the Company, or cash flows.

| Consolidated<br>Statements of<br>Financial Position | Previously<br>reported | Restatement<br>adjustment | Restated      | Previously<br>reported | Restatement<br>adjustment | Restated      |
|-----------------------------------------------------|------------------------|---------------------------|---------------|------------------------|---------------------------|---------------|
|                                                     | As at January 31, 2025 |                           |               | As at February 1, 2024 |                           |               |
| Non-controlling interest liabilities                | \$ -                   | \$ 46,740,152             | \$ 46,740,152 | \$ -                   | \$ 46,790,625             | \$ 46,790,625 |
| Non-current liabilities                             | 308,078,997            | 46,740,152                | 354,819,149   | 344,969,288            | 46,790,625                | 391,759,913   |
| Total liabilities                                   | 696,279,833            | 46,740,152                | 743,019,985   | 688,190,390            | 46,790,625                | 734,981,015   |
| Equity attributable to shareholders of the Company  | 180,914,183            | -                         | 180,914,183   | 158,107,493            | -                         | 158,107,493   |
| Non-controlling interests (equity)                  | 50,187,493             | (46,740,152)              | 3,447,341     | 49,979,875             | (46,790,625)              | 3,189,250     |
| Total equity                                        | 231,101,676            | (46,740,152)              | 184,361,524   | 208,087,368            | (46,790,625)              | 161,296,743   |

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 2. Restatement of previously issued financial statements:

| Consolidated Statements of Earnings and Comprehensive Income                                  | Previously reported                 | Restatement adjustment | Restated      |
|-----------------------------------------------------------------------------------------------|-------------------------------------|------------------------|---------------|
|                                                                                               | For the year ended January 31, 2025 |                        |               |
| Net finance expense                                                                           | \$ 29,366,788                       | \$ (930,902)           | \$ 28,435,886 |
| Non-controlling interest liabilities remeasurement                                            | -                                   | (930,902)              | (930,902)     |
| Earnings before income taxes                                                                  | 36,251,828                          | 930,902                | 37,182,730    |
| Net earnings and comprehensive income                                                         | 26,506,779                          | 930,902                | 27,437,681    |
| Net earnings (loss) and comprehensive income (loss) attributable to non-controlling interests | (898,723)                           | 930,902                | 32,179        |
| Net earnings and comprehensive income attributable to shareholders of the Company             | 27,405,502                          | -                      | 27,405,502    |

## 3. Basis of presentation:

### (a) Statement of compliance:

These consolidated financial statements have been prepared in accordance with IFRS Accounting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

These consolidated financial statements were approved and authorized for issue by the Board of Directors on April 24, 2026.

### (b) Basis of measurement:

These consolidated financial statements have been prepared on a going concern basis, are presented in Canadian dollars, which is also the functional currency of the Company and each of the Company's subsidiaries, and have been prepared on the historical cost basis of accounting.

### (c) Basis of consolidation:

#### (i) Subsidiaries:

These consolidated financial statements comprise the assets and liabilities of all subsidiaries and the results of operations of all subsidiaries. Subsidiaries are entities controlled directly or indirectly by WFC. The Company controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 3. Basis of presentation (continued):

### (c) Basis of consolidation (continued):

#### (i) Subsidiaries (continued):

The material subsidiaries and percentage owned in these subsidiaries are as follows:

| Name                                                          | % owned |
|---------------------------------------------------------------|---------|
| 1050 Burrard Holdings Ltd.                                    | 100%    |
| 41st Ave. Development Limited Partnership                     | 100%    |
| Wall Centre Burnaby Ltd.                                      | 100%    |
| Brunswick & 6th Development Ltd.                              | 100%    |
| Cambie and 58th (No. 2) Developments Limited Partnership      | 100%    |
| Eagle Mountain Properties Ltd.                                | 100%    |
| Hastings Street Developments Limited Partnership              | 100%    |
| Shannon Estates Utility Ltd.                                  | 100%    |
| W.F.C. Construction Ltd.                                      | 100%    |
| Wall North Vancouver Townhome Development Limited Partnership | 43%     |
| Wall Trails Rental Developments Limited Partnership           | 57%     |
| W.F.C. Investments Limited Partnership                        | 100%    |
| W.F.C. Properties Inc.                                        | 100%    |
| W.F.C. Properties (Broadway) Inc.                             | 100%    |
| W.F.C. Properties (Brunswick) Inc.                            | 100%    |
| W.F.C. Properties (Hornby) Inc.                               | 100%    |
| W.F.C. Properties (Mission) Inc.                              | 100%    |
| W.F.C. Properties (Pacific) Inc.                              | 100%    |
| W.F.C. Properties (Seymour) Inc.                              | 100%    |
| WWC Hotels LLP                                                | 100%    |

There have been no changes in percentage ownership of the Company's subsidiaries from the prior year.

#### (ii) Transactions eliminated on consolidation:

All intercompany transactions, balances, income, and expenses are eliminated in preparing the consolidated financial statements.

### (e) Use of judgements and estimates:

The preparation of financial statements in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of income, expenses, assets and liabilities. These judgements, estimates and assumptions are based on historical experience and management's best knowledge of current events and actions that the Company may undertake in the future. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

In the process of applying the Company's accounting policies, management has made the following critical judgements and estimates.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

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## 3. Basis of presentation (continued):

### (e) Use of judgements and estimates (continued):

#### Judgements:

#### (i) Consolidation of subsidiaries:

Judgement is applied in assessing whether the Company exercises control or significant influence over one subsidiary structured as a limited partnership. Control is defined as the power to direct the relevant financial and operating activities of an entity so as to obtain benefits from its activities. In making this assessment, the Company evaluates its substantive decision-making rights including its role as general partner and its ability to direct key activities, rather than ownership percentage alone. Where the Company has the ability to govern the relevant activities and obtain variable returns, such entities are consolidated.

#### (ii) Investment properties and property, plant and equipment:

The Company's accounting policies relating to investment properties and property, plant and equipment are described in notes 4(a) and 4(b), respectively. In applying these policies, judgement is applied to determine the significant components of each asset, including the useful lives over which the componentized assets are to be amortized.

#### (iii) Capitalization of borrowing costs:

Under IFRS, borrowing costs must be capitalized to qualifying assets. This requires the determination of whether the borrowings are specific to a project or general in calculating the capitalized borrowing costs. Judgement is involved in this determination of whether an asset is a qualifying asset as well as whether borrowings are specific to a project or general in calculating the capitalized borrowing costs. Borrowing costs are capitalized to properties under development and investment properties when under active development. Capitalization to properties under development and investment property ceases when the property is considered developed and ready for sale.

#### (iv) Classification of non-controlling interest:

In applying the Company's accounting policies, management exercised judgment in determining the appropriate classification of certain non-controlling interests. Although the non-controlling interest holders do not have contractual redemption or put rights, certain agreements require the Company to make non-discretionary cash distributions, and the Company does not have an unconditional right to avoid these payments. In accordance with IAS 32 *Financial Instruments: Presentation*, instruments that give rise to a present contractual obligation to deliver cash do not meet the definition of equity. Accordingly, management concluded that these non-controlling interests are financial liabilities rather than equity.

#### Estimates:

#### (i) Net realizable value of properties under development for sale:

As described in note 4(c), the Company records properties under development for sale at the lower of cost and net realizable value. The Company has assessed the net realizable value of the property based on market comparable transactions or the preparation of a pro forma forecast. Key assumptions in developing the pro forma forecast are estimated selling price and direct development costs. There is inherent measurement uncertainty with respect to estimated selling prices and direct development costs to complete the development given changes in general economic conditions, government and environmental regulations, local supply/demand economic conditions, interest rates and other factors could lead to material changes in the key assumptions. See note 7 for further details of properties under development for sale.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

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## 3. Basis of presentation (continued):

### (e) Use of judgements and estimates (continued):

#### (ii) Fair value of investment properties:

The Company determines the fair value of each investment property using the appropriate valuation techniques based on whether the investment property is a revenue producing property or a property under development. In determining the appropriate valuation techniques used in the valuation of different types of investment properties, management has applied judgement based on industry practices and in consultation with valuation specialists. Judgement and estimates are applied in determining the appropriate observable inputs benchmarked, and unobservable inputs used in the fair value estimates due to the sensitivity of fair value disclosure of investment properties to minor changes in significant assumptions. Changes to those inputs may result in positive, or negative, changes to the disclosed fair value of investment properties. Changes in market conditions may also impact the valuation of investment properties and may result in changes in future revenue and/or profitability.

The fair value of investment properties disclosed in note 5 is determined by management, either internally, or in conjunction with independent real estate valuation experts using recognized valuation techniques.

The determination of the fair value of investment properties requires the use of estimates such as stabilized future cash flows from assets (i.e., stabilized net operating income and current condition of the property), capitalization rates, price per buildable square foot and price per square foot applicable to those assets. These estimates are based on market conditions existing at the reporting date.

#### (iii) Income taxes:

Estimation is required in determining the provision for income taxes due to the various transactions and calculations for which the ultimate tax determination is uncertain. Management annually evaluates tax positions taken which could be subject to differing interpretations of applicable tax legislation. The Company recognizes a tax provision when a payment to tax authorities is considered probable. Management believes that adequate provisions have been made for all income tax obligations, although the results of audits and reassessments and changes in the interpretations of standards may result in a material increase or decrease in the Company's assets, liabilities and net earnings.

Deferred tax assets are recognized when it is considered probable that deductible temporary differences will be recovered in the foreseeable future. To the extent that future taxable income and the application of existing tax laws differ significantly from the Company's estimate, the ability of the Company to realize the deferred tax assets could be impacted.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 4. Material accounting policies:

### (a) Investment properties:

Investment properties comprise residential and commercial property held either to earn rental income or for capital appreciation or both. Investment properties include land and buildings, and are measured at cost less accumulated depreciation and accumulated impairment losses.

Depreciation of buildings is calculated using the straight-line method with reference to each property's cost, the estimated useful life of the building, its components, and residual value. The basis of depreciation and estimated useful lives of buildings and major components are as follows:

| Asset                  | Basis         | Rate         |
|------------------------|---------------|--------------|
| Buildings              | Straight-line | 30- 50 years |
| Other major components | Straight-line | 5 - 50 years |

One building acquired during the year ended January 31, 2025 is depreciated over 2 years given management's expected use of the building.

Depreciation methods, useful lives and residual values are reviewed annually and adjusted as required.

Repair and maintenance improvements are expensed as incurred or, in the case of major items that constitute a capital asset, are capitalized and amortized on a straight-line basis over the expected useful life of the improvement.

The amount of borrowing costs capitalized is determined first by reference to borrowings specific to the project, where relevant, and otherwise by applying a weighted average cost of borrowings to eligible expenditures after adjusting for borrowings associated with other specific developments. Where borrowings are associated with specific developments, the amount capitalized is the gross cost incurred on those borrowings, and is capitalized from the commencement of the development until the date of completion. The capitalization of borrowing costs is suspended if there are prolonged periods when development activity is interrupted.

Note 5 discloses the investment properties' fair values. The following approaches either individually or in combination, are used by management, either internally, or together with appraisers, in their determination of the fair value of investment properties:

- The Income Approach derives market value by estimating the stabilized future cash flows to be generated by the property and then applying an appropriate capitalization rate.
- The Direct Comparison Approach involves comparing or contrasting the price per buildable square foot or price per square foot applicable to those assets to recent sale, listing or optioned prices of properties comparable to the subject and adjusting for any significant differences between them.

Management reviews all independent appraisals obtained for properties which were appraised to ensure the assumptions used by the appraisers are reasonable and the fair value amount reflects those assumptions used in the approaches above.

Under certain circumstances, investment properties may be redeveloped as properties under development for resale. Once appropriate evidence of a change in use is established, typically at the commencement of redevelopment, the property is transferred to properties under development for sale at its carrying value. In other circumstances, properties under development for resale may be reclassified to investment properties if the intended use of the property has changed.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 4. Material accounting policies (continued):

### (a) Investment properties (continued):

Investment property is derecognized when it has been disposed of or permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of investment property are recognized in the statement of earnings and comprehensive income in the year of retirement or disposal.

Gains or losses on the disposal of investment property are determined as the difference between net disposal proceeds and the carrying value of the asset on the date the transaction occurred.

On the acquisition of an investment property, IFRS 3 *Business Combinations* ("IFRS 3") includes an election to use a concentration test which is a simplified assessment that results in an asset acquisition if substantially all of the fair value of the gross assets is concentrated in a single identifiable asset or a group of similar identifiable assets. The Company may elect to use the concentration test to assess whether future properties acquired will be accounted for as a business combination or an asset acquisition.

### (b) Property, plant and equipment:

Property, plant and equipment is comprised of the Company's hotel properties and is measured at historical cost less accumulated depreciation and accumulated impairment losses.

Depreciation of buildings is calculated using the straight-line method with reference to each property's cost, the estimated useful life of the building and its components, and residual value.

The basis of depreciation and estimated useful lives for the assets are as follows:

| Asset                             | Basis         | Rate          |
|-----------------------------------|---------------|---------------|
| Building                          | Straight-line | 40 - 55 years |
| Elevators                         | Straight-line | 30 years      |
| HVAC, sprinklers, plumbing        | Straight-line | 30 years      |
| Other major components            | Straight-line | 13 - 50 years |
| Furniture, fixtures and equipment | Straight-line | 2 - 7 years   |

Depreciation methods, useful lives and residual values are reviewed annually and adjusted if appropriate.

Repair and maintenance improvements are expensed as incurred or, in the case of major items that constitute a capital asset, are capitalized and amortized on a straight-line basis over the expected useful life of the improvement.

Property, plant and equipment is derecognized when it has been disposed of or permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of property, plant and equipment are recognized in the statement of earnings and comprehensive income in the year of retirement or disposal.

Gains or losses on the disposal of property, plant and equipment are determined as the difference between net disposal proceeds and the carrying value of the asset on the date the transaction occurred.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

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## 4. Material accounting policies (continued):

### (c) Properties under development for sale:

Properties under development for sale include properties being constructed or developed for future resale and also density rights to be applied to future development projects.

Properties under development are recorded at the lower of cost and net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less cost to complete the development and selling costs. Costs to complete include all direct development costs and capitalized carrying costs related to holding the property under development, including borrowing costs.

The amount of borrowing costs capitalized is determined first by reference to borrowings specific to the project, where relevant, and otherwise by applying a weighted average cost of borrowings to eligible expenditures after adjusting for borrowings associated with other specific developments. Where borrowings are associated with specific developments, the amount capitalized is the gross cost incurred on those borrowings, and is capitalized from the commencement of the development until the date of completion. The capitalization of borrowing costs is suspended if there are prolonged periods when development activity is interrupted.

The Company considers the date of completion to have occurred when the property is capable of operating in the manner intended by management. Generally, this occurs upon completion of construction and receipt of all necessary occupancy and other material permits.

The cost of sale of a property or unit is allocated on the basis of the estimated total cost of the project prorated by the selling price of the property or unit over the anticipated sales proceeds from the entire project.

### (d) Deposits held-in-trust and deposits on real estate sales:

Deposits held-in-trust represents the initial cash down-payment made by purchasers toward the acquisition of condominium units from the Company. Such cash is held by a designated trustee and may be used towards the Company's construction costs if authorized by the lender(s) on the project through an insured program.

Deposits on real estate sales will be recognized as revenue in accordance with the Company's revenue recognition policy.

### (e) Other assets:

Other assets include prepaid expenses, deposits on property acquisitions not yet closed, prepaid commissions on the sale of residential units that have not yet closed, sales centres used in the sales and marketing of residential units, inventory at hotel properties, and corporate furniture, fixtures and equipment. Inventory, which consists of food, beverage and supplies, is valued at the lower of cost and net realizable value. The cost of sales centres are amortized on a straight-line basis over the estimated useful life of the assets.

### (f) Cash and cash equivalents:

Cash and cash equivalents consist of cash on hand, cash held at banks, cheques issued in excess of funds on deposits and term deposits maturing within ninety days from the date of acquisition.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

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## 4. Material accounting policies (continued):

### (g) Impairment:

The carrying amounts of the Company's non-financial assets, consisting of investment properties and property, plant and equipment are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit", or "CGU"). The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

### (h) Revenue recognition:

Revenue is generated primarily from the sale of properties under development, rental of investment properties and the operation of the Company's hotels.

Revenue from properties under development for sale is recognized at a point in time when possession or title passes to the purchaser, and all performance obligations of the sales contract have been met, and at which time all proceeds are received or collectability is reasonably assured.

Revenue from the hotel operations is recognized when services are rendered and the amount is earned. Revenue from hotels is recognized at an amount that reflects the consideration the Company expects to be entitled to in exchange for transferring goods and services to a customer. The Company's performance obligation is to provide accommodation and other goods and services to guests. Revenue is recognized over the period when the rooms are occupied, and other goods and services are sold or provided to customers.

Revenue from the sale of food and beverages is recognized at a point in time when these are sold to customers.

Rental revenue includes base rents earned from tenants under operating lease agreements which is allocated to lease components based on stand-alone selling prices. Rental revenue from the lease component is recognized on a straight-line basis over the lease term. Materially all of the Company's rental revenue is earned from residential rental units which have lease terms of one year and less, and are not subject to variable lease payments. Payments received prior to fulfilling a performance obligation are recognized as deferred revenue.

Substantially all of the deferred revenue at January 31, 2025 has been recognized as revenue in the current year.

During the year ended January 31, 2026, revenue recognized at a point in time was \$35,403,546 (2025 - \$60,979,006).

### i) Finance income and finance costs:

Finance income consists of interest and other income, which is recognized in the period in which it is earned.

Finance costs comprise interest expense on borrowings. Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in the period in which they are incurred.

Fees and costs related to obtaining debt financing are amortized over the term using the effective interest rate method and are included in finance costs. The unamortized balance of the fees and costs are presented as a reduction to the related debt.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

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## 4. Material accounting policies (continued):

### (j) Earnings per share:

Basic earnings per share is calculated by dividing the earnings attributable to the shareholders of the Company by the weighted average number of shares outstanding during the year. Diluted earnings per share are calculated similar to basic earnings per share except that the weighted average ordinary shares outstanding are increased to include additional shares from the assumed exercise of stock options, if dilutive. The number of additional shares is calculated by assuming that outstanding stock options were exercised and that the proceeds from such exercises were used to acquire shares of common stock at the average market price during the reporting period.

### (k) Income taxes:

Current income tax is the expected amount of tax payable to the taxation authorities, using the applicable tax rates enacted, or substantively enacted, for the Company's fiscal year, and any adjustment to tax payable in respect of previous years.

Deferred income tax is recognized using the liability method based on the temporary differences between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements.

Deferred tax assets are recognized for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilized.

Deferred tax assets are measured at the tax rates that are expected to apply to the year when the assets are realized, based on the tax rates and laws that have been enacted or substantively enacted at the date of the statement of financial position.

### (l) Non-controlling interests:

Non-controlling interests represent equity interests in subsidiaries not attributable to the shareholders of the Company. Where contractual arrangements require the Company to make non-discretionary cash distributions and the Company does not have an unconditional right to avoid settlement, such interests are classified as financial liabilities in accordance with IAS 32 *Financial Instruments: Presentation*. These liabilities are initially recognized at fair value and subsequently measured in accordance with the contractual terms, with any changes in measurement recognized in profit or loss. Non-controlling interests that do not give rise to a contractual obligation to deliver cash are classified as equity.

### (m) Financial instruments:

#### (i) Classification and measurement:

Financial assets are classified and measured based on three categories: amortized cost, fair value through other comprehensive income ("FVOCI"), and fair value through profit and loss ("FVTPL").

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at fair value through profit or loss:

- It is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 4. Material accounting policies (continued):

### (m) Financial instruments (continued):

#### (i) Classification and measurement (continued):

Financial assets classified at amortized cost are measured using the effective interest method. Financial assets classified as FVTPL are measured at fair value with gains and losses recognized in profit or loss. Financial assets classified as FVOCI are measured at fair value with gains or losses recognized through other comprehensive income, except for gains and losses pertaining to impairment or foreign exchange which are recognized in profit or loss.

Financial assets are not reclassified subsequent to their initial recognition, unless the Company identifies changes in its business model in managing financial assets and would reassess the classification of financial assets.

Financial liabilities are classified and measured at amortized cost or FVTPL.

The Company initially recognizes financial liabilities on the trade date, which is the date that the Company becomes a party to the contractual provisions of the instrument. The Company derecognizes a financial liability when its contractual obligations are discharged, cancelled or expired. Loans and borrowing and accounts payable and other liabilities are initially recognized at fair value less directly attributable transaction costs. After initial recognition, financial liabilities classified at amortized cost are subsequently measured using the effective interest rate method.

Financing fees and other costs incurred in connection with debt financing are recorded net of the related debt obligation and amortized using the effective interest method.

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

| Asset/liability                          | Classification |
|------------------------------------------|----------------|
| Cash and cash equivalents                | Amortized cost |
| Amounts receivable                       | Amortized cost |
| Accounts payable and accrued liabilities | Amortized cost |
| Mortgages payable                        | Amortized cost |
| Loan from shareholder                    | Amortized cost |
| Bank and other indebtedness              | Amortized cost |
| Non-controlling interest liabilities     | Fair value     |

#### (ii) Impairment of financial assets:

An allowance for expected credit losses ("ECL") is recognized at each balance sheet date for all financial assets measured at amortized cost or those measured at fair value through other comprehensive income, except for investments in equity instruments. The ECL model requires considerable judgement, including consideration of how changes in economic factors affect ECLs, which are determined on a probability-weighted basis. ECL is measured under the simplified approach based on the 12-month ECLs.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

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## 4. Material accounting policies (continued):

### (m) Financial instruments (continued):

#### (ii) Impairment of financial assets (continued):

Impairment losses, if incurred, would be recorded as expenses in the consolidated statement of earnings and comprehensive income with the carrying amount of the financial asset or group of financial assets reduced through the use of impairment allowance accounts. In periods subsequent to the impairment where the impairment loss has decreased, and such decrease can be related objectively to conditions and changes in factors occurring after the impairment was initially recognized, the previously recognized impairment loss would be reversed through the consolidated statement of income and comprehensive income. The impairment reversal would be limited to the lesser of the decrease in impairment or the extent that the carrying amount of the financial asset at the date the impairment is reversed does not exceed what the amortized cost would have been had the impairment not been recognized, after the reversal.

### (n) Segment reporting:

The Company's operating segments are strategic business units that offer unique products and services, and are reported with a manner consistent with the internal reporting provided to the chief operating decision maker. They are managed separately as each business unit requires different management skills and marketing strategies. The accounting policies of the segments are the same as those described in the summary of significant account policies.

All operating segments' operating results for which discrete financial information is available are reviewed regularly by the Company's Chief Executive Officer to make decisions about resources to be allocated to the segment and assess its performance.

Segment results that are reported to the Chief Executive Officer include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly corporate assets (primarily the Company's headquarters), head office expenses, and income taxes.

### (o) Leases:

#### *As a lessor*

At inception or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease and non-lease component, as applicable on the basis of their relative stand-alone prices.

When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

If an arrangement contains lease and non-lease components, then the Company applies IFRS 15 to allocate the consideration in the contract.

The Company recognizes lease payments received under operating leases as income on a straight-line basis over the lease term. The Company does not have material non-lease components.

All of the Company's leases are considered to be operating leases.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

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## 4. Material accounting policies (continued):

### (p) Accounting standards effective in the year:

The Company adopted the amended accounting standard IAS 21, *Lack of Exchangeability* from February 1, 2025. The standard has been amended to specify how to assess whether a currency is exchangeable and how to determine a spot exchange rate if it is not. The amendment did not have a material impact on the Company's consolidated financial statements.

### (q) Accounting standards issued but not yet effective in the year:

The following new accounting standards are effective for annual reporting periods beginning after January 1, 2026 and earlier adoption is permitted. The Company has not early adopted these standards in preparing these consolidated financial statements.

IFRS 18 will replace IAS 1 *Presentation of Financial Statements* and applies for annual reporting periods beginning on or after January 1, 2027. The new standard introduces the following key requirements.

- Entities are required to classify all income and expenses into three categories in the statement of earnings and comprehensive income, namely the operating, investing, and financing categories. Entities are also required to present a newly-defined operating profit subtotal. Entities' net profit will not change
- Management-defined performance measures (MPMs) are disclosed in a single note in the financial statements
- Entities are required to improve grouping of information in the financial statements
- In addition, all entities are required to use the operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method.

The Company is still in the process of assessing the impact of the new standard, particularly with respect to the structure of the Company's statement of earnings and comprehensive income, statement of cashflows and the additional disclosures required for MPMs. The Company is also assessing the impact on how information is grouped in the financial statements. The Company intends to adopt IFRS 18 retrospectively in its consolidated financial statements beginning February 1, 2027.

In May 2024, the IASB issued amendments to IFRS 7 and 9 *Amendments to the Classification and Measurement of Financial Instruments*, to clarify the date of recognition and derecognition of financial assets and liabilities, with a new exception for financial liabilities settled using electronic forms of payment. The amendments are effective for annual periods beginning February 1, 2026. The Company has assessed the impact of these amendments and does not expect them to have a material impact to its consolidated financial statements.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 5. Investment properties:

|                                                    | Land           | Buildings      | Major components | Total          |
|----------------------------------------------------|----------------|----------------|------------------|----------------|
| <b>Cost:</b>                                       |                |                |                  |                |
| Balance, January 31, 2024                          | \$ 333,922,376 | \$ 251,634,993 | \$ 67,971,575    | \$ 653,528,944 |
| Additions                                          | -              | 17,531,339     | 9,984,436        | 27,515,775     |
| Acquisitions                                       | 19,438,797     | 6,671,810      | -                | 26,110,607     |
| Disposal                                           | -              | (849,900)      | -                | (849,900)      |
| Reclassification from properties Under development | 5,149,996      | 1,846,014      | -                | 6,996,010      |
| Reclassification to properties Under development   | (38,990,009)   | (5,657,340)    | -                | (44,647,349)   |
| Balance, January 31, 2025                          | 319,521,160    | 271,176,916    | 77,956,011       | 668,654,087    |
| Additions                                          | 22,692         | 63,475,251     | 2,330,722        | 65,828,665     |
| Acquisitions                                       | 5,857,448      | -              | -                | 5,857,448      |
| Disposal                                           | (363,051)      | (130,136)      | -                | (493,187)      |
| Balance, January 31, 2026                          | 325,038,249    | 334,522,031    | 80,286,733       | 739,847,013    |
| <b>Accumulated depreciation:</b>                   |                |                |                  |                |
| Balance, January 31, 2024                          | -              | 47,151,127     | 30,826,997       | 77,978,124     |
| Depreciation                                       | -              | 5,078,794      | 2,145,577        | 7,224,371      |
| Disposal                                           | -              | (726,437)      | -                | (726,437)      |
| Reclassification to properties Under development   | -              | (122,280)      | -                | (122,280)      |
| Balance, January 31, 2025                          | -              | 51,381,204     | 32,972,574       | 84,353,778     |
| Depreciation                                       | -              | 5,295,139      | 1,794,241        | 7,089,380      |
| Disposal                                           | -              | (4,690)        | -                | (4,690)        |
| Balance, January 31, 2026                          | -              | 56,671,653     | 34,766,815       | 91,438,468     |
| Net carrying value at January 31, 2026             | \$ 325,038,249 | \$ 277,850,378 | \$ 45,519,918    | \$ 648,408,545 |
| Net carrying value at January 31, 2025             | \$ 319,521,160 | \$ 219,795,712 | \$ 44,983,437    | \$ 584,300,309 |

Included in investment properties are buildings under construction measured at cost, with a carrying value of \$98,223,530 (2025 – \$38,533,162).

The following carrying amounts were capitalized to investment properties for the years ended January 31, 2026 and 2025.

|                        | 2026       | 2025      |
|------------------------|------------|-----------|
| Property taxes         | \$ 909,030 | \$ 82,935 |
| Interest on borrowings | 2,774,238  | 1,413,293 |

During the year ended January 31, 2026, the Company purchased an investment property for \$5,700,000 plus transaction costs and sold one residential strata unit for gross proceeds of \$580,000.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 5. Investment properties (continued):

During the year ended January 31, 2025, the Company funded an additional payment of \$4,000,000 on an investment property that was initially purchased on January 31, 2023. The purchase agreement had a contingent payment due upon rezoning of the site and the determination of its density. The rezoning was approved in September 2024. The Company also purchased two investment properties totaling \$18,472,000 and two residential strata units and one commercial strata unit totaling \$2,779,000 excluding transaction costs.

The Company accounted for these transactions as an asset acquisition as a result of applying the concentration test available under IFRS 3.

During the year ended January 31, 2025, one property with a carrying amount of \$6,996,010 was reclassified to investment properties from properties under development as the property will be held to earn long term rental income. The Company also transferred an investment property with a carrying amount of \$44,525,069 to properties under development due to new activities undertaken by management that evidence that the property will be constructed for sale rather than to earn rental income.

The Company's management has estimated the fair values of the investment properties as follows:

|                  | Fair<br>value    | Carrying<br>value |
|------------------|------------------|-------------------|
| January 31, 2026 | \$ 1,286,877,000 | \$ 648,408,545    |
| January 31, 2025 | 1,245,990,000    | 584,300,309       |

The fair value is considered to be Level 3 on the fair value hierarchy as it involves significant assumptions and changes in the assumptions could significantly alter the fair value. The fair value of the investment properties has been determined internally by management or by external independent professionally qualified appraisers. At the end of each reporting period, the Company discloses the fair value of its investment properties taking into consideration such valuations determined internally or by external appraisals. There were no new valuation techniques applied in determining the fair value of investment properties for the year ended January 31, 2026 when compared to the prior reporting period.

The following table shows the valuation technique used in measuring the fair value of investment properties, the significant assumptions used, and the interrelationship between the unobservable inputs and the resulting fair value measurement. The revenue producing properties are valued based on the highest and best use for the specific property, which does not differ from their actual use.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 5. Investment properties (continued):

Valuation method used for revenue producing investment properties

| Valuation technique                                                                                                                                                                                                                                             | Significant unobservable inputs                                                                                                 | Interrelationship between key unobservable inputs and fair value measurement                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Income approach</u>                                                                                                                                                                                                                                          |                                                                                                                                 |                                                                                                                                                                                                           |
| The valuation method is based on stabilized future cash flows to be generated by the property divided by an overall capitalization rate based on current market expectations.                                                                                   | Stabilized future cash flows to be generated by the investment properties <sup>(1)</sup><br>Capitalization rates <sup>(2)</sup> | The estimated fair value would increase (decrease) if: (a) stabilized future cash flows to be generated by the property was higher (lower); and (b) capitalization or discount rates were lower (higher). |
| <u>Direct comparison approach</u>                                                                                                                                                                                                                               |                                                                                                                                 |                                                                                                                                                                                                           |
| For certain properties where the Company has the ability to sell individual units separately from others, the direct comparison method is used. The fair value is determined using the particular attributes of the property with respect to location and size. | Price per square foot <sup>(3)</sup>                                                                                            | The estimated fair value would increase (decrease) if the price per square foot based on comparable market transactions increased (decreased).                                                            |

Valuation method used for investment properties under development

| Valuation technique                                                                                                                                                                                                            | Significant unobservable inputs                | Interrelationship between key unobservable inputs and fair value measurement                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Direct comparison approach</u>                                                                                                                                                                                              |                                                |                                                                                                                                                          |
| The fair value of investment properties under development consists of undeveloped land and is determined using the particular attributes of the project with respect to zoning and pre-development work performed on the site. | Price per buildable square foot <sup>(3)</sup> | The estimated fair value would increase (decrease) if the price per buildable square foot based on comparable market transactions increased (decreased). |

<sup>(1)</sup> Stabilized future cash flows to be generated by the properties are based on the size, location, type and quality of the properties and supported by the terms of actual or anticipated future leases, or external evidence such as current market rents for similar properties, adjusted for estimated vacancy rates based on expected future market conditions and estimated maintenance costs, which are consistent with internal budgets, based on management's experience and knowledge of the market conditions. A change to any of these assumptions may significantly alter the fair value of an investment property.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 5. Investment properties (continued):

<sup>(2)</sup> Capitalization rates are based on the risk, location and quality of the properties and takes into account market data at the valuation date. A change to capitalization rates may significantly alter the fair value of an investment property.

<sup>(3)</sup> Price per square foot and price per buildable square foot considers recent sales activity for similar land parcels in the same or similar market after adjusting for factors specific to the site, including its location and intended use and zoning. Measurement uncertainty exists in the Company's ability to apply comparable sales activity to estimate the fair value of land held for development. There are inherent limitations in determining the comparable sales as this requires knowledge of the specific zoning, conditions and stages of the developments. A change to these assumptions may significantly alter the fair value of an investment property.

There are inherent significant uncertainties involved with the forecast of the duration and scope of impacts from macroeconomic factors such as inflation, or changes in interest rates on the Company's business and operations. Certain aspects of the Company's business and operations that could potentially be impacted include rental rates, operating costs, occupancy, future demand for space, market rents, capitalization rates, price per square feet and price per buildable square feet, changes in government regulations, which all ultimately impact the underlying valuation of its investment properties. As such, there is measurement uncertainty in being able to appropriately forecast future cash flows when determining the fair value of investment properties.

The amount of rental income and direct operating expenses arising from investment property that generated rental income are \$46,814,227 and \$13,407,745 respectively (2025 - \$47,932,541 and \$13,485,903). There were no direct operating expenses arising from investment property that did not generate rental income during the year.

Out of the fair value of investment properties amounting to \$1,286,877,000 as at January 31, 2026, one property representing \$24,350,000 was externally appraised by an independent professionally qualified appraiser with recent experience in the location and category of the investment property valued. Out of the fair value of investment properties amounting to \$1,245,990,000 as at January 31, 2025, five properties representing \$460,559,000 were externally appraised by independent professionally qualified appraisers with recent experience in the location and category of the investment property valued.

Management has reviewed the valuation of its investment properties in light of the difficulty in anticipating the macroeconomic environment and its impact on significant unobservable inputs which affect fair value measurements. Changes to inflation and interest rates and their impact to demand and activity in the real estate market remain uncertain. Such impacts could become material to investment property valuations. As events associated with the current macroeconomic environment continue to unfold, further adjustments to the Company's fair value measurement of investment properties, which could be negative or positive, may be required.

The following tables summarize the sensitivity impact of changes in both capitalization rates and stabilized future cash flows to be generated by the properties on the Company's fair value estimates for revenue producing investment properties as at January 31, 2026 and January 31, 2025. The fair value of investment properties as at January 31, 2026 using this method was \$690,906,000 (January 31, 2025 - \$704,610,000).

| Increase (decrease) in fair value  |       | Stabilized future cash flows to be generated by the properties |               |               |              |              |
|------------------------------------|-------|----------------------------------------------------------------|---------------|---------------|--------------|--------------|
|                                    |       | -10%                                                           | -5%           | As forecasted | +5%          | +10%         |
| <u>As at January 31, 2026</u>      |       |                                                                |               |               |              |              |
| Capitalization rate <sup>(1)</sup> |       |                                                                |               |               |              |              |
| -0.50%                             | 3.53% | 19,673,915                                                     | 59,150,422    | 98,626,929    | 138,103,436  | 177,579,943  |
| -0.25%                             | 3.78% | (27,686,867)                                                   | 9,158,486     | 46,003,838    | 82,849,191   | 119,694,543  |
| Weighted average assumption        | 4.03% | (69,090,321)                                                   | (34,545,161)  | -             | 35,545,161   | 69,090,321   |
| +0.25%                             | 4.28% | (105,600,029)                                                  | (73,083,186)  | (40,566,342)  | (8,049,498)  | 24,467,345   |
| +0.50%                             | 4.53% | (138,039,401)                                                  | (107,324,745) | (76,610,089)  | (45,895,433) | (15,180,777) |

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 5. Investment properties (continued):

| Increase (decrease) in fair value  |        |       | Forecasted stabilized net operating income |               |               |              |              |
|------------------------------------|--------|-------|--------------------------------------------|---------------|---------------|--------------|--------------|
|                                    |        |       | -10%                                       | -5%           | As forecasted | +5%          | +10%         |
| <u>As at January 31, 2025</u>      |        |       |                                            |               |               |              |              |
| Capitalization rate <sup>(1)</sup> |        |       |                                            |               |               |              |              |
|                                    | -0.50% | 3.36% | 24,870,634                                 | 65,344,949    | 105,819,264   | 146,293,579  | 186,767,894  |
|                                    | -0.25% | 3.61% | (26,105,958)                               | 11,536,324    | 49,178,607    | 86,820,889   | 124,463,171  |
| Weighted average assumption        |        | 3.86% | (70,366,704)                               | (35,183,352)  | -             | 35,183,352   | 70,366,704   |
|                                    | +0.25% | 4.11% | (109,164,069)                              | (76,136,126)  | (43,108,184)  | (10,080,241) | 22,947,702   |
|                                    | +0.50% | 4.36% | (143,455,907)                              | (112,333,066) | (81,210,226)  | (50,087,385) | (18,964,544) |

<sup>(1)</sup> As at January 31, 2026, capitalization rate assumptions used ranged between 3.50% and 4.75% (January 31, 2025 - 3.50% and 4.75%). These capitalization rates were determined in conjunction with input from independent appraisers.

The direct comparison approach used for revenue producing investment properties uses the area multiplied by the price per square foot, which is based on an assessment of comparable properties. As at January 31, 2026 there exists a limited number of observable comparable transactions and certain of the observable comparable transactions may have occurred under seller distress, financial pressure or other factors specific to those particular market participants and transactions.

The following table summarizes the sensitivity impact of price per square foot on the Company's fair value estimate, based on the direct comparison approach, for revenue producing investment properties valued under this method as at January 31, 2026 and January 31, 2025. The fair value of investment properties as at January 31, 2026 using this method was \$45,064,000 (January 31, 2025 - \$48,044,000).

| Increase (decrease) in fair value |  | Price per square foot |             |           |           |
|-----------------------------------|--|-----------------------|-------------|-----------|-----------|
|                                   |  | -5.0%                 | -2.5%       | +2.5%     | +5.0%     |
| As at January 31, 2026            |  | (2,253,168)           | (1,126,584) | 1,126,584 | 2,253,168 |
| As at January 31, 2025            |  | (2,402,201)           | (1,201,100) | 1,201,100 | 2,402,201 |

The direct comparison approach used for the fair value of investment properties under development uses the proposed gross buildable area expected to be developed, multiplied by the price per buildable square foot, which is based on an assessment of comparable properties. This approach also considers the floor space ratio of the planned building, development period and planning status at measurement date. As at January 31, 2026 there exists a limited number of observable comparable transactions and certain of the observable comparable transactions may have occurred under seller distress, financial pressure or other factors specific to those particular market participants and transactions.

The following table summarizes the sensitivity impact of price per buildable square foot on the Company's fair value estimate, based on the direct comparison approach, for investment properties under development as at January 31, 2026 and January 31, 2025. The fair value of investment properties as at January 31, 2026 using this method was \$550,907,000 (January 31, 2025 - \$493,336,000).

| Increase (decrease) in fair value |  | Price per buildable square foot |              |            |            |
|-----------------------------------|--|---------------------------------|--------------|------------|------------|
|                                   |  | -5.0%                           | -2.5%        | +2.5%      | +5.0%      |
| As at January 31, 2026            |  | (27,545,377)                    | (13,772,689) | 13,772,689 | 27,545,377 |
| As at January 31, 2025            |  | (24,666,807)                    | (12,333,403) | 12,333,403 | 24,666,807 |

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 6. Property, plant and equipment (hotels):

|                                      | Land          | Buildings      | Major components | Furniture, fixtures and equipment | Total          |
|--------------------------------------|---------------|----------------|------------------|-----------------------------------|----------------|
| <b>Cost:</b>                         |               |                |                  |                                   |                |
| Balance, January 31, 2024            | \$ 18,391,761 | \$ 116,497,358 | \$ 37,735,562    | \$ 43,912,992                     | \$ 216,537,673 |
| Additions                            | -             | 652,492        | 33,255           | 1,023,072                         | 1,708,819      |
| Disposals                            | -             | -              | -                | (128,641)                         | (128,641)      |
| Balance, January 31, 2025            | 18,391,761    | 117,149,850    | 37,768,817       | 44,807,423                        | 218,117,851    |
| Additions                            | -             | 1,449,344      | 57,238           | 908,141                           | 2,414,723      |
| Disposals                            | -             | -              | -                | (278,922)                         | (278,922)      |
| Balance, January 31, 2026            | 18,391,761    | 118,599,194    | 37,826,055       | 45,436,642                        | 220,253,652    |
| <b>Accumulated depreciation:</b>     |               |                |                  |                                   |                |
| Balance, January 31, 2024            | -             | 46,630,535     | 25,367,988       | 37,529,195                        | 109,527,718    |
| Depreciation                         | -             | 2,078,061      | 1,031,962        | 1,994,473                         | 5,104,496      |
| Disposals                            | -             | -              | -                | (128,641)                         | (128,641)      |
| Balance, January 31, 2025            | -             | 48,708,596     | 26,399,950       | 39,395,027                        | 114,503,573    |
| Depreciation                         | -             | 2,106,843      | 819,457          | 1,432,402                         | 4,358,702      |
| Disposals                            | -             | -              | -                | (278,922)                         | (278,922)      |
| Balance, January 31, 2026            | -             | 50,815,439     | 27,219,407       | 40,548,507                        | 118,583,353    |
| Net carrying value, January 31, 2026 | \$ 18,391,761 | \$ 67,783,755  | \$ 10,606,648    | \$ 4,888,135                      | \$ 101,670,299 |
| Net carrying value, January 31, 2025 | \$ 18,391,761 | \$ 68,441,254  | \$ 11,368,867    | \$ 5,412,396                      | \$ 103,614,278 |

## 7. Properties under development for sale:

|                                                          | 2026           | 2025           |
|----------------------------------------------------------|----------------|----------------|
| Properties under development for sale                    | \$ 188,003,542 | \$ 197,638,517 |
| Current portion of properties under development for sale | 26,916,922     | 18,026,237     |
|                                                          | \$ 214,920,464 | \$ 215,664,754 |

Current portion of properties under development for sale represent properties that are expected to be sold or disposed of within a year, and as such are presented as current assets in the consolidated statement of financial position.

During the year ended January 31, 2025, the Company purchased land for development for \$23,700,000.

Properties under development for sale expensed to cost of sales during the year was \$12,295,531 (2025 - \$32,106,727).

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 7. Properties under development for sale (continued):

The following carrying amounts were capitalized to properties under development for sale for the years ended January 31, 2026 and 2025.

|                        |    | 2026    |    | 2025      |
|------------------------|----|---------|----|-----------|
| Property taxes         | \$ | 277,172 | \$ | 162,927   |
| Interest on borrowings |    | 224,744 |    | 1,110,383 |

## 8. Amounts receivable:

|                             |    | 2026      |    | 2025       |
|-----------------------------|----|-----------|----|------------|
| Trade and other receivables | \$ | 5,083,512 | \$ | 8,097,477  |
| Loans receivable            |    | 1,629,684 |    | 2,047,264  |
|                             | \$ | 6,713,196 | \$ | 10,144,741 |

Loans receivable bear interest ranging from 2% to 3% and are secured by real estate. On March 7, 2025, an employee loan receivable of \$477,272 was repaid in full.

## 9. Other assets:

|                       |    | 2026      |    | 2025      |
|-----------------------|----|-----------|----|-----------|
| Deposits and prepaids | \$ | 2,528,021 | \$ | 2,108,447 |
| Other equipment       |    | 99,524    |    | 3,334     |
| Inventory             |    | 372,217   |    | 395,697   |
|                       | \$ | 2,999,762 | \$ | 2,507,478 |

## 10. Debt on properties:

|                                            |     | Weighted average<br>interest rate |    | 2026         |    | 2025         |
|--------------------------------------------|-----|-----------------------------------|----|--------------|----|--------------|
| <b>Bank and other indebtedness:</b>        |     |                                   |    |              |    |              |
| Properties under development               | (a) | 5.21% (2025 - 6.14%)              | \$ | 51,252,638   | \$ | 42,302,065   |
| Investment properties                      | (b) | 3.87% (2025 - 5.12%)              |    | 91,200,452   |    | 83,000,000   |
| General corporate debt                     | (c) | 4.47% (2025 - 5.50%)              |    | 11,700,000   |    | 86,200,000   |
|                                            |     |                                   | \$ | 154,153,090  | \$ | 211,502,065  |
| <b>Mortgages payable:</b>                  |     |                                   |    |              |    |              |
| Investment properties                      | (d) | 2.85% (2025 - 2.84%)              | \$ | 329,653,618  | \$ | 337,407,727  |
| Property, plant and equipment              | (d) | 4.75% (2025 - 5.68%)              |    | 148,763,041  |    | 46,333,373   |
|                                            |     |                                   |    | 478,416,659  |    | 383,741,100  |
| Less: deferred financing fees              |     |                                   |    | (7,010,149)  |    | (6,722,076)  |
|                                            |     |                                   |    | 471,406,510  |    | 377,019,024  |
| Less: current portion of mortgages payable |     |                                   |    | (68,989,294) |    | (82,711,916) |
| Non-current portion of mortgages payable   |     |                                   | \$ | 402,417,216  | \$ | 294,307,108  |

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 10. Debt on properties (continued):

On September 4, 2025, the Company entered into a credit agreement that replaced an existing credit agreement which was comprised of a \$75,000,000 revolving facility under general corporate debt and a mortgage payable on property, plant, and equipment. The new credit facility has total credit commitments of \$250,000,000 comprised of a \$150,000,000 term loan included in mortgages payable on property, plant, and equipment and a \$100,000,000 revolving loan under general corporate debt. The new credit facility is secured by a first mortgage and assignment of rents and insurance proceeds registered to the Wall Centre Hotel property and bears interest at the Canadian prime rate plus 0.6% or at the Canadian Overnight Repo Rate Average ("CORRA") rate plus 2.5% and matures on June 30, 2028.

### (a) Bank and other indebtedness on properties under development for sale:

At January 31, 2026 the Company had outstanding borrowings of \$51,252,638 (2025 - \$42,302,065) on available construction financing facilities in the form of Canadian dollar prime rate loans and CORRA loans. The maximum available funding under such facilities is \$61,802,065 (2025 - \$42,302,065). The credit facilities are secured by first mortgages and insurance proceeds on the related properties. The borrowings are due on demand.

### (b) Bank and other indebtedness on investment properties:

At January 31, 2026 the Company had outstanding borrowings of \$91,200,452 (2025 - \$83,000,000) on available credit facilities in the form of Canadian dollar prime rate loans and CORRA loans. The maximum available funding under such facilities is \$194,392,212 (2025 - \$83,000,000). The credit facilities are secured by first mortgages and assignment of rents and insurance proceeds on the related properties. The borrowings are due on demand.

### (c) General corporate debt:

At January 31, 2026, the Company's borrowings of \$11,700,000 (2025 - \$86,200,000) are made available by way of lines of credit with a maximum available aggregate amount of \$187,929,000 (2025 - \$166,077,000). The debt is secured by second mortgages, and an assignment of rents on certain investment properties, and property, plant, and equipment. The borrowings are due on demand.

### (d) Mortgages payable:

Mortgages payable on investment properties of \$329,653,618 (2025 - \$337,407,727) bears interest at fixed rates ranging from 1.48% to 4.80% (2025 - 1.48% to 4.80%) with one variable rate mortgage at a Canadian prime rate plus 0.6% which equaled 5.05% as at January 31, 2026 (2025 - 5.80%)

As at January 31, 2026, mortgage payable on property, plant and equipment of \$148,763,041 (2025 - \$46,333,373) bears interest at 4.75% (2025 - 5.68%).

All mortgages are secured by first and second fixed charges over the Company's properties under development for sale, investment properties, and property, plant, and equipment.

Principal instalments payable within the next five fiscal years, excluding financing fees, and thereafter on mortgages payable are as follows:

|            |    |             |
|------------|----|-------------|
| 2027       | \$ | 68,989,294  |
| 2028       |    | 11,450,817  |
| 2029       |    | 244,389,824 |
| 2030       |    | 44,050,538  |
| 2031       |    | 27,421,206  |
| Thereafter |    | 82,114,980  |
|            | \$ | 478,416,659 |

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 11. Net finance expense (income):

|                                                                                         | 2026          | 2025<br>(Restated - note 2) |
|-----------------------------------------------------------------------------------------|---------------|-----------------------------|
| Finance income:                                                                         |               |                             |
| Investment income (expense)                                                             | \$ 1,093,501  | \$ (57,344)                 |
| Interest income                                                                         | 476,051       | 801,424                     |
|                                                                                         | 1,569,552     | 744,080                     |
| Finance expense:                                                                        |               |                             |
| Interest on:                                                                            |               |                             |
| Bank and other indebtedness                                                             | 17,204,474    | 22,259,962                  |
| Mortgages payable                                                                       | 9,914,661     | 10,374,583                  |
|                                                                                         | 27,119,135    | 32,634,545                  |
| Interest capitalized to properties under development for sale and investment properties | (2,998,982)   | (2,523,677)                 |
|                                                                                         | 24,120,153    | 30,110,868                  |
| Non-controlling interest liabilities remeasurement                                      | (1,989,673)   | (930,902)                   |
| Net finance expense                                                                     | \$ 20,560,928 | \$ 28,435,886               |

## 12. Non-controlling interests:

Non-controlling interests includes the following significant amounts with related parties:

### (a) Non-controlling interests - Equity

The Company entered into a project participation agreement with a company owned by an officer of the Company and a company owned by a significant shareholder (collectively referred to as the "Wall Equity Companies"), with respect to one property under development for sale.

The Wall Equity Companies have collectively provided up to 25% of the equity to finance one property and will receive an allocation of profit pursuant to the project participation agreement, up to a maximum of 40%. Non-controlling interests at January 31, 2026 includes \$2,234,360 (2025 - \$1,827,053) relating to the one and only agreement with the Wall Equity Companies.

All other agreements entered into with any officer, or significant shareholder of the Company, and with any of their respective companies or related parties, or any other party, will be based on a profit share in proportion to their capital investment in the respective projects.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 12. Non-controlling interests (continued):

### (b) Non-controlling interests - Liability

During the year ended January 31, 2025, a wholly owned company owned by a director of the Company acquired an additional 4.29% non-controlling interest, and a company controlled by the same director of the Company acquired an additional 5.71 % non-controlling interest of a development project in North Vancouver, British Columbia from an entity unrelated to the Company. This increased the non-controlling interest of this related party from 4.29% to 14.28%.

At January 31, 2026, non-controlling interest relating to these agreements totaled \$21,501,106 (2025 - \$21,365,035). Of this amount, \$11,118,856 (2025 - \$11,115,889) pertains to the interests held by a wholly owned company of an officer of the Company in various development projects with the Company. The balance of \$10,382,250 (2025 - \$10,249,146) pertains to interests held by a wholly owned company and a company controlled by a director of the Company in a development project in North Vancouver, British Columbia.

### (c) The following table summarizes the information related to the Company's subsidiaries that have material non-controlling interests on an aggregated basis, before any intercompany eliminations.

|                                                                                 | 2026           | 2025           |
|---------------------------------------------------------------------------------|----------------|----------------|
| Statement of financial position                                                 |                |                |
| Non-current assets                                                              | \$ 176,272,896 | \$ 205,738,096 |
| Current assets                                                                  | 28,635,901     | 3,828,736      |
| Current liabilities                                                             | (63,743,851)   | (68,631,559)   |
| Net assets                                                                      | 141,164,946    | 140,935,273    |
| Net assets attributable to non-controlling interest                             | \$ 50,964,547  | \$ 50,187,493  |
| Non-controlling interest liabilities                                            | 46,924,785     | 46,740,152     |
| Non-controlling interests - Equity                                              | 4,039,762      | 3,447,341      |
| Statement of earnings and comprehensive income                                  |                |                |
| Revenue                                                                         | \$ 16,816,756  | \$ 39,462,042  |
| Net loss and comprehensive loss                                                 | (2,519,133)    | (2,137,941)    |
| Net loss and comprehensive loss attributable to non-controlling interest        | \$ (1,397,252) | \$ (898,723)   |
| Non-controlling interest liabilities remeasurement                              | (1,989,673)    | (930,902)      |
| Net earnings and comprehensive income attributable to non-controlling interests | 592,421        | 32,179         |
| Cash flows from operating activities                                            | \$ 1,625,806   | \$ 20,761,460  |
| Cash flows used in investing activities                                         | -              | (725,872)      |
| Cash flows used in financing activities                                         | (2,320,664)    | (21,438,321)   |
| Net decrease in cash flows                                                      | \$ (694,858)   | \$ (1,402,733) |

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 13. Share capital:

### (a) Issued and outstanding:

Common shares:

|                           | Shares     |            | Amount        |               |
|---------------------------|------------|------------|---------------|---------------|
|                           | 2026       | 2025       | 2026          | 2025          |
| Authorized:               |            |            |               |               |
| 54,000,000 common shares  |            |            |               |               |
| without par value         |            |            |               |               |
| Issued and outstanding at |            |            |               |               |
| January 31, 2026 and 2025 | 31,939,365 | 32,094,165 | \$ 24,099,401 | \$ 24,099,401 |

On March 10, 2023, the TSX accepted the Company's notice of intention to commence a Normal Course Issuer Bid ("NCIB") which allows the Company to repurchase, at its discretion, up to 688,362 Common Shares in the market or as otherwise permitted by the TSX and applicable Canadian securities laws, subject to normal terms and limitations (the "2023 NCIB"). Common Shares purchased by the Company will be cancelled. On March 15, 2023, the Company entered into an Automatic Share Purchase Plan ("ASPP") with a broker that allows the purchase of Common Shares for cancellation under the NCIB at any time during predetermined trading blackout periods.

On March 13, 2024, the TSX accepted the Company's notice of intention to commence with a new NCIB which allows the Company to repurchase, at its discretion, up to 672,142 Common Shares in the market or as otherwise permitted by the TSX and applicable Canadian securities laws, subject to normal terms and limitations (the "2024 NCIB"). Common Shares purchased by the Company will be cancelled. On March 14, 2024, the Company entered into an ASPP with a broker that allows the purchase of Common Shares for cancellation under the 2024 NCIB at any time during predetermined trading blackout periods.

The Company purchased 23,100 Common Shares from February 1, 2024 to March 14, 2024 under the 2023 NCIB at a weighted average price of \$22.30 per Common Share. The Company purchased 201,400 Common Shares from March 18, 2024 to January 31, 2025, under its 2024 NCIB at a weighted average price of \$19.77 per share. During the year ended January 31, 2025, the Company purchased and cancelled an aggregate of 224,500 Common Shares at a weighted average price of \$20.03 per Common Share for \$4,598,812 including taxes and transaction costs.

On May 15, 2025, the TSX accepted the Company's notice of intention to commence with a new NCIB which allows the Company to repurchase, at its discretion, up to 660,992 Common Shares in the market or as otherwise permitted by the TSX and applicable Canadian securities laws, subject to normal terms and limitations (the "2025 NCIB"). Common Shares purchased by the Company will be cancelled. On May 20, 2025, the Company entered into an ASPP with a broker that allows the purchase of Common Shares for cancellation under the 2025 NCIB at any time during predetermined trading blackout periods.

The Company purchased 154,800 Common Shares from May 20, 2025 to January 31, 2026 under the 2025 NCIB at a weighted average price of \$15.51 per Common Share for \$2,463,578 including taxes and transaction costs.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 14. Income taxes:

(a) The components of income tax recognized in earnings are as follows:

|                                        | 2026                 | 2025                |
|----------------------------------------|----------------------|---------------------|
| Current income tax expense             | \$ 11,348,927        | \$ 10,683,674       |
| Deferred income tax expense (recovery) | 493,292              | (938,625)           |
|                                        | <u>\$ 11,842,219</u> | <u>\$ 9,745,049</u> |

(b) Income tax expense differs from the amount that would be computed by applying the federal and provincial statutory income tax rates of 27% (2025 - 27%) to earnings before income taxes and non-controlling interest as a result of the following:

|                                                        | 2026                 | 2025<br>(Restated –<br>Refer note 2) |
|--------------------------------------------------------|----------------------|--------------------------------------|
| Earnings before income taxes                           | \$ 45,749,990        | \$ 37,182,730                        |
| Tax expense at statutory rate                          | 12,352,497           | 10,039,337                           |
| Increase (decrease) resulting from:                    |                      |                                      |
| Attributable to non-controlling interest               | (160,064)            | (8,689)                              |
| Non-deductible expenses and non-taxable income         | 445                  | 45,977                               |
| Change in filing estimates for prior periods and other | (350,659)            | (331,577)                            |
|                                                        | <u>\$ 11,842,219</u> | <u>\$ 9,745,048</u>                  |

The following is a summary of the deductible (taxable) differences that have been recognized:

|                                 | 2026                   | 2025                   |
|---------------------------------|------------------------|------------------------|
| Deferred tax assets:            |                        |                        |
| Non-capital loss-carry forwards | \$ 128,499             | \$ 314,818             |
| Other                           | 118,860                | 25,490                 |
|                                 | <u>247,359</u>         | <u>340,308</u>         |
| Deferred tax liabilities:       |                        |                        |
| Properties                      | (14,172,231)           | (13,771,889)           |
| Net deferred tax liabilities    | <u>\$ (13,924,872)</u> | <u>\$ (13,431,581)</u> |

The Company estimates that it has \$476,921 (2025 - \$1,165,997) of non-capital losses for income tax purposes available at January 31, 2026 to reduce taxable income of future years. The non-capital losses start expiring on January 31, 2036. The full benefit of these losses has been recorded.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 15. Commitments and contingencies:

- (a) The Company has entered into hotel franchise agreements in respect of its two hotel properties, with one maturing June 30, 2034 and the other maturing March 31, 2030. Fees paid are calculated based on a percentage of monthly gross hotel revenues and are paid monthly.
- (b) At January 31, 2026, the estimated committed costs to complete properties under development at year-end are approximately \$69,177,000 (2025 - \$16,431,000).
- (c) The Company has outstanding letters of credit and surety bonds at January 31, 2026 of \$31,418,491 (2025 - \$16,501,132) related primarily to works and services to be performed by the Company.

## 16. Related party transactions:

Related party transactions are disclosed in note 8 and 12. Related party transactions not disclosed elsewhere in these consolidated financial statements are as follows:

- (a) Compensation of key management personnel:

Key management are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, directly or indirectly, including the Company's directors and members of the Board committees. Compensation awarded to key management is as follows:

|                                            | 2026 |           | 2025 |           |
|--------------------------------------------|------|-----------|------|-----------|
| Salaries and wages including director fees | \$   | 1,885,414 | \$   | 1,801,968 |
| Employee benefits                          |      | 60,926    |      | 61,449    |
|                                            | \$   | 1,946,340 | \$   | 1,863,417 |

- (b) Transactions with shareholders, directors, and officers:

In the normal course of its business activities, the Company sells individual condominium units in properties under development for sale to significant shareholders, directors, and officers. During the year ended January 31, 2025, the Company sold one condominium unit to a company owned by an officer of the Company for \$1,400,000.

During the year ended January 31, 2025, the Company entered into a share purchase agreement to purchase 80,000 Common Shares from a former employee and director of the Company at a price of \$19 per share for a total price of \$1,520,000. The Company applied the total to a \$1,450,000 loan receivable from the director and paid the difference of \$70,000 to the former employee and director. The Company cancelled the 80,000 Common Shares under its 2024 NCIB.

These transactions are in the normal course of business and are measured at the exchange amount of consideration established and agreed to by the related parties. In management's opinion, the exchange amount approximates fair market value.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

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## 16. Related party transactions (continued):

### (c) Shareholder loans:

As at January 31, 2024, the Company had a \$100,000,000 non-revolving loan due to a company owned by a significant shareholder of the Company (the "2023 Shareholder Loan") at an interest rate of 4.0% per annum. On March 31, 2024, the Company repaid the 2023 Shareholder Loan.

On July 2, 2024, the Company received a \$50,000,000 revolving loan from the same company owned by a significant shareholder of the Company (the "2024 Shareholder Loan"). The 2024 Shareholder Loan bears an initial interest rate of 6.5% per annum. The interest rate shall be the lesser of the prime rate of Canada or the rate on the 2024 Shareholder Loan. The 2024 Shareholder Loan is due on demand, has a term of 30 days, and automatically renews for successive 30-day periods.

During the year ended January 31, 2026, the Company recorded interest on loans payable to the significant shareholder totaling \$2,409,932 (2025 - \$2,790,479).

### (d) Others

The Company leases premises (the "Premise") to a company controlled by a significant shareholder of the Company (the "Tenant"). Under the previous agreement which ended on April 1, 2026, the Tenant paid base rent of \$14,286 per month on triple net basis. The Tenant was responsible for operating costs, property taxes and utilities in respect of the Premise. Under an agreement which commenced on April 1, 2026, the term is 5 years with one renewal option of 5 years. Tenant pays base rent of \$156,825 in Year 1, \$158,916 in Year 2, and \$161,007 in Years 3 to 5. The Tenant is responsible for its operating costs, while the Company is responsible for property taxes and utilities in respect of the Premise.

## 17. Financial instruments:

### (a) Fair values:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date under current market conditions. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or, in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability assuming that market participants act in their economic best interests.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 17. Financial instruments (continued):

### (a) Fair values (continued):

The carrying values of the Company's cash and cash equivalents, amounts receivable, accounts payable and accrued liabilities, and loans from shareholder approximate their fair values due to the short-term nature of these financial assets and liabilities. The face value of bank and other indebtedness approximates its fair value, as it is due on demand. Management estimates that these differences are not material to the consolidated financial statements.

The fair value of mortgages payable is estimated by discounting the future contractual cash flows at the market interest rate that is available to the Company for similar financial instruments. The fair value of the mortgages payable at January 31, 2026 is \$463,922,000 (2025 - \$371,917,000).

The fair value of non-controlling interest liabilities is determined using valuation techniques that incorporate the fair value of the underlying property assets, taking into account project-specific assumptions, market conditions, and the contractual terms governing distributions and liquidation.

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

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

The fair value of mortgages payable are considered Level 2.

Non-controlling interest liabilities are measured at fair value through profit or loss and is classified within Level 3 of the fair value hierarchy due to the use of significant unobservable inputs. The fair value of the non-controlling interest liabilities is sensitive to changes in the fair value of the underlying properties. Based on the fair value of the underlying properties at January 31, 2026, a 1% increase (decrease) in the fair value of the underlying properties would result in an approximate increase (decrease) of \$826,006 (\$826,006) in the fair value of the non-controlling interest liabilities (2025 - \$889,154 (\$889,154)). This sensitivity is illustrative only and does not represent management's expectations of future changes.

### (b) Financial risk management:

The Company does not enter into financial instrument arrangements for speculative purposes. The Company may be exposed to financial risks resulting 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 10, certain of the Company's debt on properties bears interest at floating rates. Fluctuations in interest rates will impact the cost of financing incurred in the future. The Company monitors its interest rate exposure on an ongoing basis.

Based on the debt outstanding for the year ended January 31, 2026, management has determined that every 1% increase or decrease in the applicable interest rates results in a corresponding \$3,177,000 decrease or increase in the Company's net earnings.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

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## 17. Financial instruments (continued):

### (b) Financial risk management (continued):

#### (ii) Credit risk:

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial asset fails to meet its contractual obligation. The maximum exposure to credit risk is the full carrying value of the financial asset.

Credit risk related to cash and cash equivalents arises from the risk that a counterparty financial institution may fail to meet its obligations. The Company mitigates this risk by holding cash and cash equivalents with major Canadian financial institutions that have high external credit ratings. As a result, management considers the credit risk with cash and cash equivalents to be low.

The Company is exposed to credit risk primarily as it relates to amounts receivable. This risk is mitigated by the Company's general policy to secure loans receivables with real estate property. For its hotel operations, the Company's credit policy is designed to ensure there is a standard credit practice throughout the Company to measure and monitor credit risk. The policy outlines delegation of authority, the due diligence process required to approve a new customer or counterparty and the maximum amount of credit exposure per single entity. The Company also regularly monitors credit risk and exposure to any single customer or counter party.

At January 31, 2026, substantially all of the Company's trade receivables of \$5,083,512 (2025 - \$8,097,478) were current. The historical bad debt write-off has been less than 1% of accounts receivable.

#### (iii) Liquidity risk:

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due.

The Company manages liquidity risk through the maintenance of sufficient available credit facilities to fund ongoing operational and capital requirements. As at January 31, 2026, the Company has available unused approved credit facilities of \$289,970,000. The Company also has trade receivables of \$5,083,512 which it expects to collect in full, and cash and cash equivalents totaling \$10,274,586.

A centralized treasury function ensures that the Company maintains funding flexibility by assessing future cash flow expectations and by maintaining sufficient headroom on its committed borrowing facilities.

As at and for the year ended January 31, 2026, the Company reported a working capital deficit of \$259,009,795 (2025 - \$346,712,739). The most significant amount included in current liabilities is bank and other indebtedness of \$154,153,090 repayable on demand or maturing prior to February 1, 2027, which creates a liquidity risk and are considered by the Company when assessing going concern risk. In assessing the liquidity risk, the Company has relied on continued availability of these facilities and the Company does not expect the bank and other indebtedness repayable on demand to be called given its history with the lenders, all payments are all up to date, and are secured by high performing real estate properties. As at January 31, 2026, the Company is in compliance with its loan covenants, has made all required principal repayments, and has generated positive cash flow from its combined rental and hotel operations, which are used to fund interest costs and required principal repayments. As described above, the Company also has unused credit facilities of available on general corporate debt that it can draw upon as required. During the year ended January 31, 2026, the Company successfully refinanced a \$250,000,000 million credit facility as detailed in note 10. Subsequent to year ended January 31, 2026, the Company obtained construction financing of \$106,055,060 for one of its properties.

Based on the Company's demonstrated ability to refinance and renew borrowings, continued access to undrawn committed facilities, ongoing communications with lenders, and positive operating cash flows, management has concluded that these plans are expected to be effective in mitigating liquidity risk.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 17. Financial instruments (continued):

### (b) Financial risk management (continued):

#### (iii) Liquidity risk (continued):

In evaluating the liquidity risks, the Company has developed a cash flow forecast and has estimated that further financing will be required over the next 12 months assuming that construction and development initiatives and other operating activities continue as currently planned. The Company is in the process of obtaining further financing. Actual results may differ from these estimates.

The contractual cash flows of the Company's financial liabilities including expected interest payments are as follows:

| January 31, 2026                         | Carrying amount | Total contractual cash flows | Less than one year | 1-5 years      | More than 5 years |
|------------------------------------------|-----------------|------------------------------|--------------------|----------------|-------------------|
| Accounts payable and accrued liabilities | \$ 21,973,811   | \$ 21,973,811                | \$ 21,973,811      | \$ -           | \$ -              |
| Bank and other indebtedness              | 154,153,090     | 154,153,090                  | 154,153,090        | -              | -                 |
| Mortgages payable                        | 478,416,659     | 522,437,778                  | 84,154,290         | 366,583,093    | 71,700,395        |
| Loan from shareholder                    | 50,000,000      | 50,000,000                   | 50,000,000         | -              | -                 |
|                                          | \$ 704,543,560  | \$ 748,564,679               | \$ 310,281,191     | \$ 366,583,093 | \$ 71,700,395     |

| January 31, 2025                         | Carrying amount | Total contractual cash flows | Less than one year | 1-5 years      | More than 5 years |
|------------------------------------------|-----------------|------------------------------|--------------------|----------------|-------------------|
| Accounts payable and accrued liabilities | \$ 33,036,712   | \$ 33,036,712                | \$ 33,036,712      | \$ -           | \$ -              |
| Bank and other indebtedness              | 211,502,065     | 211,502,065                  | 211,502,065        | -              | -                 |
| Mortgages payable                        | 383,741,100     | 417,332,449                  | 91,277,201         | 223,967,476    | 102,087,772       |
| Loan from shareholder                    | 50,000,000      | 50,000,000                   | 50,000,000         | -              | -                 |
|                                          | \$ 678,279,877  | \$ 711,871,226               | \$ 385,815,978     | \$ 223,967,476 | \$ 102,087,772    |

The contractual maturity analysis excludes the non-controlling interest liabilities, as distributions are payable only when distributable cash is determined by the General Partner. The timing and amount of any cash flows are subject to the performance and realization of the underlying properties. As a result, the non-controlling interest liabilities do not have fixed contractual cash flows.

# Wall Financial Corporation

Notes to Consolidated Financial Statements  
Years ended January 31, 2026 and 2025

## 17. Financial instruments (continued):

### (c) Capital management:

The Company's primary objective when managing capital is to provide financial capacity and flexibility to meet its strategic objectives.

The Company's liquidity needs are for development costs, potential property acquisitions, scheduled debt maturities and non-recurring capital expenditures. The Company's strategy is to meet these needs with one or more of the following: cash flow from operations, credit facilities, and refinancing opportunities.

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

|                                      | 2026           | 2025                |
|--------------------------------------|----------------|---------------------|
|                                      |                | (Restated - note 2) |
| Liabilities:                         |                |                     |
| Bank and other indebtedness          | \$ 154,153,090 | \$ 211,502,065      |
| Mortgages payable                    | 471,406,510    | 377,019,024         |
| Loan from shareholder                | 50,000,000     | 50,000,000          |
| Non-controlling interest liabilities | 46,924,785     | 46,740,152          |
| Shareholders' equity:                |                |                     |
| Share capital                        | 24,099,401     | 24,099,401          |
| Non-controlling interest             | 4,039,762      | 3,447,341           |
|                                      | \$ 750,623,548 | \$ 712,807,983      |

## 18. Subsequent events:

- (a) On February 9, 2026, the Company declared a cash dividend of \$1.00 per Common Share to holders of record of the Common Shares on February 26, 2026 for a total dividend payment of \$31,926,365 which was paid on March 9, 2026.
- (b) On February 20, 2026, the Company obtained construction financing of \$100,235,000 for an investment property under development.
- (c) On March 30, 2026, the Company repaid \$50,000,000 and all accrued interest on the 2024 Shareholder Loan.
- (d) The Company purchased 44,700 Common Shares from February 1, 2026 to April 24, 2026 at a weighted average price of \$16.73 per Common Share and cancelled 30,400 Common Shares.

**19. Segment disclosures:**

The Company operates in three different segments of the real estate industry: ownership and management of revenue-producing residential and commercial properties (“Rental”), ownership and management of hotel properties (“Hotel”), and the development and sale of residential housing (“Development”).

Operating performance of the Company is evaluated primarily based on the net operating income of these three segments. Centrally managed expenses such as interest, amortization, and general administrative costs are not included or allocated to operating segment results.

|                                                     | Rental              |               | Hotel          |                | Development         |                | Corporate    |              | Consolidated        |                |
|-----------------------------------------------------|---------------------|---------------|----------------|----------------|---------------------|----------------|--------------|--------------|---------------------|----------------|
|                                                     | 2026                | 2025          | 2026           | 2025           | 2026                | 2025           | 2026         | 2025         | 2026                | 2025           |
|                                                     | (Restated - note 2) |               |                |                | (Restated - note 2) |                |              |              | (Restated - note 2) |                |
| Total assets                                        | \$652,022,008       | \$592,582,256 | \$ 112,331,265 | \$ 112,886,729 | \$ 217,421,963      | \$ 219,310,860 | \$ 3,220,691 | \$ 2,601,664 | \$ 984,995,927      | \$ 927,381,509 |
| Revenue                                             | \$ 46,814,227       | \$ 47,932,541 | \$ 118,895,121 | \$ 119,758,350 | \$ 13,535,293       | \$ 37,594,108  | \$ -         | \$ -         | \$ 179,244,641      | \$ 205,284,999 |
| Cost of sales and operating expenses                | 13,407,745          | 13,485,903    | 71,356,417     | 75,355,948     | 13,439,103          | 34,253,287     | -            | -            | 98,203,265          | 123,095,138    |
| Gross profit                                        | 33,406,482          | 34,446,638    | 47,538,704     | 44,402,402     | 96,190              | 3,340,821      | -            | -            | 81,041,376          | 82,189,861     |
| General and administrative                          | 73,783              | 138,346       | -              | -              | 34,625              | 122,287        | 3,147,712    | 3,969,433    | 3,256,120           | 4,230,066      |
| Depreciation expense                                | 7,089,380           | 7,224,371     | 4,358,702      | 5,104,496      | -                   | -              | 26,256       | 12,312       | 11,474,338          | 12,341,179     |
| Earnings (loss) from operations before income taxes | 14,393,639          | 11,031,148    | 43,157,080     | 39,297,906     | 235,190             | 1,695,074      | (12,035,919) | (14,841,398) | 45,749,990          | 37,182,730     |