CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

for the three months ended March 31, 2021

TRICON RESIDENTIAL

CONDENSED INTERIM CONSOLIDATED BALANCE SHEETS

Unaudited (in thousands of U.S. dollars)

	Notes	March 31, 2021	December 31, 2020
ASSETS			
Non-current assets			
Rental properties	4	$ 5,295,848	$ 6,321,918
Equity-accounted investments in multi-family rental properties	5	127,584	19,913
Equity-accounted investments in Canadian residential developments	6	77,152	74,955
Canadian development properties	7	112,733	110,018
Investments in U.S. residential developments	8	160,784	164,842
Restricted cash		97,299	116,302
Goodwill	11	29,726	108,838
Intangible assets	22	11,375	12,363
Other assets	23	51,170	47,990
Deferred income tax assets	12	59,659	102,444
Derivative financial instruments	19	–	841
Total non-current assets		**6,023,330**	**7,080,424**
Current assets			
Cash		294,693	55,158
Amounts receivable	15	40,803	25,593
Prepaid expenses and deposits		17,741	13,659
Total current assets		**353,237**	**94,410**
Total assets		**$ 6,376,567**	**$ 7,174,834**
LIABILITIES			
Non-current liabilities			
Long-term debt	16	$ 3,185,112	$ 3,863,316
Convertible debentures	17	167,193	165,956
Due to Affiliate	18	252,788	251,647
Derivative financial instruments	19	81,825	45,494
Limited partners' interests in single-family rental business	24	413,105	356,305
Long-term incentive plan	29	19,083	17,930
Other liabilities	25	5,913	4,599
Deferred income tax liabilities	12	266,039	298,071
Total non-current liabilities		**4,391,058**	**5,003,318**
Current liabilities			
Amounts payable and accrued liabilities	10	76,092	98,290
Resident security deposits		46,934	45,157
Dividends payable	26	10,792	10,641
Current portion of long-term debt	16	143,003	274,190
Total current liabilities		**276,821**	**428,278**
Total liabilities		**4,667,879**	**5,431,596**
Equity			
Share capital	27	1,195,044	1,192,963
Contributed surplus		19,708	19,738
Cumulative translation adjustment		25,390	23,395
Retained earnings		461,979	499,000
Total shareholders' equity		1,702,121	1,735,096
Non-controlling interest		6,567	8,142
Total equity		**1,708,688**	**1,743,238**
Total liabilities and equity		**$ 6,376,567**	**$ 7,174,834**

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

Approved by the Board of Directors

David Berman　　　　Michael Knowlton

CONDENSED INTERIM CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

Unaudited (in thousands of U.S. dollars, except per share amounts which are in U.S. dollars, unless otherwise indicated)

For the three months ended	Notes	March 31, 2021	March 31, 2020
Revenue from single-family rental properties	13	**$ 98,474**	**$ 87,671**
Direct operating expenses	21	(32,302)	(29,651)
Net operating income from single-family rental properties		66,172	58,020
Revenue from private funds and advisory services	14	**$ 8,930**	**$ 7,815**
(Loss) income from equity-accounted investments in multi-family rental properties	5	(457)	55
(Loss) income from equity-accounted investments in Canadian residential developments	6	(3)	5,097
Other income	7	205	48
Income (loss) from investments in U.S. residential developments	8	6,659	(79,579)
Compensation expense	29	(17,750)	(10,408)
General and administration expense		(8,403)	(9,711)
Interest expense	20	(36,075)	(34,889)
Fair value gain on rental properties	4	112,302	20,637
Fair value loss on derivative financial instruments and other liabilities	19	(37,172)	(2,144)
Transaction costs		(1,229)	(1,231)
Amortization and depreciation expense		(2,650)	(2,773)
Realized and unrealized foreign exchange gain (loss)		170	(2,924)
Net change in fair value of limited partners' interests in single-family rental business	24	(26,141)	(5,451)
		(10,544)	(123,273)
Income (loss) before income taxes from continuing operations		**$ 64,558**	**$ (57,438)**
Income tax recovery (expense) – current	12	44,473	(62)
Income tax (expense) recovery – deferred	12	(67,127)	10,967
Net income (loss) from continuing operations		**$ 41,904**	**$ (46,533)**
(Loss) income before income taxes from discontinued operations	3	(77,224)	6,527
Income tax expense – current	3	(46,502)	–
Income tax recovery (expense) – deferred	3	56,164	(499)
Net (loss) income from discontinued operations		**(67,562)**	**6,028**
Net loss		**$ (25,658)**	**$ (40,505)**
Attributable to:			
Shareholders of Tricon		(26,229)	(41,012)
Non-controlling interest		571	507
Net loss		**$ (25,658)**	**$ (40,505)**
Other comprehensive income			
Items that will be reclassified subsequently to net income			
Cumulative translation reserve		1,995	(6,638)
Comprehensive loss for the period		**$ (23,663)**	**$ (47,143)**
Attributable to:			
Shareholders of Tricon		(24,234)	(47,650)
Non-controlling interest		571	507
Comprehensive loss for the period		**$ (23,663)**	**$ (47,143)**
Basic loss per share attributable to shareholders of Tricon			
Continuing operations	28	0.21	(0.24)
Discontinued operations	28	(0.34)	0.03
Basic loss per share attributable to shareholders of Tricon		**$ (0.13)**	**$ (0.21)**
Diluted loss per share attributable to shareholders of Tricon			
Continuing operations	28	0.21	(0.24)
Discontinued operations	28	(0.35)	0.03
Diluted loss per share attributable to shareholders of Tricon		**$ (0.14)**	**$ (0.21)**
Weighted average shares outstanding – basic	28	**194,898,627**	**195,080,609**
Weighted average shares outstanding – diluted	28	**196,327,468**	**196,452,674**

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

CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

Unaudited (in thousands of U.S. dollars)

	Notes	Share capital	Share capital reserve	Contributed surplus	Cumulative translation adjustment	Retained earnings	Total shareholders' equity	Non-controlling interest	Total
Balance at January 1, 2021		**$ 1,192,963**	**$ –**	**$ 19,738**	**$ 23,395**	**$ 499,000**	**$ 1,735,096**	**$ 8,142**	**$ 1,743,238**
Net loss		–	–	–	–	(26,229)	(26,229)	571	(25,658)
Cumulative translation reserve		–	–	–	1,995	–	1,995	–	1,995
Distributions to non-controlling interest		–	–	–	–	–	–	(2,146)	(2,146)
Dividends/Dividend reinvestment plan	26	1,407	–	–	–	(10,792)	(9,385)	–	(9,385)
Stock options	29	120	–	(59)	–	–	61	–	61
Shares reserved for restricted share awards	29	(20)	–	89	–	–	69	–	69
Deferred share units	29	574	–	(60)	–	–	514	–	514
Balance at March 31, 2021		**$ 1,195,044**	**$ –**	**$ 19,708**	**$ 25,390**	**$ 461,979**	**$ 1,702,121**	**$ 6,567**	**$ 1,708,688**
Balance at January 1, 2020		**$ 1,201,061**	**$ (13,057)**	**$ 20,223**	**$ 19,396**	**$ 425,515**	**$ 1,653,138**	**$ 8,044**	**$ 1,661,182**
Net loss		–	–	–	–	(41,012)	(41,012)	507	(40,505)
Shares repurchased under put rights on common shares issued to acquire Starlight U.S. Multi-Family (No. 5) Core Fund	27	(14,922)	13,057	–	–	–	(1,865)	–	(1,865)
Cumulative translation reserve		–	–	–	(6,638)	–	(6,638)	–	(6,638)
Distributions to non-controlling interest		–	–	–	–	–	–	(997)	(997)
Dividends/Dividend reinvestment plan	26	1,212	–	–	–	(9,497)	(8,285)	–	(8,285)
Stock options	29	458	–	(1,838)	–	333	(1,047)	–	(1,047)
Shares reserved for restricted share awards	29	(15)	–	67	–	–	52	–	52
Deferred share units		160	–	(463)	–	–	(303)	–	(303)
Balance at March 31, 2020		**$ 1,187,954**	**$ –**	**$ 17,989**	**$ 12,758**	**$ 375,339**	**$ 1,594,040**	**$ 7,554**	**$ 1,601,594**

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

CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS

Unaudited (in thousands of U.S. dollars)

For the three months ended	Notes	March 31, 2021	March 31, 2020
CASH PROVIDED BY (USED IN)			
Operating activities			
Net loss		**$ (25,658)**	**$ (40,505)**
Net loss (income) from discontinued operations	3	67,562	(6,028)
Adjustments for non-cash items	34	26,653	54,557
Cash paid for AIP and LTIP		(5,939)	(3,471)
Distributions to non-controlling interests		(2,146)	(997)
Advances made to investments	5, 6, 8	(3,226)	(4,129)
Distributions received from investments	5, 8	12,700	51,478
Changes in non-cash working capital items	34	(55,140)	(15,376)
Net cash (used in) provided by operating activities from continuing operations		**$ 14,806**	**$ 35,529**
Net cash (used in) provided by operating activities from discontinued operations	3	**(2,593)**	**(1,547)**
Net cash (used in) provided by operating activities		**12,213**	**33,982**
Investing activities			
Cash acquired in deemed acquisitions		–	19,662
Acquisition of rental properties	4	(163,922)	(94,564)
Capital additions to rental properties	4	(32,259)	(25,414)
Disposition of rental properties	4	3,177	4,756
Additions to fixed assets and other non-current assets	7, 22	(4,285)	(6,323)
Net cash (used in) provided by investing activities from continuing operations		**$ (197,289)**	**$ (101,883)**
Net cash (used in) provided by investing activities from discontinued operations	3	**407,311**	**503**
Net cash (used in) provided by investing activities		**210,022**	**(101,380)**
Financing activities			
Lease payments	25, 35	(623)	(637)
Repurchase of common shares	27	–	(14,922)
Proceeds from corporate borrowing	35	60,000	84,000
Repayments of corporate borrowing	35	(67,066)	(55,568)
Proceeds from rental and development properties borrowing	35	154,107	94,793
Repayments of rental and development properties borrowing	35	(48,452)	(2,009)
Dividends paid	26	(9,234)	(9,262)
Change in restricted cash		735	(6,043)
Advances from limited partners	24	32,649	16,746
Distributions to limited partners	24	(1,990)	–
Net cash (used in) provided by financing activities from continuing operations		**$ 120,126**	**$ 107,098**
Net cash (used in) provided by financing activities from discontinued operations	3	**(102,849)**	**4,632**
Net cash (used in) provided by financing activities		**17,277**	**111,730**
Effect of foreign exchange rate difference on cash		**23**	**(92)**
Change in cash during the period		**239,535**	**44,240**
Cash – beginning of period		**55,158**	**8,908**
Cash – end of period		**$ 294,693**	**$ 53,148**
Supplementary information			
Cash paid on			
Income taxes		**$ –**	**$ 226**
Interest		**$ 45,330**	**$ 44,171**

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

1. NATURE OF BUSINESS

Tricon Residential Inc. ("Tricon" or the "Company") is an owner and operator of a growing portfolio of over 31,000 single-family rental homes and multi-family rental apartments in the United States and Canada with a primary focus on the U.S. Sun Belt. Through its fully integrated operating platform, the Company earns rental income and ancillary revenue from single-family rental properties, income from its investments in multi-family rental properties and residential developments, as well as fees from managing third-party capital associated with its businesses.

Tricon was incorporated on June 16, 1997 under the Business Corporations Act (Ontario) and its head office is located at 7 St. Thomas Street, Suite 801, Toronto, Ontario, M5S 2B7. The Company is domiciled in Canada. Tricon became a public company on May 20, 2010, and its common shares are listed on the Toronto Stock Exchange ("TSX") (symbol: TCN).

These condensed interim consolidated financial statements were approved for issue on May 11, 2021 by the Board of Directors of Tricon.

2. BASIS OF PRESENTATION

The following is a summary of the significant accounting policies applied in the preparation of these condensed interim consolidated financial statements.

Basis of preparation and measurement

The condensed interim consolidated financial statements are prepared on a going-concern basis and have been presented in U.S. dollars, which is also the Company's functional currency. All financial information is presented in thousands of U.S. dollars except where otherwise indicated.

These condensed interim consolidated financial statements have been prepared in accordance with IAS 34, *Interim Financial Reporting* and the same significant accounting policies and methods as those used in the Company's annual financial statements. They should be read in conjunction with the annual Audited Financial Statements for the year ended December 31, 2020, which have been prepared in accordance with International Financial Reporting Standards ("IFRS") under the historical cost convention, except for:

(i) Rental properties, which are recorded at fair value with changes in fair value recorded in the consolidated statements of comprehensive income;

(ii) Canadian development properties, which are recorded at fair value with changes in fair value recorded in the consolidated statements of comprehensive income;

(iii) Investments in U.S. residential developments, which are accounted for as portfolio investments (financial assets) and are recorded at fair value through profit or loss;

(iv) Derivative financial instruments, which are recorded at fair value through profit or loss; and

(v) Limited partners' interests, which are recorded at fair value through profit or loss.

On March 31, 2021, the Company completed the syndication of its U.S. multi-family rental subsidiary, Tricon US Multi-Family REIT LLC, which resulted in a disposition of 80% of the Company's interests. Accordingly, the Company reclassified the current- and prior-year period results and cash flows of the U.S. multi-family rental subsidiary as discontinued operations separate from the Company's continuing operations in accordance with IFRS 5 (Note 3).

(in thousands of U.S. dollars, except per share amounts and percentage amounts)

The accounting impact of the Company's businesses and their presentation in the Company's consolidated financial statements are summarized in the table below.

	ACCOUNTING		PRESENTATION		
Business segment	Accounting assessment	Accounting methodology	Presentation in Balance Sheet	Presentation in Statement of Income	Presentation of Non-controlling interest
Single-Family Rental					
Tricon wholly-owned	Controlled subsidiary	Consolidation	Rental properties	Revenue from single-family rental properties	N/A
SFR JV-1	Controlled subsidiary	Consolidation			Limited partners' interests (Component of liabilities)
Multi-Family Rental					
U.S. multi-family[(1)]	Controlled subsidiary for the period from January 1, 2021 and March 30, 2021, and joint venture from March 31, 2021	Consolidation between January 1, 2021 and March 30, 2021, and equity method from March 31, 2021	Rental properties as at December 30, 2020 Equity-accounted investments in multi-family rental properties as at March 31, 2021	Net income (loss) from discontinued operations between January 1, 2021 and March 30, 2021 Income from equity-accounted investments in multi-family rental properties from March 31, 2021	N/A
Canadian multi-family: 592 Sherbourne (The Selby)	Investments in associate	Equity method	Equity-accounted investments in multi-family rental properties	Income from equity-accounted investments in multi-family rental properties	N/A
Canadian residential developments					
The Shops of Summerhill	Joint operation for the period between January 1, 2020 and June 22, 2020, and controlled subsidiary from June 23, 2020	Proportionate consolidation between January 1, 2020 and June 22, 2020, and consolidation from June 23, 2020	Canadian development properties	Other income from Canadian development properties	N/A
The James (Scrivener Square)					N/A
57 Spadina (The Taylor)	Investments in associate	Equity method	Equity-accounted investments in Canadian residential developments	Income from equity-accounted investments in Canadian residential developments	N/A
WDL – Block 8	Joint venture	Equity method			N/A
WDL – Block 20	Joint venture	Equity method			N/A
WDL – Blocks 3/4/7	Joint venture	Equity method			N/A
WDL – Block 10	Joint venture	Equity method			N/A
6–8 Gloucester (The Ivy)	Joint venture	Equity method			N/A
7 Labatt	Joint venture	Equity method			N/A
U.S. residential developments					
Build-to-rent	Portfolio investments	FVTPL	Investments in U.S. residential developments	Income from investments in U.S. residential developments	N/A
For-sale housing	Portfolio investments	FVTPL			N/A
Private Funds and Advisory					
Private funds GP entities	Controlled subsidiary	Consolidation	Consolidated	Revenue from private funds and advisory	N/A
Johnson development management	Controlled subsidiary	Consolidation	Consolidated		Component of equity

(1) On March 31, 2021, the Company sold an 80% ownership interest in its U.S. multi-family rental portfolio (Note 3).

Certain comparative figures have been adjusted to conform with the current period presentation, as shown in the table below.

(in thousands of U.S. dollars)	As previously reported	Reclassify property management overhead	Presentation change of asset management fees	Reclassify U.S. multi-family rental to discontinued operations	As adjusted
For the three months ended March 31, 2020					
Revenue from private funds and advisory	$ 7,016	$ –	$ 799	$ –	$ 7,815
Property management overhead	(6,466)	6,466	–	–	–
Compensation expense	(7,098)	(3,310)	–	–	(10,408)
General and administration expense	(6,169)	(3,156)	(799)	413	(9,711)

(in thousands of U.S. dollars)	As previously reported	Reclassify investment in 592 Sherbourne LP	As adjusted
As at December 31, 2020			
Equity-accounted investments in multi-family rental properties	$ –	$ 19,913	$ 19,913
Equity-accounted investments in Canadian residential developments	94,868	(19,913)	74,955

Effective January 1, 2021, the Company has adopted the amendments to IFRS 9, *Financial Instruments*, IAS 39, *Financial Instruments: Recognition and Measurement*, IFRS 7, *Financial Instruments: Disclosure*, IFRS 4, *Insurance Contracts*, and IFRS 16, *Leases*, as part of phase 2 of its project related to interest rate benchmark reform. The amendments address issues that might affect financial reporting after the reform of an interest rate benchmark, including its replacement with alternative benchmark rates. The adoption of these amendments did not have a significant impact on the Company's consolidated financial statements.

In January 2020, the IASB issued amendments to IAS 1 to provide a more general approach to the classification of liabilities under IAS 1 based on the contractual arrangements in place at the reporting date. In February 2021, the IASB added an IFRS practice statement to IAS 1 and IAS 8. The amendments to IAS 1 and IAS 8 are effective for annual reporting periods beginning on or after January 1, 2023.

There are no other standards, interpretations or amendments to existing standards that are not yet effective that are expected to have a material impact on the consolidated financial statements of the Company.

3. DISCONTINUED OPERATIONS

On March 31, 2021, the Company sold an 80% interest in its subsidiary, Tricon US Multi-Family REIT LLC, to two institutional investors for net cash consideration of $431,583. Tricon recognized its remaining 20% interest at fair value on the transaction date and proceeded to account for it as an equity-accounted investment (Note 5).

In accordance with IFRS 5, *Non-current Assets Held for Sale and Discontinued Operations*, the Company reclassified the current- and prior-period results and cash flows of Tricon US Multi-Family REIT LLC as discontinued operations separate from the Company's continuing operations.

Tricon US Multi-Family REIT LLC became the Company's subsidiary effective January 1, 2020 through the Company's transition to a rental housing company. On the date of transition, the Company was required to apply the acquisition method of accounting in accordance with IFRS 3 to all subsidiaries that were previously measured at fair values under investment entity accounting. Accordingly, Tricon US Multi-Family REIT LLC (previously TLR Saturn Master LP and its wholly-owned subsidiaries, collectively) were deemed to have been acquired by the Company. The Company recognized $79,112 of goodwill from Tricon US Multi-Family REIT LLC on the corporate balance sheet on transition due to the recognition of deferred tax liabilities that arose from the difference in the tax bases and the fair values of the net assets acquired.

On March 31, 2021, the goodwill balance was deemed to have been disposed of as part of the disposal group from an accounting perspective. As a result, the Company recognized a loss of $84,427 for the three months ended March 31, 2021, mainly attributable to the derecognition of goodwill as described below.

(in thousands of U.S. dollars)	March 31, 2021
Total consideration[1]	$ 431,583
Net asset value on disposition	(431,583)
Transaction costs	(3,285)
Derecognition of goodwill and other assets	(81,142)
Loss on sale	**$ (84,427)**

(1) The balance includes $14,463 of amounts receivable from investors as at March 31, 2021 and is subject to finalization based on post-closing adjustments.

The table below presents the carrying values of the net assets of the disposal group at the date of sale.

(in thousands of U.S. dollars)	March 31, 2021
Net assets	
Rental properties	$ 1,333,406
Goodwill	79,112
Cash and restricted cash	18,553
Net working capital and other	(10,001)
Long-term debt	(800,450)
Net assets of U.S. multi-family rental	**620,620**
Derecognition of goodwill	(79,112)
Rental properties marked to market on disposition	(2,030)
Net assets value available for sale	539,478
Net assets retained by the Company at 20%	(107,895)
Net assets value for disposition	**$ 431,583**

The profit or loss of the discontinued operations was as follows:

(in thousands of U.S. dollars) For the three months ended	March 31, 2021	March 31, 2020
Net operating income from multi-family rental properties	$ 16,224	$ 17,085
Interest expense	(7,845)	(9,054)
Other expenses	(1,176)	(1,504)
Loss on sale	(84,427)	–
(Loss) income before income taxes from discontinued operations	**$ (77,224)**	**$ 6,527**
Income tax expense – current	(46,502)	–
Income tax recovery (expense) – deferred	56,164	(499)
Net (loss) income from discontinued operations	**$ (67,562)**	**$ 6,028**

The table below provides a summary of the Company's cash flows attributed to the discontinued operations.

(in thousands of U.S. dollars) For the three months ended	March 31, 2021	March 31, 2020
Net cash used in operating activities	$ (2,593)	$ (1,547)
Net cash provided by investing activities	407,311	503
Net cash (used in) provided by financing activities[1]	(102,849)	4,632
Change in cash during the period from discontinued operations	**$ 301,869**	**$ 3,588**

(1) Includes repayments of the U.S. multi-family credit facility totalling $109,890 for the three months ended March 31, 2021 (2020 – $1,500), net of changes in the restricted cash balance.

4. RENTAL PROPERTIES

The Company's Valuation Committee is responsible for fair value measurements included in the financial statements, including Level 3 measurements. The valuation processes and results are reviewed and approved by the Valuation Committee once every quarter, in line with the Company's quarterly reporting dates. The Valuation Committee consists of individuals who are knowledgeable and have experience in the fair value techniques for the real estate properties held by the Company. The Valuation Committee decides on the appropriate valuation methodologies for new real estate properties and contemplates changes in the valuation methodology for existing real estate holdings. Additionally, the Valuation Committee analyzes the movements in each property's (or group of properties') value, which involves assessing the validity of the inputs applied in the valuation.

The following tables present the changes in the rental property balances for the three months ended March 31, 2021 and the year ended December 31, 2020.

	March 31, 2021		
(in thousands of U.S. dollars)	Single-Family Rental	Multi-Family Rental	Total
Opening balance	$ 4,990,542	$ 1,331,376	$ 6,321,918
Acquisitions(1)	163,922	–	163,922
Capital expenditures	32,259	2,030	34,289
Fair value adjustments	112,302	–	112,302
Dispositions(2)	(3,177)	(1,333,406)	(1,336,583)
Balance, end of period	**$ 5,295,848**	**$ –**	**$ 5,295,848**

(1) The total purchase price includes $701 of capitalized transaction costs in relation to the acquisitions.

(2) Dispositions for Multi-Family Rental reflect the deconsolidation of the U.S. multi-family rental portfolio on March 31, 2021 (Note 3).

	December 31, 2020		
(in thousands of U.S. dollars)	Single-Family Rental	Multi-Family Rental	Total
Opening balance	$ 4,337,681	$ 1,344,844	$ 5,682,525
Acquisitions(1)	356,514	–	356,514
Capital expenditures	93,568	9,067	102,635
Fair value adjustments	220,849	(22,535)	198,314
Dispositions	(18,070)	–	(18,070)
Balance, end of year	**$ 4,990,542**	**$ 1,331,376**	**$ 6,321,918**

(1) The total purchase price includes $1,913 of capitalized transaction costs in relation to the acquisitions.

The Company used the following techniques to determine the fair value measurements included in the consolidated financial statements categorized under Level 3.

Single-family rental homes

Valuation methodology

The fair value of single-family rental homes is typically determined by using a combination of Broker Price Opinion ("BPO") and the Home Price Index ("HPI") methodologies. In addition, homes that were purchased in the last three to six months (or properties purchased in the year that are not yet stabilized) from the reporting date are recorded at their purchase price plus the cost of capital expenditures as the home values typically do not change materially in the short term, and capital expenditures generally do not significantly impact values in those periods.

BPOs are quoted by independent brokers who hold active real estate licenses and have market experience in the locations and segments of the properties being valued. The brokers value each property based on recent comparable sales and active comparable listings in the area, assuming the properties were all renovated to an average standard in their respective areas. The Company typically obtains a BPO for a property once every three years or when a home is included in a new debt facility.

The HPI methodology is used to update the value, on a quarterly basis, of single-family rental homes that were most recently valued using a BPO as well as single-family rental homes held for more than six months following initial acquisition. The HPI is calculated based on a repeat-sales model using large real estate information databases compiled from public records. The Company uses the twelve-month trailing average HPI change to update the value of its single-family rental homes. The quarterly HPI change is then applied to the previously recorded fair value of the rental homes. The data used to determine the fair value of the Company's single-family rental homes is specific to the zip code in which the property is located.

The Company performed a valuation at February 28, 2021 for rental homes acquired prior to January 1, 2021, according to its valuation policy and based on the best information available. HPI growth continued across all markets during the quarter (2.4% net of capital expenditures) compared to 0.5% in the same period in the prior year. There were 35 homes valued using the BPO method during the quarter. The combination of the HPI and BPO methodologies resulted in a fair value gain of $112,302 (2020 – $20,637) for the three months ended March 31, 2021. Management has assessed the impact of any market changes that occurred subsequent to the date of the valuation and has determined that the values were valid as of March 31, 2021.

Sensitivity

The weighted average of the quarterly HPI change was 2.4%. If the change in the quarterly HPI increased or decreased by 0.5%, the impact on the rental properties at March 31, 2021 would be $23,219 and ($23,219), respectively.

5. EQUITY-ACCOUNTED INVESTMENTS IN MULTI-FAMILY RENTAL PROPERTIES

The Company's equity-accounted investments in multi-family rental properties include a joint venture arrangement that operates 23 properties in the U.S. Sun Belt markets, effective as of March 31, 2021, and one 500-suite class A multi-family rental property in Toronto.

On March 31, 2021, the Company completed its previously announced joint venture arrangement with two institutional investors to operate 23 multi-family rental properties (Note 3). The joint venture represents rental properties held in partnership with third parties where decisions relating to the relevant activities of the joint venture require the unanimous consent of all partners.

The Company also holds an investment in an associate ("592 Sherbourne LP", operating as "The Selby"), a multi-family rental property in Toronto, over which it has significant influence.

These arrangements are accounted for under the equity method.

The following table presents the change in the balance of equity-accounted investments in multi-family rental properties for the three months ended March 31, 2021 and the year ended December 31, 2020.

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Opening balance	$ 19,913	$ 19,733
Initial recognition of equity-accounted investment in U.S. multi-family rental properties (Note 3)	107,895	–
Advances	453	–
Distributions	(466)	(935)
(Loss) income from equity-accounted investments in multi-family rental properties	(457)	746
Translation adjustment	246	369
Balance, end of period	**$ 127,584**	**$ 19,913**

The following tables present the ownership interests and carrying values of the Company's equity-accounted investments in multi-family rental properties. The financial information below discloses each investee at 100% and at Tricon's ownership interests in the net assets of the investee.

	March 31, 2021							
(in thousands of U.S. dollars)	Location	Tricon's ownership %	Current assets	Non-current assets	Current liabilities	Non-current liabilities	Net assets	Tricon's share of net assets(1)
Joint venture								
Tricon US Multi-Family REIT LLC	U.S. Sun Belt	20%	$ 12,905	$ 1,342,697	$ 16,160	$ 800,450	$ 538,992	$ 107,799
Associate								
592 Sherbourne LP (The Selby)	Toronto, ON	15%	10,014	255,324	2,091	127,207	136,040	19,785
Total			**$ 22,919**	**$ 1,598,021**	**$ 18,251**	**$ 927,657**	**$ 675,032**	**$ 127,584**

	December 31, 2020							
(in thousands of U.S. dollars)	Location	Tricon's ownership %	Current assets	Non-current assets	Current liabilities	Non-current liabilities	Net assets	Tricon's share of net assets(1)
Associate								
592 Sherbourne LP (The Selby)	Toronto, ON	15%	$ 12,988	$ 252,065	$ 2,201	$ 126,008	$ 136,844	$ 19,913
Total			**$ 12,988**	**$ 252,065**	**$ 2,201**	**$ 126,008**	**$ 136,844**	**$ 19,913**

(1) Tricon's share of net assets of $127,584 (December 31, 2020 – $19,913) is comprised of $128,213 (December 31, 2020 – $20,534) as per the investees' financial statements less $629 (December 31, 2020 – less $621) of fair value differences arising from the initial recognition of 592 Sherbourne LP on January 1, 2020 and foreign exchange translation adjustments.

(in thousands of U.S. dollars)	For the three months ended March 31, 2021 Location	Tricon's ownership %	Revenue	Expenses	Fair value gains	Net and other comprehensive income	Tricon's share of net income
Joint venture							
Tricon US Multi-Family REIT LLC(1)	U.S. Sun Belt	20%	$ –	$ (2,746)	$ –	$ (2,746)	$ (549)
Associate							
592 Sherbourne LP (The Selby)	Toronto, ON	15%	2,657	(2,043)	–	614	92
Total			**$ 2,657**	**$ (4,789)**	**$ –**	**$ (2,132)**	**$ (457)**

(1) The loss related to the equity-accounted investment in Tricon US Multi-Family REIT LLC includes only transaction costs of the joint venture entered into on March 31, 2021. Net income related to Tricon US Multi-Family REIT LLC prior to the transaction date is presented as part of the Company's discontinued operations (see Note 3).

(in thousands of U.S. dollars)	For the three months ended March 31, 2020 Location	Tricon's ownership %	Revenue	Expenses	Fair value gains	Net and other comprehensive income	Tricon's share of net income
Associate							
592 Sherbourne LP (The Selby)	Toronto, ON	15%	$ 2,612	$ (2,245)	$ –	$ 367	$ 55
Total			**2,612**	**$ (2,245)**	**$ –**	**$ 367**	**$ 55**

Based on the assessment of current economic conditions, there are no indicators of impairment for the Company's equity-accounted investments in multi-family rental properties as at March 31, 2021.

6. EQUITY-ACCOUNTED INVESTMENTS IN CANADIAN RESIDENTIAL DEVELOPMENTS

The Company has entered into certain arrangements in the form of jointly controlled entities and investments in associates for various Canadian multi-family rental developments. Joint ventures represent development properties held in partnership with third parties where decisions relating to the relevant activities of the joint venture require the unanimous consent of the partners. These arrangements are accounted for under the equity method.

The following table presents the change in the balance of equity-accounted investments in Canadian residential developments for the three months ended March 31, 2021 and the year ended December 31, 2020.

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Opening balance	$ 74,955	$ 55,408
Advances	1,256	4,294
(Loss) income from equity-accounted investments in Canadian residential developments	(3)	13,378
Translation adjustment	944	1,875
Balance, end of period	**$ 77,152**	**$ 74,955**

The following tables present the ownership interests and carrying values of the Company's equity-accounted investments in Canadian residential developments. The financial information below discloses each investee at 100% and at Tricon's ownership interests in the net assets of the investee.

	March 31, 2021							
(in thousands of U.S. dollars)	Location	Tricon's ownership %	Current assets	Non-current assets	Current liabilities	Non-current liabilities	Net assets	Tricon's share of net assets(1)
Joint ventures								
WDL 3/4/7 LP	Toronto, ON	33%	$ 1,683	$ 76,730	$ 11,749	$ 36,096	$ 30,568	$ 10,196
WDL 8 LP	Toronto, ON	33%	7,118	126,208	9,977	99,296	24,053	8,025
WDL 20 LP	Toronto, ON	33%	1,310	47,189	497	44,450	3,552	1,191
DKT B10 LP(2)	Toronto, ON	33%	2,038	17,773	1,955	13,533	4,323	3,031
6–8 Gloucester LP (The Ivy)	Toronto, ON	47%	1,677	43,205	3,072	6,759	35,051	16,603
Labatt Village Holding LP(3)	Toronto, ON	38%	–	43,871	5	–	43,866	16,451
			13,826	354,976	27,255	200,134	141,413	55,497
Associates								
57 Spadina LP (The Taylor)	Toronto, ON	30%	504	119,064	3,104	45,066	71,398	21,655
Total			**$ 14,330**	**$ 474,040**	**$ 30,359**	**$ 245,200**	**$ 212,811**	**$ 77,152**

	December 31, 2020							
(in thousands of U.S. dollars)	Location	Tricon's ownership %	Current assets	Non-current assets	Current liabilities	Non-current liabilities	Net assets	Tricon's share of net assets(1)
Joint ventures								
WDL 3/4/7 LP	Toronto, ON	33%	$ 1,050	$ 70,918	$ 7,813	$ 35,454	$ 28,701	$ 9,575
WDL 8 LP	Toronto, ON	33%	6,659	112,488	8,083	88,635	22,429	7,483
WDL 20 LP	Toronto, ON	33%	770	45,697	24	43,653	2,790	937
DKT B10 LP(2)	Toronto, ON	33%	2,683	2,551	966	–	4,268	2,994
6–8 Gloucester LP (The Ivy)	Toronto, ON	47%	3,587	40,799	3,091	6,676	34,619	16,398
Labatt Village Holding LP(3)	Toronto, ON	38%	–	43,160	16	–	43,144	16,180
			14,749	315,613	19,993	174,418	135,951	53,567
Associates								
57 Spadina LP (The Taylor)	Toronto, ON	30%	448	113,215	3,419	39,724	70,520	21,388
Total			**$ 15,197**	**$ 428,828**	**$ 23,412**	**$ 214,142**	**$ 206,471**	**$ 74,955**

(1) Tricon's share of net assets of $77,152 (December 31, 2020 – $74,955) is comprised of $75,180 (December 31, 2020 – $73,007) as per the investees' financial statements plus $1,972 (December 31, 2020 – $1,948) of fair value differences arising from the initial recognition on January 1, 2020 and foreign exchange translation adjustments.

(2) Tricon's share of net assets of DKT B10 LP includes the purchase price paid to third-party partners for a one-third ownership interest in the partnership.

(3) Labatt Village Holding LP has an 80% ownership interest in the Labatt Village LP project partnership, and therefore Tricon has a 30% effective interest in the project.

	For the three months ended March 31, 2021						
(in thousands of U.S. dollars)	Location	Tricon's ownership %	Revenue	Expenses	Fair value gains	Net and other comprehensive income	Tricon's share of net income
Joint ventures							
WDL 3/4/7 LP	Toronto, ON	33%	$ 2	$ (13)	$ –	$ (11)	$ (4)
WDL 8 LP	Toronto, ON	33%	–	–	–	–	–
WDL 20 LP	Toronto, ON	33%	–	–	–	–	–
DKT B10 LP	Toronto, ON	33%	–	–	–	–	–
6–8 Gloucester LP (The Ivy)	Toronto, ON	47%	–	–	–	–	–
Labatt Village Holding LP	Toronto, ON	38%	–	–	4	4	1
			2	(13)	4	(7)	(3)
Associates							
57 Spadina LP (The Taylor)	Toronto, ON	30%	–	–	–	–	–
Total			**$ 2**	**$ (13)**	**$ 4**	**$ (7)**	**$ (3)**

	For the three months ended March 31, 2020						
(in thousands of U.S. dollars)	Location	Tricon's ownership %	Revenue	Expenses	Fair value gains	Net and other comprehensive income	Tricon's share of net income
Joint ventures							
WDL 3/4/7 LP	Toronto, ON	33%	$ 59	$ (44)	$ –	$ 15	$ 5
WDL 8 LP	Toronto, ON	33%	–	(32)	15,300	15,268	5,090
WDL 20 LP	Toronto, ON	33%	–	–	–	–	–
DKT B10 LP	Toronto, ON	33%	–	–	–	–	–
6–8 Gloucester LP (The Ivy)	Toronto, ON	47%	–	(2)	–	(2)	(1)
Labatt Village Holding LP	Toronto, ON	38%	–	(13)	20	7	3
			59	(91)	15,320	15,288	5,097
Associates							
57 Spadina LP (The Taylor)	Toronto, ON	30%	–	–	–	–	–
Total			**$ 59**	**$ (91)**	**$ 15,320**	**$ 15,288**	**$ 5,097**

Based on the assessment of current economic conditions, there are no indicators of impairment of the Company's equity-accounted investments in Canadian residential developments as at March 31, 2021.

7. CANADIAN DEVELOPMENT PROPERTIES

The Company's Canadian development properties include one development project (The James) and an adjacent commercial property (The Shops of Summerhill) in Toronto. The following table presents the changes in the Canadian development properties balance for the three months ended March 31, 2021 and the year ended December 31, 2020.

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Opening balance	$ 110,018	$ 35,625
Acquisitions	–	65,861
Development expenditures	1,332	2,998
Translation adjustment	1,383	5,534
Balance, end of period	**$ 112,733**	**$ 110,018**

Property values typically do not change materially in the short term, and development expenditures generally do not significantly impact values in the first twelve months after purchase. Accordingly, Canadian development properties acquired within the past twelve months are recorded at their purchase price plus the cost of development expenditures.

The Company earned $205 (2020 – $48) of commercial rental income from The Shops of Summerhill for the three months ended March 31, 2021, which is classified as other income.

8. INVESTMENTS IN U.S. RESIDENTIAL DEVELOPMENTS

The Company makes investments in U.S. residential developments via equity investments and loan advances. Advances made to investments are added to the carrying value when paid; distributions from investments are deducted from the carrying value when received.

The following table presents the changes in the investments in U.S. residential developments for the three months ended March 31, 2021 and the year ended December 31, 2020.

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Balance, beginning of period	$ 164,842	$ 300,653
Advances	1,517	3,408
Distributions	(12,234)	(77,443)
Income (loss) from investments in U.S. residential developments	6,659	(61,776)
Balance, end of period	**$ 160,784**	**$ 164,842**
Internal debt instruments	$ 9,098	$ 13,937
Equity	151,686	150,905
Total investments in U.S. residential developments	**$ 160,784**	**$ 164,842**

The investments are measured at fair value as determined by the Company's proportionate share of the fair value of each Investment Vehicle's net assets at each measurement date. The fair value of each Investment Vehicle's net assets is determined by the waterfall distribution calculations specified in the relevant governing agreements. The inputs into the waterfall distribution calculations include the fair values of the land development and homebuilding projects and working capital held by the Investment Vehicles. The fair values of the land development and homebuilding projects are based on appraisals prepared by external third-party valuators or on internal valuations using comparable methodologies and assumptions.

(in thousands of U.S. dollars, except per share amounts and percentage amounts)

The residential real estate development business involves significant risks that could adversely affect the fair value of Tricon's investments in for-sale housing, especially in times of economic uncertainty. Quantitative information about fair value measurements of the investments uses the following significant unobservable inputs (Level 3):

		March 31, 2021		December 31, 2020		
Valuation technique(s)	Significant unobservable input	Range of inputs	Weighted average of inputs	Range of inputs	Weighted average of inputs	Other inputs and key information
Net asset value, determined using discounted cash flow Waterfall distribution model	a) Discount rate[1] b) Future cash flow c) Appraised value[2]	8.0% – 20.0% 1 – 10 years	16.3% 6.2 years	8.0% – 20.0% 1 – 7 years	14.9% 4.5 years	Entitlement risk, sales risk and construction risk are taken into account in determining the discount rate. Price per acre of land, timing of project funding requirements and distributions.

(1) Generally, an increase in future cash flow will result in an increase in the fair value of debt instruments and fund equity investments. An increase in the discount rate will result in a decrease in the fair value of debt instruments and fund equity investments. The same percentage change in the discount rate will result in a greater change in fair value than the same absolute percentage change in future cash flow.

(2) As of March 31, 2021, Trinity Falls was measured using the discounted cash flow methodology, whereas it was measured at the transaction price in the comparative period. As a result, there was a significant change in the range of inputs and weighted average inputs disclosed compared to December 31, 2020.

Sensitivity

For those investments valued using discounted cash flows, an increase of 2.5% in the discount rate results in a decrease in fair value of $11,610 and a decrease of 2.5% in the discount rate results in an increase in fair value of $13,034 (December 31, 2020 – ($4,144) and $4,568, respectively).

9. FAIR VALUE ESTIMATION

Fair value measurement

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, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these condensed interim consolidated financial statements is determined on this basis, unless otherwise noted.

Inputs to fair value measurement techniques are disaggregated into three hierarchical levels, which are based on the degree to which inputs to fair value measurement techniques are observable by market participants:

Level 1 – Inputs are unadjusted, quoted prices in active markets for identical assets or liabilities at the measurement date.

Level 2 – Inputs (other than quoted prices included in Level 1) are either directly or indirectly observable for the asset or liability through correlation with market data at the measurement date and for the duration of the asset's or liability's anticipated life.

Level 3 – Inputs are unobservable and reflect management's best estimate of what market participants would use in pricing the asset or liability at the measurement date. Consideration is given to the risk inherent in the valuation technique and the risk inherent in the inputs in determining the estimate.

Fair value measurements are adopted by the Company to calculate the carrying amounts of various assets and liabilities.

Acquisition costs, other than those related to financial instruments classified as FVTPL which are expensed as incurred, are capitalized to the carrying amount of the instrument and amortized using the effective interest method.

The following table provides information about assets and liabilities measured at fair value on the balance sheet and categorized by level according to the significance of the inputs used in making the measurements:

	March 31, 2021			December 31, 2020		
(in thousands of U.S. dollars)	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Assets						
Rental properties (Note 4)	$ –	$ –	$ 5,295,848	$ –	$ –	$ 6,321,918
Canadian development properties (Note 7)	–	–	112,733	–	–	110,018
Investments in U.S. residential developments (Note 8)	–	–	160,784	–	–	164,842
Derivative financial instruments (Note 19)	–	–	–	–	841	–
	$ –	**$ –**	**$ 5,569,365**	**$ –**	**$ 841**	**$ 6,596,778**
Liabilities						
Derivative financial instruments (Note 19)	$ –	$ 81,825	$ –	$ –	$ 45,494	$ –
Limited partners' interests in single-family rental business (Note 24)	–	–	413,105	–	–	356,305
	$ –	**$ 81,825**	**$ 413,105**	**$ –**	**$ 45,494**	**$ 356,305**

There have been no transfers between levels for the three months ended March 31, 2021.

Cash, restricted cash, amounts receivable, amounts payable and accrued liabilities, lease liabilities (included in other liabilities), resident security deposits and dividends payable are measured at amortized cost, which approximates fair value because they are short-term in nature.

10. AMOUNTS PAYABLE AND ACCRUED LIABILITIES

Amounts payable and accrued liabilities consist of the following:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Trade payables and accrued liabilities	$ 29,608	$ 31,182
Accrued property taxes	21,450	37,987
AIP liability (Note 29)	7,453	7,120
Income taxes payable	2,309	337
Interest payable	13,644	18,566
Deferred income	103	1,294
Current portion of lease obligations (Note 25)	1,525	1,804
Total amounts payable and accrued liabilities	**$ 76,092**	**$ 98,290**

11. GOODWILL

On March 31, 2021, the Company disposed of 80% of its interest in the U.S. multi-family rental business and deconsolidated its underlying assets and liabilities (Note 3). Accordingly, $79,112 of goodwill associated with the U.S. multi-family rental business has been removed from the Company's balance sheet, resulting in an ending goodwill balance of $29,726 (December 31, 2020 – $108,838).

Management concluded that the remaining goodwill of $29,726, which was primarily attributable to the Company's single-family rental business, was not impaired as at March 31, 2021, after considering current economic conditions and the underlying cash flows at the single-family rental CGU level.

12. INCOME TAXES

(in thousands of U.S. dollars)

For the three months ended March 31	2021	2020
Income tax recovery (expense) – current	$ 44,473	$ (62)
Income tax (expense) recovery – deferred	(67,127)	10,967
Income tax (expense) recovery from continuing operations	**$ (22,654)**	**$ 10,905**
Income tax expense from discontinued operations – current	(46,502)	–
Income tax recovery (expense) from discontinued operations – deferred	56,164	(499)
Income tax recovery (expense) from discontinued operations	9,662	(499)
Income tax (expense) recovery	**$ (12,992)**	**$ 10,406**

The tax on the Company's income differs from the theoretical amount that would arise using the weighted average tax rate applicable to income of the consolidated entities as follows:

(in thousands of U.S. dollars)

For the three months ended March 31	2021	2020
Income (loss) before income taxes from continuing operations	$ 64,558	$ (57,438)
Combined statutory federal and provincial income tax rate	26.50%	26.50%
Expected income tax expense (recovery)	17,108	(15,221)
Non-taxable gains on investments	(28)	739
Non-taxable losses on derivative financial instruments	8,641	578
Foreign exchange	–	742
Foreign tax rate differential	(4,699)	617
Other, including permanent differences[(1)]	1,632	1,640
Income tax expense (recovery) from continuing operations	**$ 22,654**	**$ (10,905)**

(1) Other permanent differences are comprised of non-deductible share compensation, non-deductible debentures discount amortization and non-deductible interest expense.

The expected realization of deferred income tax assets and deferred income tax liabilities is as follows:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Deferred income tax assets		
Deferred income tax assets to be recovered after more than 12 months	$ 59,102	$ 102,444
Deferred income tax assets to be recovered within 12 months	557	–
Total deferred income tax assets	**$ 59,659**	**$ 102,444**
Deferred income tax liabilities		
Deferred income tax liabilities reversing after more than 12 months	$ 265,850	$ 298,071
Deferred income tax liabilities reversing within 12 months	189	–
Total deferred income tax liabilities	**$ 266,039**	**$ 298,071**
Net deferred income tax liabilities	**$ 206,380**	**$ 195,627**

The movement of the deferred income tax accounts was as follows:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Change in net deferred income tax liabilities		
Net deferred income tax liabilities, beginning of period	$ 195,627	$ 155,974
Charge to the statement of comprehensive income	10,963	40,425
Other	(210)	(772)
Net deferred income tax liabilities, end of period	**$ 206,380**	**$ 195,627**

The tax effects of the significant components of temporary differences giving rise to the Company's deferred income tax assets and liabilities were as follows:

(in thousands of U.S. dollars)	Investments	Long-term incentive plan accrual	Issuance costs	Net operating losses	Other	Total
Deferred income tax assets						
At December 31, 2020	$ 16,677	$ 6,211	$ 1,702	$ 72,292	$ 5,562	$ 102,444
Reversal	(999)	(97)	(189)	(41,391)	(109)	(42,785)
At March 31, 2021	**$ 15,678**	**$ 6,114**	**$ 1,513**	**$ 30,901**	**$ 5,453**	**$ 59,659**

(in thousands of U.S. dollars)	Investments	Rental properties	Convertible debentures	Deferred placement fees	Other	Total
Deferred income tax liabilities						
December 31, 2020	$ –	$ 297,057	$ 175	$ 839	$ –	$ 298,071
Reversal	–	(31,965)	(13)	(54)	–	(32,032)
At March 31, 2021	**$ –**	**$ 265,092**	**$ 162**	**$ 785**	**$ –**	**$ 266,039**

The Company believes it will have sufficient future income to realize the deferred income tax assets.

13. REVENUE FROM SINGLE-FAMILY RENTAL PROPERTIES

The components of the Company's revenue from single-family rental properties are as follows:

(in thousands of U.S. dollars) For the three months ended March 31	2021	2020
Base rent	$ 82,873	$ 71,699
Other revenue[1]	3,653	3,597
Non-lease component	11,948	12,375
Total revenue from single-family rental properties[2]	**$ 98,474**	**$ 87,671**

(1) Other revenue includes revenue earned on ancillary services and amenities as well as lease administrative fees.

(2) Revenue from U.S. multi-family rental for the three months ended March 31, 2021 and 2020 has been reclassified to discontinued operations (Note 3).

14. REVENUE FROM PRIVATE FUNDS AND ADVISORY SERVICES

The components of the Company's revenue from private funds and advisory services are described in the tables below. Intercompany revenues and expenses between the Company and its subsidiaries, such as property management fees, are eliminated upon consolidation. Under certain arrangements, asset-based fees that are earned from third-party investors in Tricon's subsidiary entities are billed directly to those investors and are therefore not recognized in the accounts of the applicable subsidiary. These amounts are included in the asset management fees revenue recognized in the statements of comprehensive income.

(in thousands of U.S. dollars)	Asset management fees	Performance fees	Development fees	Property management fees	Total
For the three months ended March 31, 2021					
Gross management fees	$ 2,598	$ 692	$ 5,849	$ 13,148	$ 22,287
Less fees eliminated upon consolidation	–	–	(385)	(12,972)	(13,357)
Total revenue from private funds and advisory services	**$ 2,598**	**$ 692**	**$ 5,464**	**$ 176**	**$ 8,930**

(in thousands of U.S. dollars)	Asset management fees(1)	Performance fees	Development fees	Property management fees	Total(1)
For the three months ended March 31, 2020					
Gross management fees	$ 3,333	$ 314	$ 3,922	$ 11,499	$ 19,068
Less fees eliminated upon consolidation	–	–	–	(11,253)	(11,253)
Total revenue from private funds and advisory services	**$ 3,333**	**$ 314**	**$ 3,922**	**$ 246**	**$ 7,815**

(1) Comparative figures have been adjusted to conform with the current period presentation (Note 2).

15. AMOUNTS RECEIVABLE

Amounts receivable consist of rent receivables, trade receivables, income tax recoverable and other receivables.

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Rent receivables	$ 2,814	$ 4,274
Trade receivables	7,877	5,263
Income tax recoverable	3,256	3,282
Other receivables(1)	26,856	12,774
Total amounts receivable	**$ 40,803**	**$ 25,593**

(1) Includes $14,463 of proceeds receivable from investors in connection with the syndication of the Company's U.S. multi-family rental portfolio (Note 3).

The Company has $2,814 of rent receivables from residents as at March 31, 2021 under the relevant lease arrangements. As a result of the ongoing COVID-19 pandemic and the resulting economic uncertainty, certain residents may experience financial difficulty which may impact their ability to continue to pay rent due and in the future.

16. DEBT

The following table presents a summary of the Company's outstanding debt as at March 31, 2021:

	March 31, 2021						
(in thousands of U.S. dollars)	Maturity dates	Coupon/stated interest rates	Interest rate cap or floor	Effective interest rates	Extension options(1)	Total facility	Outstanding balance
SFR JV-1 subscription facility	August 2021	LIBOR+1.75%	0.50% LIBOR floor	2.25%	N/A	$ 116,000	$ 102,000
SFR JV-1 warehouse credit facility	October 2021	LIBOR+2.65%	3.25% LIBOR cap 0.25% LIBOR floor	2.90%	One-year	300,000	225,871
Term loan 2(2)	October 2021	LIBOR+1.95%	2.50% LIBOR cap 0.50% LIBOR floor	2.45%	One-year	96,077	96,077
Warehouse credit facility	November 2021	LIBOR+2.75%	3.00% LIBOR cap 0.25% LIBOR floor	3.00%	One-year	50,000	10,209
Securitization debt 2017-1(2)	September 2022	3.59%	N/A	3.59%	N/A	459,189	459,189
Term loan(2)	October 2022	LIBOR+2.00%	2.50% LIBOR cap 0.50% LIBOR floor	2.50%	N/A	375,000	374,594
Securitization debt 2017-2(2)	January 2024	3.67%	N/A	3.67%	N/A	362,813	362,813
Securitization debt 2018-1(2)	May 2025	3.96%	N/A	3.96%	N/A	312,540	312,540
SFR JV-1 securitization debt 2019-1(2)	March 2026	3.12%	N/A	3.12%	N/A	333,245	333,245
SFR JV-1 securitization debt 2020-1(2)	July 2026	2.43%	N/A	2.43%	N/A	553,185	553,185
Securitization debt 2020-2(2)	November 2027	1.94%	N/A	1.94%	N/A	440,407	440,407
Single-family rental properties borrowings				**2.92%**		**3,398,456**	**3,270,130**
Land loan(3)	July 2021	Prime+1.50%	3.95% floor	3.95%	N/A	22,266	22,266
Vendor take-back (VTB) loan 2021	August 2021	–	N/A	6.00%	N/A	18,216	18,216
Mortgage(3)	September 2022	3.67%	N/A	3.67%	N/A	12,533	12,533
Canadian development properties borrowings				**4.59%**		**53,015**	**53,015**
Corporate credit facility(4),(5)	July 2022	LIBOR+2.75%	N/A	3.18%	N/A	500,000	19,000
Corporate office mortgages	November 2024	4.25%	N/A	4.30%	N/A	11,151	11,151
Corporate borrowings				**3.57%**		**511,151**	**30,151**
							$ 3,353,296
Transaction costs (net of amortization)							(23,752)
Debt discount (net of amortization)							(1,429)
Total debt(6)				**2.95%**		**$ 3,962,622**	**$ 3,328,115**
Current portion of long-term debt(1)							**$ 143,003**
Long-term debt							**$ 3,185,112**
Fixed-rate debt – principal value				**3.06%**			**$ 2,503,279**
Floating-rate debt – principal value				**2.63%**			**$ 850,017**

(1) The Company has the ability to extend the maturity of the loans where an extension option exists and intends to exercise such options wherever available. The current portion of long-term debt reflects the balance after all extension options have been exercised.

(2) The term loans and securitization debt are secured, directly and indirectly, by approximately 21,200 single-family rental homes.

(3) The land loan and mortgage are secured by the land under development at The James (Scrivener Square) and The Shops of Summerhill.

(4) The Company has provided a general security agreement creating a first priority security interest on the assets of the Company, excluding, among other things, single-family rental homes, multi-family rental properties and interests in for-sale housing. As part of the corporate credit facility, the Company has designated $15,000 to issue letters of credit as security against contingent obligations related to its Canadian multi-family developments. As at March 31, 2021, the letters of credit outstanding totalled $13,322 (C$16,752).

(5) The Company repaid the $19,000 outstanding balance on its corporate credit facility subsequent to March 31, 2021. The total facility remains available for use.

(6) The Company sold an 80% interest in its U.S. multi-family rental portfolio on March 31, 2021 resulting in a deconsolidation of the related debt balances (Note 3).

	December 31, 2020						
(in thousands of U.S. dollars)	Maturity dates	Coupon/stated interest rates	Interest rate cap or floor	Effective interest rates	Extension options	Total facility	Outstanding balance
SFR JV-1 subscription facility	August 2021	LIBOR+1.75%	N/A	2.31%	N/A	$ 150,000	$ 116,000
SFR JV-1 warehouse credit facility	October 2021	LIBOR+2.65%	3.25% LIBOR cap 0.25% LIBOR floor	3.21%	One-year	300,000	96,610
Term loan 2	October 2021	LIBOR+1.95%	2.50% LIBOR cap 0.50% LIBOR floor	2.51%	One-year	96,077	96,077
Warehouse credit facility	November 2021	LIBOR+2.75%	3.00% LIBOR cap 0.25% LIBOR floor	3.31%	One-year	50,000	10,209
Securitization debt 2017-1	September 2022	3.59%	N/A	3.59%	N/A	459,530	459,530
Term loan	October 2022	LIBOR+2.00%	2.50% LIBOR cap 0.50% LIBOR floor	2.56%	N/A	375,000	374,745
Securitization debt 2017-2	January 2024	3.66%	N/A	3.66%	N/A	363,598	363,598
Securitization debt 2018-1	May 2025	3.96%	N/A	3.96%	N/A	312,540	312,540
SFR JV-1 securitization debt 2019-1	March 2026	3.12%	N/A	3.12%	N/A	333,358	333,358
SFR JV-1 securitization debt 2020-1	July 2026	2.43%	N/A	2.43%	N/A	553,428	553,428
Securitization debt 2020-2	November 2027	1.94%	N/A	1.94%	N/A	440,506	440,506
Single-family rental properties borrowings				**2.94%**		**3,434,037**	**3,156,601**
U.S. multi-family credit facility	December 2021	LIBOR+3.75%	N/A	4.39%	N/A	109,890	109,890
Mortgage tranche A	November 2023	LIBOR+1.15%	5.35% cap	1.77%	N/A	160,090	160,090
Mortgage tranche B	November 2024	3.92%	N/A	3.92%	N/A	400,225	400,225
Mortgage tranche C	November 2025	3.95%	N/A	3.95%	N/A	240,135	240,135
Multi-family rental properties borrowings				**3.61%**		**910,340**	**910,340**
Land loan	July 2021	Prime+1.50%	3.95% floor	4.17%	N/A	21,991	21,991
Vendor take-back (VTB) loan 2021	August 2021	–	N/A	6.00%	N/A	25,564	25,564
Mortgage	September 2022	3.67%	N/A	3.67%	N/A	12,482	12,482
Canadian development properties borrowings				**4.85%**		**60,037**	**60,037**
Corporate credit facility	July 2022	LIBOR+2.75%	N/A	4.48%	N/A	500,000	26,000
Corporate office mortgages	November 2024	4.25%	N/A	4.30%	N/A	11,089	11,089
Corporate borrowings				**4.42%**		**511,089**	**37,089**
							$ 4,164,067
Transaction costs (net of amortization)							(25,019)
Debt discount (net of amortization)							(1,542)
Total debt				**3.12%**		**$ 4,915,503**	**$ 4,137,506**
Current portion of long-term debt							**$ 274,190**
Long-term debt							**$ 3,863,316**
Fixed-rate debt – principal value				**3.24%**			**$ 3,152,455**
Floating-rate debt – principal value				**2.76%**			**$ 1,011,612**

The Company was in compliance with the covenants and other undertakings outlined in all loan agreements.

The scheduled principal repayments and debt maturities are as follows, reflecting the maturity dates after all extensions have been exercised:

(in thousands of U.S. dollars)	Single-family rental borrowings	Canadian development properties borrowings	Corporate borrowings	Total
2021	$ 102,000	$ 40,796	$ 229	$ 143,025
2022	1,165,940	12,219	19,318	1,197,477
2023	–	–	333	333
2024	362,813	–	10,271	373,084
2025	312,540	–	–	312,540
2026 and thereafter	1,326,837	–	–	1,326,837
	3,270,130	53,015	30,151	3,353,296
Transaction costs (net of amortization)				(23,752)
Debt discount (net of amortization)				(1,429)
Total debt				**$ 3,328,115**

Fair value of debt

The table below presents the fair value and the carrying value (net of unamortized deferred financing fees and debt discount) of the fixed-rate loans as at March 31, 2021.

	March 31, 2021	
(in thousands of U.S. dollars)	Fair value	Carrying value
Securitization debt 2017-1	$ 459,900	$ 459,189
Securitization debt 2017-2	368,081	361,975
Securitization debt 2018-1	320,293	311,949
SFR JV-1 securitization debt 2019-1	339,044	326,971
SFR JV-1 securitization debt 2020-1	552,009	543,995
Securitization debt 2020-2	430,592	432,998
Vendor take-back (VTB) loan 2021	19,053	18,216
Mortgage	12,608	12,516
Corporate office mortgages	11,639	11,151
Total	**$ 2,513,219**	**$ 2,478,960**

The carrying value of variable term loans approximates their fair value, since their variable interest terms are indicative of prevailing market prices.

17. CONVERTIBLE DEBENTURES

The host liability component of the outstanding convertible debentures (the "2022 convertible debentures") recognized on the condensed interim consolidated balance sheets was calculated as follows:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Principal amount outstanding	$ 172,400	$ 172,400
Less: Transaction costs (net of amortization)	(1,801)	(2,249)
Liability component on initial recognition	170,599	170,151
Debentures discount (net of amortization)	(3,406)	(4,195)
2022 convertible debentures	**$ 167,193**	**$ 165,956**

The above carrying values were recognized at amortized cost after discounting the future interest and principal payments using the effective interest rates. The fair value of the host liability component of the 2022 convertible debentures was $178,562 as of March 31, 2021 and $178,412 as of December 31, 2020. The difference between the amortized cost and implied fair value is a result of the difference between the effective interest rate and the market interest rate for debt with similar terms.

18. DUE TO AFFILIATE

Structured entity – Tricon PIPE LLC (the "Affiliate")

Tricon PIPE LLC was incorporated on August 7, 2020 for the purpose of raising third-party capital through the issuance of preferred units for an aggregate amount of $300,000. The Company has a 100% voting interest in this Affiliate; however, the Company is not required to consolidate this structured entity.

As of March 31, 2021, the Affiliate has a preferred unit liability of $300,000 and a promissory note receivable from Tricon of $300,000. During the three months ended March 31, 2021, the Affiliate earned interest income of $4,313 from the Company and recognized dividends declared of $4,313.

The Company's obligation with respect to its involvement with the structured entity is equal to the cash flows under the promissory note payable. The Company has not recognized any income or losses in connection with its interest in this unconsolidated structured entity in the three months ended March 31, 2021.

Promissory note – between Tricon entities

The promissory note payable to Tricon PIPE LLC ("Promissory Note" or "Due to Affiliate") recognized on the condensed interim consolidated balance sheets was calculated as follows:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Principal amount outstanding	$ 300,000	$ 300,000
Less: Discount and transaction costs (net of amortization)	(47,212)	(48,353)
Due to Affiliate	**$ 252,788**	**$ 251,647**

The fair value of the Promissory Note was $272,126 as of March 31, 2021 and $293,465 as of December 31, 2020. The difference between the amortized cost and the implied fair value is a result of the difference between the effective interest rate and the market interest rate for debt with similar terms.

19. DERIVATIVE FINANCIAL INSTRUMENTS

The conversion and redemption features of the convertible debentures are combined pursuant to IFRS 9, *Financial Instruments: Recognition and Measurement*, and are measured at fair value at each reporting period using model calibration. The conversion and redemption components were valued using a binomial pricing model and then the valued amount was calibrated to the traded price of the underlying debentures. The valuation model uses market-based inputs, including the spot price of the underlying equity, implied volatility of the equity and USD/CAD foreign exchange rates, risk-free rates from the U.S. dollar swap curves and dividend yields related to the equity. The valuation of the conversion and redemption components assumes that the debentures are held to maturity.

Quantitative information about fair value measurements (Level 2) using significant observable inputs other than quoted prices included in Level 1 is as follows:

2022 convertible debentures	March 31, 2021	December 31, 2020
Risk-free rate(1)	0.23%	0.21%
Implied volatility(2)	25.41%	30.69%
Dividend yield(3)	2.18%	2.45%

(1) Risk-free rates were from the U.S. dollar swap curves matching the terms to maturity of the debentures.
(2) Implied volatility was computed from the trading volatility of the Company's stock over a comparable term to maturity and the volatility of USD/CAD exchange rates.
(3) Dividend yields were from the forecast dividend yields matching the terms to maturity of the debentures.

The Promissory Note contains a mandatory prepayment option that is intermingled with other options in connection with the preferred units issued by Tricon PIPE LLC (including exchange and redemption rights), as exercising the mandatory prepayment option effectively terminates the other options. Although the exchange and redemption rights exist at the Affiliate level, the Affiliate is unable to issue the common shares of the Company upon exercise of one or all of the rights by either party. As a result, such options, in essence, were deemed to be written by the Company and are treated as a single combined financial derivative instrument for valuation purposes in accordance with IFRS 9. The option pricing model for the derivative uses market-based inputs, including the spot price of the underlying equity, implied volatility of the equity and USD/CAD foreign exchange rates, risk-free rates from the U.S. dollar swap curves and dividend yields related to the underlying equity. The valuation of the derivative assumes a 9.75-year expected life of the investment horizon of the unitholders.

Quantitative information about fair value measurements (Level 2) using significant observable inputs other than quoted prices included in Level 1 is as follows:

Due to Affiliate	March 31, 2021	December 31, 2020
Risk-free rate[(1)]	1.15%	0.40%
Implied volatility[(2)]	27.20%	31.78%
Dividend yield[(3)]	2.18%	2.45%

(1) Risk-free rates were from the U.S. dollar swap curves matching the expected maturity of the Due to Affiliate.

(2) Implied volatility was computed from the trading volatility of the Company's stock over a comparable term to maturity and the volatility of USD/CAD exchange rates.

(3) Dividend yields were from the forecast dividend yields matching the expected maturity of the Due to Affiliate.

The Company also has other types of derivative financial instruments that consist of interest rate caps on the Company's floating-rate debt and are classified and measured at FVTPL. Interest rate caps are valued using model calibration. Inputs to the valuation model are determined from observable market data wherever possible, including market volatility and interest rates.

The values attributed to the derivative financial instruments are shown below:

(in thousands of U.S. dollars)	Conversion/ redemption options	Exchange/ prepayment options	Interest rate caps	Total
For the three months ended March 31, 2021				
Derivative financial assets (liabilities), beginning of period	$ 841	$ (45,494)	$ –	$ (44,653)
Fair value loss	(3,299)	(33,873)	–	(37,172)
Derivative financial liabilities – end of period	**$ (2,458)**	**$ (79,367)**	**$ –**	**$ (81,825)**
For the year ended December 31, 2020				
Derivative financial assets (liabilities), beginning of year	$ (657)	$ –	$ 28	$ (629)
Addition of derivative financial liability in connection with Due to Affiliate	–	(37,613)	–	(37,613)
Addition of interest rate caps	–	–	11	11
Fair value gain (loss)	1,498	(7,881)	(39)	(6,422)
Derivative financial instruments – end of year	**$ 841**	**$ (45,494)**	**$ –**	**$ (44,653)**

For the three months ended March 31, 2021, there was a fair value loss on the embedded derivatives on the 2022 convertible debentures and the Due to Affiliate of $37,172. The fair value loss on the derivatives was primarily driven by an increase in Tricon's share price, on a USD-converted basis, which served to increase the probability of conversion of debentures and exchange of the preferred units of Tricon PIPE LLC into Tricon common shares.

20. INTEREST EXPENSE

Interest expense is comprised of the following:

(in thousands of U.S. dollars)

For the three months ended March 31	2021	2020
SFR JV-1 subscription facility	$ 641	$ 1,670
SFR JV-1 warehouse credit facility	1,435	2,627
Term loan 2	618	901
Warehouse credit facility	152	413
Securitization debt 2017-1	4,147	4,159
Term loan	2,418	3,491
Securitization debt 2017-2	3,348	3,302
Securitization debt 2018-1	3,110	3,122
SFR JV-1 securitization debt 2019-1	2,596	2,596
SFR JV-1 securitization debt 2020-1	3,367	–
Securitization debt 2020-2	2,152	–
Securitization debt 2016-1(1)	–	3,337
Single-family rental interest expense	**23,984**	**25,618**
Mortgage	113	28
Canadian development properties interest expense(2)	**113**	**28**
Corporate credit facility	1,086	4,541
Corporate office mortgages	115	113
Corporate interest expense	**1,201**	**4,654**
Amortization of financing costs	2,048	1,215
Amortization of debt discounts	1,866	828
Debentures interest	2,451	2,465
Interest on Due to Affiliate	4,313	–
Interest on lease obligation	99	81
Total interest expense(3)	**$ 36,075**	**$ 34,889**

(1) The securitization debt 2016-1 was fully repaid in 2020.

(2) Canadian development properties capitalized $508 of interest for the three months ended March 31, 2021 (2020 – $112).

(3) On March 31, 2021, the Company sold an 80% interest in its U.S. multi-family rental portfolio. As a result, interest expense incurred on the U.S. multi-family rental portfolio has been reclassified to net income from discontinued operations for both periods (Note 3).

21. DIRECT OPERATING EXPENSES

The Company's expenses are comprised of direct operating expense for rental properties, compensation, general and administration, interest and depreciation and amortization. Direct operating expense for rental properties includes all attributable expenses incurred at the property level.

The following table lists details of the direct operating expenses for rental properties by type.

(in thousands of U.S. dollars) For the three months ended March 31	2021	2020
Property taxes	$ 15,243	$ 13,966
Repairs, maintenance and turnover	5,939	5,724
Property management expenses[1]	6,550	5,973
Property insurance[1]	1,413	1,210
Marketing and leasing[1]	356	332
Homeowners' association (HOA) costs	1,325	1,181
Other direct expense[2]	1,476	1,265
Direct operating expenses	**$ 32,302**	**$ 29,651**

(1) The comparative period has been reclassified to conform with the current period presentation. Marketing and leasing expenses that were previously included in property management expenses have now been reclassified as a separate line item. Additionally, $85 of broker fees have been reclassified from property insurance to property management expenses.

(2) Other direct expense includes property utilities and other property operating costs.

22. INTANGIBLE ASSETS

The intangible assets are as follows:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Placement fees	$ 3,516	$ 3,764
Customer relationship intangible	3,087	3,215
Contractual development fees	4,772	5,384
Intangible assets	**$ 11,375**	**$ 12,363**

Amortization expense for the three months ended March 31, 2021 was $988 (2020 – $1,064).

23. OTHER ASSETS

The other assets are as follows:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Building	$ 31,212	$ 30,602
Furniture, computer and office equipment	8,751	8,015
Right-of-use asset	6,966	6,018
Leasehold improvements	2,272	1,251
Property-related systems software	1,343	1,478
Vehicles	626	626
Other assets[1]	**$ 51,170**	**$ 47,990**

(1) On March 31, 2021, the Company sold an 80% interest in its U.S. multi-family rental portfolio, and as a result, $94 of other assets in relation to the U.S. multi-family rental portfolio were derecognized and corresponding depreciation expense of $6 (2020 – $4) was reclassified to net income from discontinued operations (Note 3).

Depreciation expense for the three months ended March 31, 2021 was $1,662 (2020 – $1,709).

24. LIMITED PARTNERS' INTERESTS IN SINGLE-FAMILY RENTAL BUSINESS

Third-party ownership interests in SFR JV-1 are in the form of limited partnership interests which are classified as liabilities under the provisions of IAS 32. Limited partners' interests in single-family rental business represent a 66.33% interest in the SFR JV-1 net assets.

The following table presents the changes in the limited partners' interests in single-family rental business balance for the three months ended March 31, 2021 and year ended December 31, 2020.

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Balance, beginning of period	$ 356,305	$ 285,774
Contributions	32,649	66,112
Distributions	(1,990)	(46,162)
Net change in fair value of limited partners' interests in single-family rental business	26,141	50,581
Balance, end of period	**$ 413,105**	**$ 356,305**

25. OTHER LIABILITIES

The Company has multiple office leases, maintenance vehicle leases and office equipment leases. Tricon has 16 leases for office space with fixed lease terms ranging from one to eight years remaining, along with 152 maintenance vehicles under five-year leases in connection with its property management operations. The Company has not entered into any lease modification arrangements with its landlords as a result of the COVID-19 pandemic.

The carrying value of the Company's lease obligations is as follows:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Balance, beginning of period	$ 6,403	$ 6,524
Addition of lease obligation	1,559	1,966
Interest expense	99	328
Cash payments	(623)	(2,415)
Balance, end of period	**$ 7,438**	**$ 6,403**
Current portion of lease obligations (Note 10)	$ 1,525	$ 1,804
Non-current portion of lease obligations	$ 5,913	$ 4,599

As at March 31, 2021, the carrying value of the Company's lease obligations was $7,438 (December 31, 2020 – $6,403) and the carrying value of the right-of-use asset was $6,966. During the three months ended March 31, 2021, the Company incurred depreciation expense of $561 (2020 – $2,314) on the right-of-use asset.

The present value of the minimum lease payments required for the leases over the next five years and thereafter is as follows:

(in thousands of U.S. dollars)	
2021	$ 1,710
2022	2,198
2023	1,553
2024	1,320
2025	920
2026 and thereafter	594
Minimum lease payments obligation	8,295
Imputed interest included in minimum lease payments	(857)
Lease obligations	**$ 7,438**

The current portion of lease obligations is included in amounts payable and accrued liabilities, and the non-current portion of lease obligations is classified as other liabilities.

26. DIVIDENDS

(in thousands of dollars, except per share amounts)				Dividend amount per share		Total dividend amount		Dividend reinvestment plan ("DRIP")	
Date of declaration	Record date	Payment date	Common shares outstanding	CAD	USD(1)	CAD	USD(1)	CAD	USD(2)
March 2, 2021	March 31, 2021	April 15, 2021	193,856,464	$ 0.070	$ 0.056	$ 13,570	$ 10,792	$ 1,858	$ 1,483
						$ 13,570	**$ 10,792**	**$ 1,858**	**$ 1,483**
February 24, 2020	March 31, 2020	April 15, 2020	192,772,071	$ 0.070	$ 0.049	$ 13,494	$ 9,512	$ 512	$ 369
May 14, 2020	June 30, 2020	July 15, 2020	192,848,390	0.070	0.051	13,499	9,906	1,773	1,302
August 4, 2020	September 30, 2020	October 15, 2020	193,082,192	0.070	0.052	13,516	10,133	1,978	1,505
November 9, 2020	December 31, 2020	January 15, 2021	193,544,915	0.070	0.055	13,548	10,641	1,780	1,407
						$ 54,057	**$ 40,192**	**$ 6,043**	**$ 4,583**

(1) Dividends are issued and paid in Canadian dollars. For reporting purposes, amounts recorded in equity are translated to U.S. dollars using the daily exchange rate on the date of record. Dividends payable of $10,792 recorded on the Company's balance sheet are translated to U.S. dollars using the period-end exchange rate.

(2) Dividends reinvested are translated to U.S. dollars using the daily exchange rate on the date common shares are issued.

The Company has a Dividend Reinvestment Plan ("DRIP") under which eligible shareholders may elect to have their cash dividends automatically reinvested into additional common shares. These additional shares are issued from treasury (or purchased in the open market) at a discount, in the case of treasury issuances, of up to 5% of the Average Market Price, as defined under the DRIP, of the common shares as of the dividend payment date. If common shares are purchased in the open market, they are priced at the average weighted cost to the Company of the shares purchased.

Brokerage, commissions and service fees are not charged to shareholders for purchases or withdrawals of the Company's shares under the DRIP, and all DRIP administrative costs are assumed by the Company.

For the three months ended March 31, 2021, 158,248 common shares were issued under the DRIP (2020 – 148,970) for a total amount of $1,407 (2020 – $1,212).

27. SHARE CAPITAL

The Company is authorized to issue an unlimited number of common shares. The common shares of the Company do not have par value.

As of March 31, 2021, there were 193,856,464 common shares issued by the Company (December 31, 2020 – 193,544,915), of which 193,485,053 were outstanding (December 31, 2020 – 193,175,802) and 371,411 were reserved to settle restricted share awards in accordance with the Company's Restricted Share Plan (December 31, 2020 – 369,113) (Note 29).

	March 31, 2021			December 31, 2020		
	Number of shares issued	Share capital		Number of shares issued	Share capital	
(in thousands of dollars)	(repurchased)	USD	CAD	(repurchased)	USD	CAD
Beginning balance	193,175,802	$ 1,192,963	$ 1,518,845	194,021,133	$ 1,201,061	$ 1,529,568
Shares repurchased under put rights on common shares issued to acquire Starlight U.S. Multi-Family (No. 5) Core Fund	–	–	–	(1,867,675)	(14,922)	(19,797)
Shares issued under DRIP(1)	158,248	1,407	1,780	584,974	4,388	5,844
Stock options exercised(2)	21,245	120	160	291,832	1,615	2,133
Deferred share units exercised(3)	132,056	574	728	207,040	1,362	1,791
Shares repurchased and reserved for restricted share awards(4)	(2,298)	(20)	(26)	(61,502)	(541)	(694)
Ending balance	**193,485,053**	**$ 1,195,044**	**$ 1,521,487**	**193,175,802**	**$ 1,192,963**	**$ 1,518,845**

(1) In the first quarter of 2021, 158,248 common shares were issued under the DRIP at an average price of $8.89 (C$11.25) per share.

(2) In the first quarter of 2021, 85,000 vested stock options were exercised and settled by issuing 21,245 common shares.

(3) In the first quarter of 2021, 212,797 vested deferred share units (DSUs) were exercised and settled by issuing 132,056 common shares.

(4) In the first quarter of 2021, 2,298 shares were reserved at $8.70 (C$11.31) per share in accordance with the DRIP with respect to restricted share awards granted in prior years.

28. EARNINGS PER SHARE

Basic

Basic earnings per share is calculated by dividing net income attributable to shareholders of Tricon by the sum of the weighted average number of shares outstanding and vested deferred share units during the period.

(in thousands of U.S. dollars, except per share amounts which are in U.S. dollars)

For the three months ended March 31	2021	2020
Net income (loss) from continuing operations	$ 41,904	$ (46,533)
Non-controlling interest	571	507
Net income (loss) attributable to shareholders of Tricon from continuing operations	41,333	(47,040)
Net (loss) income attributable to shareholders of Tricon from discontinued operations	(67,562)	6,028
Net loss attributable to shareholders of Tricon	$ (26,229)	$ (41,012)
Weighted average number of common shares outstanding	193,360,300	193,642,340
Adjustments for vested units	1,538,327	1,438,269
Weighted average number of common shares outstanding for basic earnings per share	194,898,627	195,080,609
Basic loss per share		
Continuing operations	$ 0.21	$ (0.24)
Discontinued operations	(0.34)	0.03
Basic loss per share	**$ (0.13)**	**$ (0.21)**

Diluted

Diluted earnings per share is calculated by adjusting the weighted average number of shares outstanding to assume conversion of all potentially dilutive shares. The Company has five categories of potentially dilutive shares: stock options (Note 29), restricted shares (Note 27), deferred share units (Note 29), convertible debentures (Note 17) and the preferred units issued by the Affiliate that are exchangeable into the common shares of the Company (Note 18). For the stock options, the number of dilutive shares is based on the number of shares that could have been acquired at fair value with the assumed proceeds, if any, from their exercise (determined using the average market price of the Company's shares for the period then ended). For restricted shares and deferred share units, the number of dilutive shares is equal to the total number of unvested restricted shares and deferred share units. For the convertible debentures and exchangeable preferred units, the number of dilutive shares is based on the number of common shares into which the elected amount would then be convertible or exchangeable. The number of shares calculated as described above is comparable to the number of shares that would have been issued assuming the vesting of the stock compensation arrangement, the conversion of debentures and the exchange of preferred units.

Stock options, restricted shares and deferred share units

For the three months ended March 31, 2021, the Company's stock compensation plans resulted in 1,428,841 dilutive share units (2020 – 1,372,065), given that it would be advantageous to the holders to exercise their associated rights to acquire common shares, as the exercise prices of these potential shares are below the Company's average market share price of $9.70 (C$12.28) for the period. Restricted shares and deferred share units are always considered dilutive as there is no price to the holder associated with receiving or exercising their entitlement, respectively.

Convertible debentures

For the three months ended March 31, 2021, the Company's 2022 convertible debentures were anti-dilutive, as debentures interest expense, net of tax, and the fair value loss on derivative financial instruments would result in increased earnings per share upon conversion. Therefore, in computing the diluted weighted average shares outstanding and the associated earnings per share amount for the three months ended March 31, 2021, the impact of the 2022 convertible debentures was excluded (2020 – excluded).

Preferred units issued by the Affiliate

For the three months ended March 31, 2021, the impact of exchangeable preferred units of Tricon PIPE LLC (Note 18) was anti-dilutive, as the associated interest expense, net of tax, and the fair value loss on derivative financial instruments would result in increased earnings per share upon the exchange of the underlying preferred units. Therefore, in computing the diluted weighted average common shares outstanding and the associated earnings per share amount for the three months ended March 31, 2021, the impact of the preferred units was excluded (2020 – N/A).

(in thousands of U.S. dollars, except per share amounts which are in U.S. dollars)

For the three months ended March 31	2021	2020
Net income (loss) attributable to shareholders of Tricon from continuing operations	$ 41,333	$ (47,040)
Adjustment for convertible debentures interest expense – net of tax	–	–
Adjustment for preferred units interest expense – net of tax	–	–
Fair value gain on derivative financial instruments and other liabilities	–	–
Adjusted net income (loss) attributable to shareholders of Tricon from continuing operations	$ 41,333	$ (47,040)
Net (loss) income attributable to shareholders of Tricon from discontinued operations	(67,562)	6,028
Adjusted net loss attributable to shareholders of Tricon	(26,229)	(41,012)
Weighted average number of common shares outstanding	194,898,627	195,080,609
Adjustments for stock compensation	1,428,841	1,372,065
Adjustments for convertible debentures	–	–
Adjustments for preferred units	–	–
Weighted average number of common shares outstanding for diluted earnings per share	196,327,468	196,452,674
Diluted loss per share		
Continuing operations	$ 0.21	$ (0.24)
Discontinued operations[1]	(0.35)	0.03
Diluted loss per share	$ **(0.14)**	**$ (0.21)**

(1) For the three months ended March 31, 2021, diluted loss per share from discontinued operations is calculated based on 194,898,627 weighted average number of common shares outstanding. The 1,428,841 adjustments for stock compensation are anti-dilutive, as their inclusion would result in a lower diluted loss per share from discontinued operations.

29. COMPENSATION EXPENSE

The breakdown of compensation expense, including the annual incentive plan ("AIP") and long-term incentive plan ("LTIP") related to various compensation arrangements, is set out below. AIP awards include both short-term (cash and one-year DSUs) and long-term (three-year DSUs, stock options, restricted shares and PSUs) incentives.

(in thousands of U.S. dollars)

For the three months ended March 31	2021	2020
Salaries and benefits[1]	$ 9,817	$ 8,425
Annual incentive plan ("AIP")	6,596	2,676
Long-term incentive plan ("LTIP")	1,337	(693)
Total compensation expense[1]	**$ 17,750**	**$ 10,408**

(1) Comparative figures have been adjusted to conform with the current period presentation (Note 2).

The changes to transactions of the various cash-settled and equity-settled arrangements during the period are detailed in the sections below.

Annual incentive plan

(in thousands of U.S. dollars)

For the three months ended March 31	2021	2020
Cash component	$ 3,456	$ 2,509
Restricted shares, share units and stock options	3,140	167
Total AIP expense	**$ 6,596**	**$ 2,676**

The Company's AIP provides for an aggregate bonus pool based on the sum of all employees' individual AIP targets. The portion of the pool attributable to senior executive management is market-benchmarked and subject to an adjustment factor, as approved by the Board, of between 50% and 150%, based on achievement of Company performance objectives determined by the Board at the beginning of each year. The final pool is then allocated among employees based on individual and collective performance. AIP awards will be made in cash and equity-based grants, with the proportion of equity-based awards being correlated to the seniority of an individual's role within the Company.

Cash component

For the three months ended March 31, 2021, the Company recognized $3,456 in cash-based AIP expense (2020 – $2,509), of which $3,250 will be settled in cash in December 2021. The remainder relates to prior-year adjustments that were paid during 2021.

Restricted shares, share units and stock options

For the three months ended March 31, 2021, the Company recognized $3,140 in equity-based AIP expense (2020 – $167), of which $413 will be granted in performance share units (PSUs), deferred share units (DSUs), stock options and restricted shares in December 2021. The remaining $2,727 relates to the amortization of PSUs, DSUs, stock options and restricted shares granted in prior years, along with the revaluation of PSUs at each reporting date as the total liability amount is dependent on the Company's share price.

Long-term incentive plan

(in thousands of U.S. dollars)

For the three months ended March 31	2021	2020
Cash component	$ 1,300	$ (2,656)
Share units and stock options	37	1,963
Total LTIP expense	**$ 1,337**	**$ (693)**

Cash component

A liability for cash-component LTIP awards is accrued based on expected performance fees that would be generated from the fair value of the assets within each Investment Vehicle but disbursed only when such performance fees are earned and recognized as revenue. Changes in LTIP are primarily caused by changes to fair values of the underlying investments, which result from timing and cash flow changes at the project level of each Investment Vehicle, and changing business conditions.

For the three months ended March 31, 2021, the Company increased its accrual related to cash-component LTIP by $1,300 (2020 – decrease of $2,656) as a result of an increase in expected future performance fees from Investment Vehicles that will be paid to management when cash is received from each investment over time.

The following table summarizes the movement in the LTIP liability:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Balance, beginning of period	$ 17,930	$ 21,409
LTIP (recovery) expense	1,300	(2,051)
Payments	(366)	(1,579)
Translation adjustment	219	151
Balance, end of period	**$ 19,083**	**$ 17,930**

Share units and stock options

For the three months ended March 31, 2021, the Company recorded $37 in equity-based LTIP expense (2020 – $1,963), which relates to DSUs and stock options granted in prior years. LTIP expense related to income from THP1 US (a U.S. residential development investment) is paid in DSUs vesting in equal tranches over a three-year period commencing on the anniversary date of each grant, pursuant to the LTIP as amended on May 6, 2019. LTIP DSU awards prior to this LTIP amendment date vested equally over a five-year period commencing on the anniversary of each grant. Compensation expense related to the stock options is recognized on a graded vesting basis. No LTIP expense was recognized relating to current-year entitlements for the three months ended March 31, 2021.

Stock option plan

For the three months ended March 31, 2021, the Company recorded a stock option expense of $61 (2020 – $1,790), comprised of $56 of AIP expense (2020 – $20) and $5 of LTIP expense (2020 – $1,770).

The following table summarizes the movement in the stock option plan during the specified periods:

	For the three months ended March 31, 2021		For the year ended December 31, 2020	
	Number of options	Weighted average exercise price (CAD)	Number of options	Weighted average exercise price (CAD)
Opening balance – outstanding	2,241,339	$ 10.34	4,572,010	$ 9.24
Granted	–	–	199,380	11.50
Exercised	(85,000)	9.59	(644,717)	7.87
Cancelled	–	–	(1,750,334)	8.55
Forfeited	–	–	(135,000)	9.74
Ending balance – outstanding	**2,156,339**	**$ 10.37**	**2,241,339**	**$ 10.34**

The following table summarizes the stock options outstanding as at March 31, 2021:

		March 31, 2021		
Grant date	Expiration date	Options outstanding	Options exercisable	Exercise price of outstanding options (CAD)
November 14, 2016	November 14, 2023	590,000	590,000	$ 8.85
December 15, 2017	December 15, 2024	940,000	940,000	11.35
December 17, 2018	December 17, 2025	426,959	284,634	9.81
December 15, 2020	December 15, 2027	199,380	–	11.50
Total		**2,156,339**	**1,814,634**	**$ 10.37**

AIP liability is recorded within amounts payable and accrued liabilities, and the equity component is included in the contributed surplus. The breakdown is presented below.

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Amounts payable and accrued liabilities (Note 10)	$ 7,453	$ 7,120
Equity – contributed surplus	9,421	8,755
Total AIP	**$ 16,874**	**$ 15,875**

LTIP liability and equity components are presented on the balance sheet as follows:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
LTIP – liability	$ 19,083	$ 17,930
Equity – contributed surplus	8,773	9,557
Total LTIP	**$ 27,856**	**$ 27,487**

30. SEGMENTED INFORMATION

In accordance with IFRS 8, *Operating Segments* ("IFRS 8"), the Company discloses information about its reportable segments based upon the measures used by management in assessing the performance of those reportable segments. The Company evaluates segment performance based on the revenue and net income of each operating segment.

Tricon is comprised of four operating segments and five reportable segments. The Company's corporate office provides support functions, and therefore, it does not represent an operating segment but rather it is included as a reportable segment. The reportable segments are business units offering different products and services, and are managed separately due to their distinct natures although they are related and complementary.

These five reportable segments have been determined by the Company's chief operating decision-makers.

- **Single-Family Rental business** includes owning and operating single-family rental homes primarily within major cities in the U.S. Sun Belt.
- **Multi-Family Rental business** includes owning and operating garden-style multi-family rental properties primarily in the U.S. Sun Belt and condominium-quality rental apartments in downtown Toronto. The Selby, a Canadian multi-family rental property, is included within this segment; however, given that it is an equity-accounted investment, its operational results are presented as a single line within this segment. Effective March 31, 2021, Tricon's investments in U.S. multi-family rental are also presented within income from equity-accounted investments in multi-family rental properties (Note 6).
- **Residential Development business** includes designing and developing premier multi-family rental properties in Toronto. Canadian development properties (The James and The Shops of Summerhill) and the Company's remaining equity-accounted Canadian residential development activities are included in this segment. The segment also includes Tricon's investments in U.S. residential developments.
- **Private Funds and Advisory business** includes providing asset management, property management and development management services. The Company's asset management services are provided to Investment Vehicles that own the single-family rental homes, multi-family rental properties and residential developments described above. The Company's property management function generates property management fees, construction management fees and leasing commissions through its technology-enabled platform used to operate the Company's rental portfolio. In addition, Tricon earns market-based development management fees from its residential developments in the U.S. and Canada.
- **Corporate activities** include providing support functions in the areas of accounting, treasury, credit management, information technology, legal, and human resources. Certain corporate costs such as directly identifiable compensation expense incurred on behalf of the Company's operating segments are allocated to each operating segment, where appropriate. Certain property management activities are also considered as part of corporate-level costs for the purpose of segment reporting. Those costs include salaries of employees engaged in leasing, acquisition, disposition and other property management-related activities.

  Any direct property-level operating expenses are included in the net operating income of the single-family rental and multi-family rental businesses to which they belong.

Inter-segment revenues adjustments

Inter-segment revenues are determined under terms that approximate market value. For the three months ended March 31, 2021, the adjustment to external revenues when determining segmented revenues consists of property management revenues earned from consolidated entities totalling $12,972 (2020 – $11,253) and development revenues earned from consolidated entities totalling $385 (2020 – nil), which were eliminated on consolidation to arrive at the Company's consolidated revenues in accordance with IFRS.

(in thousands of U.S. dollars)

For the three months ended March 31, 2021	Single-Family Rental[1]	Multi-Family Rental[1]	Residential Development[1]	Private Funds and Advisory[1]	Corporate[1]	Consolidated results
Revenue from single-family rental properties	**$ 98,474**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 98,474**
Direct operating expenses	(32,302)	–	–	–	–	(32,302)
Net operating income from single-family rental properties	66,172	–	–	–	–	66,172
Revenue from private funds and advisory services	**–**	**–**	**–**	**8,930**	**–**	**8,930**
Loss from equity-accounted investments in multi-family rental properties	–	(457)	–	–	–	(457)
Loss from equity-accounted investments in Canadian residential developments	–	–	(3)	–	–	(3)
Other income	–	–	205	–	–	205
Income from investments in U.S. residential developments	–	–	6,659	–	–	6,659
Compensation expense	–	–	–	–	(17,750)	(17,750)
General and administration expense	–	–	–	–	(8,403)	(8,403)
Interest expense	–	–	–	–	(36,075)	(36,075)
Fair value gain on rental properties	–	–	–	–	112,302	112,302
Fair value loss on derivative financial instruments	–	–	–	–	(37,172)	(37,172)
Transaction costs	–	–	–	–	(1,229)	(1,229)
Amortization and depreciation expense	–	–	–	–	(2,650)	(2,650)
Realized and unrealized foreign exchange gain	–	–	–	–	170	170
Net change in fair value of limited partners' interests in single-family rental business	–	–	–	–	(26,141)	(26,141)
Income tax expense	–	–	–	–	(22,654)	(22,654)
Net income (loss) from continuing operations	**$ 66,172**	**$ (457)**	**$ 6,861**	**$ 8,930**	**$ (39,602)**	**$ 41,904**
Net loss from discontinued operations	**–**	**(67,562)**	**–**	**–**	**–**	**(67,562)**
Net income (loss)	**$ 66,172**	**$ (68,019)**	**$ 6,861**	**$ 8,930**	**$ (39,602)**	**$ (25,658)**

(1) Financial information for each segment is presented on a consolidated basis.

(in thousands of U.S. dollars)

For the three months ended March 31, 2020	Single-Family Rental[1]	Multi-Family Rental[1]	Residential Development[1]	Private Funds and Advisory[1]	Corporate[1]	Consolidated results
Revenue from single-family rental properties	**$ 87,671**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 87,671**
Direct operating expenses	(29,651)	–	–	–	–	(29,651)
Net operating income from single-family rental properties	58,020	–	–	–	–	58,020
Revenue from private funds and advisory services	**–**	**–**	**–**	**7,815**	**–**	**7,815**
Income from equity-accounted investments in multi-family rental properties	–	55	–	–	–	55
Income from equity-accounted investments in Canadian residential developments	–	–	5,097	–	–	5,097
Other income	–	–	48	–	–	48
Loss from investments in U.S. residential developments	–	–	(79,579)	–	–	(79,579)
Compensation expense	–	–	–	–	(10,408)	(10,408)
General and administration expense	–	–	–	–	(9,711)	(9,711)
Interest expense	–	–	–	–	(34,889)	(34,889)
Fair value gain on rental properties	–	–	–	–	20,637	20,637
Fair value loss on derivative financial instruments and other liabilities	–	–	–	–	(2,144)	(2,144)
Transaction costs	–	–	–	–	(1,231)	(1,231)
Amortization and depreciation expense	–	–	–	–	(2,773)	(2,773)
Realized and unrealized foreign exchange loss	–	–	–	–	(2,924)	(2,924)
Net change in fair value of limited partners' interests in single-family rental business	–	–	–	–	(5,451)	(5,451)
Income tax recovery	–	–	–	–	10,905	10,905
Net income (loss) from continuing operations	**$ 58,020**	**$ 55**	**$ (74,434)**	**$ 7,815**	**$ (37,989)**	**$ (46,533)**
Net income from discontinued operations	**–**	**6,028**	**–**	**–**	**–**	**6,028**
Net income (loss)	**$ 58,020**	**$ 6,083**	**$ (74,434)**	**$ 7,815**	**$ (37,989)**	**$ (40,505)**

(1) Financial information for each segment is presented on a consolidated basis.

31. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties include subsidiaries, associates, joint ventures, structured entities, key management personnel, the Board of Directors ("Directors"), immediate family members of key management personnel and Directors, and entities which are directly or indirectly controlled by, jointly controlled by or significantly influenced by key management personnel, Directors or their close family members.

In the normal course of operations, the Company executes transactions on market terms with related parties that have been measured at the exchange value and are recognized in the consolidated financial statements, including, but not limited to: asset management fees, performance fees and incentive distributions; loans, interest and non-interest bearing deposits; purchase and sale agreements; capital commitments to Investment Vehicles; and development of residential real estate assets. In connection with the Investment Vehicles, the Company has unfunded capital commitments of $177,512 as at March 31, 2021. Transactions and balances between consolidated entities are fully eliminated upon consolidation. Transactions and balances with unconsolidated structured entities are disclosed in Note 18.

Transactions with related parties

The following table lists the related party balances included within the condensed interim consolidated financial statements.

(in thousands of U.S. dollars)

For the three months ended March 31	2021	2020
Revenue from private funds and advisory services	$ 8,930	$ 7,815
(Loss) income from equity-accounted investments in multi-family rental properties	(457)	55
(Loss) income from equity-accounted investments in Canadian residential developments	(3)	5,097
Income (loss) from investments in U.S. residential developments	6,659	(79,579)
Net income (loss) recognized from related parties	**$ 15,129**	**$ (66,612)**

Balances arising from transactions with related parties

The items set out below are included on various line items in the Company's condensed interim consolidated financial statements.

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Receivables from related parties included in amounts receivable		
Contractual fees and other receivables from investments managed	$ 11,035	$ 8,855
Employee relocation housing loans(1)	1,991	2,001
Loan receivables from portfolio investments	9,098	13,937
Annual incentive plan(2)	16,874	15,875
Long-term incentive plan(2)	27,856	27,487
Dividends payable	455	440
Other payables to related parties included in amounts payable and accrued liabilities	355	972

(1) The employee relocation housing loans are non-interest bearing for a term of ten years, maturing between 2024 and 2028.

(2) Balances from compensation arrangements are due to employees deemed to be key management of the Company.

The receivables are unsecured and non-interest bearing. There are no provisions recorded against receivables from related parties at March 31, 2021 (December 31, 2020 – nil).

32. FINANCIAL RISK MANAGEMENT

The Company is exposed to the following risks as a result of holding financial instruments: market risk (i.e., interest rate risk, foreign currency risk and other price risk that may impact the fair value of financial instruments), credit risk and liquidity risk. The following is a description of these risks and how they are managed.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk includes the risk of changes in interest rates, foreign currency rates and changes in market prices due to other factors, such as changes in equity prices or credit spreads. The Company manages market risk from foreign currency assets and liabilities and the impact of changes in currency exchange rates and interest rates by funding assets with financial liabilities in the same currency and with similar interest rate characteristics, and by holding financial contracts such as interest rate derivatives to minimize residual exposures.

The sensitivities to market risks included below are based on a change in one factor while holding all other factors constant. In practice, this is unlikely to occur, and changes in some of the factors may be correlated – for example, changes in interest rates and changes in foreign currency rates.

Financial instruments held by the Company that are subject to market risk include other financial assets, borrowings and derivative instruments such as interest rate cap contracts.

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 market interest rates. The observable impacts on the fair values and future cash flows of financial instruments that can be directly attributable to interest rate risk include changes in the net income from financial instruments whose cash flows are determined with reference to floating interest rates and changes in the value of financial instruments whose cash flows are fixed in nature.

The Company's assets largely consist of long-term interest-sensitive physical real estate assets. Accordingly, the Company's financial liabilities consist primarily of long-term fixed-rate debt or floating-rate debt that has been swapped with interest rate derivatives. These financial liabilities are recorded at their amortized cost. The Company also holds interest rate caps to limit its exposure to increases in interest rates on floating-rate debt that has not been swapped, and sometimes holds interest rate contracts to lock in fixed rates on anticipated future debt issuances and as an economic hedge against the changes in the value of long-term interest-sensitive physical real estate assets that have not been otherwise matched with fixed-rate debt. Borrowings issued at variable rates expose the Company to cash flow interest rate risk. To limit its exposure to interest rate risk, the Company has a mixed portfolio of fixed-rate and variable-rate debt, with $2,503,279 in fixed-rate debt and $850,017 in variable-rate debt as at March 31, 2021. If interest rates had been 50 basis points higher or lower, with all other variables held constant, interest expense would have increased (decreased) by:

For the three months ended March 31	2021		2020	
(in thousands of U.S. dollars)	50 bps increase	50 bps decrease	50 bps increase	50 bps decrease
Interest expense	$ 431	$ (73)	$ 1,613	$ (1,613)

Foreign currency risk

Changes in foreign currency rates will impact the carrying value of financial instruments denominated in currencies other than the U.S. dollar, which is the functional and presentation currency of the Company. The Company has exposure to monetary and non-monetary foreign currency risk due to the effects of changes in foreign exchange rates related to consolidated Canadian subsidiaries, equity-accounted investments, and cash and debt in Canadian dollars held at the corporate level. The Company manages foreign currency risk by raising equity in Canadian dollars and by matching its principal cash outflows to the currency in which the principal cash inflows are denominated.

The impact of a 1% increase or decrease in the Canadian dollar exchange rate would result in the following impacts to assets and liabilities:

For the three months ended March 31	2021		2020	
(in thousands of U.S. dollars)	1% increase	1% decrease	1% increase	1% decrease
Assets				
Equity-accounted investments in multi-family rental properties	$ 199	$ (199)	$ 180	$ (180)
Equity-accounted investments in Canadian residential developments	776	(776)	575	(575)
Canadian development properties	1,134	(1,134)	328	(328)
Investments in U.S. residential developments	6	(6)	36	(36)
	$ 2,115	**$ (2,115)**	**$ 1,119**	**$ (1,119)**
Liabilities				
Debt	$ 646	$ (646)	$ 227	$ (227)
	$ 646	**$ (646)**	**$ 227**	**$ (227)**

Foreign exchange volatility is already embedded in the fair value of derivative financial instruments (Note 19), and therefore is excluded from the sensitivity calculations above.

Other price risk

Other price risk is the risk of variability in fair value due to movements in equity prices or other market prices such as commodity prices and credit spreads. The Company does not hold any financial instruments that are exposed to equity price risk including equity securities and equity derivatives.

Credit risk

Credit risk is the risk that one party to a financial instrument will cause financial loss for the other party by failing to discharge an obligation. The Company has no significant concentrations of credit risk and its exposure to credit risk arises primarily through loans and receivables which are due primarily from associates. At March 31, 2021, the Company's exposure to credit risk arising from its investment in debt instruments was $9,098 (December 31, 2020 – $13,937). Through the equity portion of its investments, the Company is also indirectly exposed to credit risk arising on loans advanced by investees to individual real estate development projects.

Credit risk also arises from the possibility that residents may experience financial difficulty and be unable to fulfill their lease commitments. A provision for bad debt (or expected credit loss) is taken for all anticipated collectability risks. The Company also manages credit risk by performing resident underwriting due diligence during the leasing process. As at March 31, 2021, the Company had rent receivable of $2,814 (December 31, 2020 – $4,274), net of bad debt, which adequately reflects the Company's credit risk.

Liquidity risk

The real estate industry is highly capital intensive. Liquidity risk is the risk that the Company may have difficulty in meeting obligations associated with its financial liabilities as they fall due. Liquidity risk also includes the risk of not being able to liquidate assets in a timely manner at a reasonable price. The Company's liquidity risk management includes maintaining sufficient cash on hand and the availability of funding through an adequate amount of committed credit facilities, as well as performing periodic cash flow forecasts to ensure the Company has sufficient cash to meet operational and financing costs. The Company's primary source of liquidity consists of cash and other financial assets, net of deposits and other associated liabilities, and undrawn available credit facilities. Cash flow generated from operating the rental property portfolio represents the primary source of liquidity used to service the interest on the property-level debt and fund direct property operating expenses, as well as reinvest in the portfolio through capital expenditures.

The Company is subject to the risks associated with debt financing, including the ability to refinance indebtedness at maturity. The Company believes these risks are mitigated through the use of long-term debt secured by high-quality assets, by maintaining certain debt levels that are set by management, and by staggering maturities over an extended period.

The following tables present the contractual maturities of the Company's financial liabilities at March 31, 2021 and December 31, 2020, excluding remaining unamortized deferred financing fees and debt discount:

(in thousands of U.S. dollars) As at March 31, 2021	Due on demand and within the year	From 1 to 2 years	From 3 to 4 years	From 5 years and later	Total
Liabilities					
Debt[1]	$ 143,025	$ 1,197,810	$ 685,624	$ 1,326,837	$ 3,353,296
Other liabilities	185	3,751	2,240	594	6,770
Limited partners' interests in single-family rental business	–	–	–	413,105	413,105
Convertible debentures	–	172,400	–	–	172,400
Derivative financial instruments	–	2,458	–	79,367	81,825
Due to Affiliate	–	–	–	300,000	300,000
Amounts payable and accrued liabilities	76,092	–	–	–	76,092
Resident security deposits	46,934	–	–	–	46,934
Dividends payable	10,792	–	–	–	10,792
Total	**$ 277,028**	**$ 1,376,419**	**$ 687,864**	**$ 2,119,903**	**$ 4,461,214**

(1) The contractual maturities reflect the maturity dates after all extensions have been exercised. The Company intends to exercise the extension options available on all loans.

(in thousands of U.S. dollars) As at December 31, 2020	Due on demand and within the year	From 1 to 2 years	From 3 to 4 years	From 5 years and later	Total
Liabilities					
Debt[1]	$ 274,526	$ 1,236,540	$ 1,325,709	$ 1,327,292	$ 4,164,067
Other liabilities	–	3,122	1,463	551	5,136
Limited partners' interests in single-family rental business	–	–	–	356,305	356,305
Convertible debentures	–	172,400	–	–	172,400
Derivative financial instruments[2]	–	–	–	45,494	45,494
Due to Affiliate	–	–	–	300,000	300,000
Amounts payable and accrued liabilities	98,290	–	–	–	98,290
Resident security deposits	45,157	–	–	–	45,157
Dividends payable	10,641	–	–	–	10,641
Total	**$ 428,614**	**$ 1,412,062**	**$ 1,327,172**	**$ 2,029,642**	**$ 5,197,490**

(1) The contractual maturities reflect the maturity dates after all extensions have been exercised. The Company intends to exercise the extension options available on all loans.

(2) Includes the exchange/prepayment option related to Due to Affiliate (Note 19). Excludes the conversion and redemption options related to the 2022 convertible debentures as the fair value is an asset to the Company as at December 31, 2020.

The future repayments of principal and interest on financial liabilities are as follows, excluding remaining unamortized deferred financing fees and debt discount:

(in thousands of U.S. dollars) As at March 31, 2021	Within the year	From 1 to 2 years	From 3 to 4 years	From 5 years and later	Total
Principal					
Debt[(1),(2)]	$ 143,025	$ 1,197,810	$ 685,624	$ 1,326,837	$ 3,353,296
Convertible debentures	–	172,400	–	–	172,400
Due to Affiliate	–	–	–	300,000	300,000
Interest					
Debt[(1)]	72,291	138,963	84,335	27,517	323,106
Convertible debentures	4,957	4,957	–	–	9,914
Due to Affiliate[(3)]	12,938	34,500	34,500	157,583	239,521
Total	**$ 233,211**	**$ 1,548,630**	**$ 804,459**	**$ 1,811,937**	**$ 4,398,237**

(1) Certain mortgages' principal and interest repayments were translated to U.S. dollars at the period-end exchange rate.
(2) The contractual maturities reflect the maturity dates after all extensions have been exercised. The Company intends to exercise the extension options available on all loans.
(3) Reflects the contractual maturity date of September 3, 2032.

The details of the net liabilities are shown below:

(in thousands of U.S. dollars)	March 31, 2021	December 31, 2020
Cash	$ 294,693	$ 55,158
Amounts receivable	40,803	25,593
Prepaid expenses and deposits	17,741	13,659
Current assets	**353,237**	**94,410**
Amounts payable and accrued liabilities	76,092	98,290
Resident security deposits	46,934	45,157
Dividends payable	10,792	10,641
Current portion of long-term debt	143,003	274,190
Current liabilities	**276,821**	**428,278**
Net current assets (liabilities)	**$ 76,416**	**$ (333,868)**

During the three months ended March 31, 2021, the change in the Company's liquidity resulted in a working capital surplus of $76,416 (December 31, 2020 – deficit of $333,868). The working capital surplus is driven primarily by cash proceeds received from the Company's sale of an 80% interest in its subsidiary, Tricon US Multi-Family REIT LLC (Note 3).

As of March 31, 2021, the outstanding amount under the corporate credit facility was $19,000 (December 31, 2020 – $26,000) and $481,000 of the corporate credit facility remained available to the Company. During the three months ended March 31, 2021, the Company received distributions of $12,700 (2020 – $51,478) from its investments.

33. CAPITAL MANAGEMENT

The Company's objectives when managing capital are: (i) to safeguard its ability to meet financial obligations and growth objectives, including future acquisitions; (ii) to provide an appropriate return to its shareholders; and (iii) to maintain an optimal capital structure that allows multiple financing options, should a financing need arise. The Company's capital consists of debt (including credit facilities, term loans, mortgages, securitizations, convertible debentures and Due to Affiliate), cash and shareholders' equity. In order to maintain or adjust the capital structure, the Company manages equity as capital and may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or subsidiary entity interests, repurchase and cancel shares or sell assets.

As of March 31, 2021, the Company was in compliance with all financial covenants in its debt facilities (Note 16).

34. SUPPLEMENTARY CASH FLOW DETAILS

The details of the adjustments for non-cash items from continuing operations presented in operating activities of the cash flow statement are shown below:

(in thousands of U.S. dollars)

For the three months ended March 31	2021	2020
Fair value gain on rental properties (Note 4)	$ (112,302)	$ (20,637)
Fair value loss on derivative financial instruments and other liabilities (Note 19)	37,172	2,144
(Income) loss from investments in U.S. residential developments (Note 8)	(6,659)	79,579
Loss (income) from equity-accounted investments in multi-family rental properties (Note 5)	457	(55)
Loss (income) from equity-accounted investments in Canadian residential developments (Note 6)	3	(5,097)
Amortization and depreciation expense (Notes 22, 23)	2,650	2,773
Deferred income taxes (Note 12)	67,127	(10,967)
Net change in fair value of limited partners' interests in single-family rental business (Note 24)	26,141	5,451
Amortization of debt discount and financing costs (Note 20)	3,914	2,043
Interest on lease obligation (Note 20)	99	81
Long-term incentive plan (Note 29)	1,337	(693)
Annual incentive plan (Note 29)	6,596	2,676
Unrealized foreign exchange gain	118	(2,741)
Adjustments for non-cash items from continuing operations	**$ 26,653**	**$ 54,557**

The following table presents the changes in non-cash working capital items from continuing operations for the periods ended March 31, 2021 and March 31, 2020.

(in thousands of U.S. dollars)

For the three months ended March 31	2021	2020
Amounts receivable	$ (15,210)	$ (3,953)
Prepaid expenses and deposits	(4,082)	(19,444)
Resident security deposits	1,777	34,337
Amounts payable and accrued liabilities	(22,198)	53,824
Non-cash working capital items acquired on deemed acquisition(1)	–	(69,584)
Deduct non-cash working capital items from discontinued operations	(15,427)	(10,556)
Changes in non-cash working capital items from continuing operations	**$ (55,140)**	**$ (15,376)**

(1) The comparative figure has been adjusted to conform with the current period presentation to exclude $18,634 of non-cash working capital items acquired on the deemed acquisition of the U.S. multi-family rental business on January 1, 2020, which is now presented as discontinued operations (Notes 2 and 3).

35. FINANCING ACTIVITIES

(in thousands of U.S. dollars)	As at December 31, 2020	Cash flows	Non-cash changes: Foreign exchange movement	Non-cash changes: Fair value changes	Non-cash changes: Additions/ (Dispositions)[1]	Non-cash changes: Other[2]	As at March 31, 2021
SFR JV-1 subscription facility	$ 115,664	$ (14,000)	$ –	$ –	$ –	$ 126	$ 101,790
SFR JV-1 warehouse credit facility	95,950	129,168	–	–	–	228	225,346
Term loan 2	96,077	–	–	–	–	–	96,077
Warehouse credit facility	10,110	(62)	–	–	–	34	10,082
Securitization debt 2017-1	459,530	(341)	–	–	–	–	459,189
Term loan	374,745	(151)	–	–	–	–	374,594
Securitization debt 2017-2	362,683	(785)	–	–	–	77	361,975
Securitization debt 2018-1	311,913	–	–	–	–	36	311,949
SFR JV-1 securitization debt 2019-1	326,767	(113)	–	–	–	317	326,971
SFR JV-1 securitization debt 2020-1	543,803	(243)	–	–	–	435	543,995
Securitization debt 2020-2	432,817	(99)	–	–	–	280	432,998
U.S. multi-family credit facility[1]	109,890	(109,890)	–	–	–	–	–
Mortgage tranche A[1]	160,090	–	–	–	(160,090)	–	–
Mortgage tranche B[1]	400,225	–	–	–	(400,225)	–	–
Mortgage tranche C[1]	240,135	–	–	–	(240,135)	–	–
Land loan	21,991	–	275	–	–	–	22,266
Vendor take-back (VTB) loan 2021	25,564	(7,615)	267	–	–	–	18,216
Mortgage	12,463	(104)	154	–	–	3	12,516
Corporate credit facility	26,000	(7,000)	–	–	–	–	19,000
Corporate office mortgages	11,089	(66)	128	–	–	–	11,151
2022 convertible debentures	165,956	–	–	–	–	1,237	167,193
Due to Affiliate	251,647	–	–	–	–	1,141	252,788
Derivative financial instruments[3]	45,494	–	–	37,172	–	(841)	81,825
Limited partners' interests in single-family rental business	356,305	30,659	–	26,141	–	–	413,105
Lease obligations	6,403	(623)	–	–	1,559	99	7,438
Total liabilities from financing activities	**$ 4,963,311**	**$ 18,735**	**$ 824**	**$ 63,313**	**$ (798,891)**	**$ 3,172**	**$ 4,250,464**

(1) On March 31, 2021, U.S. multi-family rental mortgages totalling $800,450 were deconsolidated from the Company's balance sheet in connection with the sale of an 80% interest in the U.S. multi-family rental portfolio (Note 3). The Company fully repaid the U.S. multi-family credit facility with the proceeds of the syndication, which is presented within change in cash from discontinued operations on the consolidated statement of cash flow.

(2) Includes amortization of transaction costs and debt discount and interest on lease obligations.

(3) The embedded derivative on the 2022 convertibles was an asset of $841 as at December 31, 2020 and a liability of $2,458 as at March 31, 2021; as a result, the balance was reclassified from asset to liability on the consolidated balance sheet.

			Non-cash changes				
(in thousands of U.S. dollars)	As at December 31, 2019	Cash flows	Foreign exchange movement	Fair value changes	Additions	Other(1)	As at March 31, 2020
SFR JV-1 subscription facility	$ 185,161	$ 6,000	$ –	$ –	$ –	$ 126	$ 191,287
SFR JV-1 warehouse credit facility	209,998	88,793	–	–	–	366	299,157
Term loan 2	96,077	–	–	–	–	–	96,077
Warehouse credit facility	29,864	–	–	–	–	–	29,864
Securitization debt 2016-1	357,478	(1,428)	–	–	–	–	356,050
Securitization debt 2017-1	461,301	(122)	–	–	–	–	461,179
Term loan	375,000	–	–	–	–	–	375,000
Securitization debt 2017-2	363,357	(273)	–	–	–	76	363,160
Securitization debt 2018-1	313,093	(163)	–	–	–	36	312,966
SFR JV-1 securitization debt 2019-1	325,511	–	–	–	–	308	325,819
U.S. multi-family credit facility	115,890	(1,500)	–	–	–	–	114,390
Mortgage tranche A	160,090	–	–	–	–	–	160,090
Mortgage tranche B	400,225	–	–	–	–	–	400,225
Mortgage tranche C	240,135	–	–	–	–	–	240,135
Land loan	10,779	–	(917)	–	–	–	9,862
Mortgage	3,149	(23)	(259)	–	–	1	2,868
Corporate credit facility	297,000	28,500	–	–	–	–	325,500
Corporate office mortgages	11,153	(68)	(937)	–	–	–	10,148
2022 convertible debentures	161,311	–	–	–	–	1,130	162,441
Derivative financial instruments(2)	657	–	–	1,142	–	–	1,799
Limited partners' interests in single-family rental business	285,774	16,746	–	5,451	–	–	307,971
Lease obligations	6,524	(637)	–	–	243	81	6,211
Other liabilities	13,375	(14,922)	–	1,039	508	–	–
Total liabilities from financing activities	**$ 4,422,902**	**$ 120,903**	**$ (2,113)**	**$ 7,632**	**$ 751**	**$ 2,124**	**$ 4,552,199**

(1) Includes amortization of transaction costs and debt discount and interest on lease obligations.
(2) Represents the embedded derivative liability on the 2022 convertible debentures.

36. SUBSEQUENT EVENTS

Homebuilder Direct

Subsequent to quarter-end, on May 10, 2021, the Company announced a new single-family rental joint venture ("Homebuilder Direct") with two institutional investors to acquire newly built homes. The joint venture will have an initial equity capitalization of $300,000 (one-third from each partner), with the partners having the option to increase their commitment up to $150,000 each, for a total peak target commitment of $450,000 or up to $1,500,000 of purchasing potential when including associated leverage. This will enable the joint venture to acquire approximately 5,000 new single-family homes, primarily from national and regional homebuilders, including both scattered site homes and finished build-to-rent communities.

Quarterly dividend

On May 11, 2021, the Board of Directors of the Company declared a dividend of seven cents per common share in Canadian dollars payable on or after July 15, 2021 to shareholders of record on June 30, 2021.

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