



ELEVATE

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SUPPLEMENTAL INFORMATION
for the three and six months ended June 30, 2022

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NON-IFRS MEASURES

This supplemental information should be read in conjunction with the Management's Discussion and Analysis ("MD&A") and unaudited condensed interim consolidated financial statements and accompanying notes for the three and six months ended June 30, 2022 of Tricon Residential Inc. ("Tricon", "us", "we" or the "Company") prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("the IASB") and consistent with the Company's audited annual consolidated financial statements for the year ended December 31, 2021.

The Company has included herein certain non-IFRS financial measures and non-IFRS ratios, including, but not limited to, net operating income ("NOI"), NOI margin, funds from operations ("FFO"), core funds from operations ("Core FFO"), adjusted funds from operations ("AFFO"), Core FFO per share, AFFO per share, Core FFO payout ratio, AFFO payout ratio, Adjusted EBITDA, Assets Under Management ("AUM"), as well as certain key indicators of the performance of our businesses which are supplementary financial measures. These measures are commonly used by entities in the real estate industry as useful metrics for measuring performance. We utilize these measures in managing our business, including performance measurement and capital allocation. In addition, certain of these measures are used in measuring compliance with our debt covenants. We believe that providing these performance measures on a supplemental basis is helpful to investors and shareholders in assessing the overall performance of the Company's business. However, these measures are not recognized under and do not have any standardized meaning prescribed by IFRS as issued by the IASB, and are not necessarily comparable to similar measures presented by other publicly traded entities. These measures should be considered as supplemental in nature and not as a substitute for related financial information prepared in accordance with IFRS. Because non-IFRS financial measures, non-IFRS ratios and supplementary financial measures do not have standardized meanings prescribed under IFRS, securities regulations require that such measures be clearly defined, identified, and reconciled to their nearest IFRS measure. The definition, calculation and reconciliation of the non-IFRS financial measures and the requisite disclosure for non-IFRS ratios used in this document are provided in the "[Glossary and Defined Terms](#)" and "[Reconciliations](#)" sections.

The non-IFRS financial measures, non-IFRS ratios and supplementary financial measures presented herein should not be construed as alternatives to net income (loss) or cash flow from the Company's activities, determined in accordance with IFRS, as indicators of Tricon's financial performance. Tricon's method of calculating these measures may differ from other issuers' methods and, accordingly, these measures may not be comparable to similar measures presented by other publicly-traded entities.

FORWARD-LOOKING STATEMENTS

Certain statements in this supplemental information are considered "forward-looking information" as defined under applicable securities laws ("forward-looking statements"). This document should be read in conjunction with material contained in the Company's current consolidated financial statements along with the Company's other publicly filed documents. Words such as "may", "would", "could", "will", "anticipate", "believe", "plan", "expect", "intend", "estimate", "aim", "endeavor", "project", "continue", "target" and similar expressions identify these forward-looking statements. Statements containing forward-looking information are not historical facts but instead reflect management's expectations, intentions and beliefs concerning anticipated future events, results, circumstances, economic performance or expectations with respect to Tricon and its investments and are based on information currently available to management and on assumptions that management believes to be reasonable.

This supplemental information includes forward-looking statements pertaining to: anticipated operational and financial performance; project plans, anticipated characteristics and timelines. The assumptions underlying these forward-looking statements and a list of factors that may cause actual business performance to differ from current projections are discussed in this supplemental information and in the Company's Annual Information Form dated March 1, 2022 (the "AIF"), which is available on SEDAR at www.sedar.com. The continuing impact of COVID-19 on the operations, business and financial results of the Company may cause actual results to differ, possibly materially, from the results discussed in the forward-looking statements. Many of these forward-looking statements are based on current development project plans which are subject to change.

Forward-looking statements are necessarily based on estimates and assumptions that, while considered reasonable by management of the Company as of the date of this supplemental information, are inherently subject to significant business, economic and competitive uncertainties and contingencies.

SUPPLEMENTAL INFORMATION

for the three and six months ended June 30, 2022

When relying on forward-looking statements to make decisions, the Company cautions readers not to place undue reliance on these statements, as forward-looking statements involve significant unknown risks and uncertainties. Forward-looking statements should not be read as guarantees of future performance or results and will not necessarily be accurate indications of whether or not the times at or by which such performance or results will be achieved. A number of factors could cause actual results to differ, possibly materially, from the results discussed in the forward-looking statements, including, but not limited to, the Company's ability to execute its growth strategies; the impact of changing conditions in the U.S. and Canadian multi-family housing market; increasing competition in the Canadian and U.S. single-family and multi-family housing market; the effect of fluctuations and cycles in the Canadian and U.S. real estate market; the marketability and value of the Company's portfolio; changes in the attitudes, financial condition and demand of the Company's demographic market; fluctuation in interest rates and volatility in financial markets; the potential impact of reduced supply of labor and materials on expected costs and timelines; developments and changes in applicable laws and regulations; and the impact of COVID-19 on the operations, business and financial results of the Company.

Certain statements included in this document, including with respect to 2022 guidance for Core FFO per share and same home metrics, are considered to be financial outlook for purposes of applicable securities laws, and as such, the financial outlook may not be appropriate for purposes other than to understand management's current expectations relating to the future of the Company, as disclosed in this document. These forward-looking statements have been approved by management to be made as at the date of this document. Although the forward-looking statements contained in this document are based upon what management currently believes to be reasonable assumptions (including in particular the revenue growth, expense growth and portfolio growth assumptions set out herein which themselves are based on, respectively: assumed ancillary revenue growth and continuing favorable market rent growth; increased internalization of maintenance activities and improved management efficiencies accompanying portfolio growth; and the availability of homes meeting the Company's single-family rental acquisition objectives), there can be no assurance that actual results, performance or achievements will be consistent with these forward-looking statements. The forward-looking statements contained in this document are expressly qualified in their entirety by this cautionary statement.

When relying on our forward-looking statements to make decisions with respect to the Company, investors and others should carefully consider the foregoing factors and other uncertainties and potential events. The forward-looking statements in this supplemental information are made as of the date of this document and the Company does not intend to, or assume any obligation to, update or revise these forward-looking statements or information to reflect new information, events, results or circumstances or otherwise after the date on which such statements are made to reflect the occurrence of unanticipated events, except as required by law, including securities laws.

QUARTERLY HIGHLIGHTS FROM PRESS RELEASE

The Company reported strong operational and financial results in the second quarter, including the following highlights:

- Net income from continuing operations increased by 185% year-over-year to \$416.9 million compared to \$146.3 million in Q2 2021; diluted earnings per share from continuing operations increased by 18% year-over-year to \$0.85 compared to \$0.72 per share in Q2 2021;
- Core FFO of \$51.0 million increased by 42.8% year-over-year and Core FFO per share of \$0.16 increased by 14.3% driven by single-family rental home acquisitions, solid operational results and higher fee income, partially offset by a 24% increase in weighted average diluted shares outstanding stemming largely from Tricon’s U.S. public offering in October 2021;
- Same home Net Operating Income (“NOI”) for the single-family rental portfolio in Q2 grew by 10.5% year-over-year and same home NOI margin increased by 1.3% to 68.2%. Same home occupancy increased by 0.8% year-over-year to a record of 98.3%, same home turnover remained low at 16.5% and blended rent growth was 8.4% (comprised of new lease rent growth of 19.6% and renewal rent growth of 6.4%);
- The single-family rental portfolio expanded by 7.7% during the quarter (34% year-over-year) through the organic acquisition of 2,489 homes at an average price of \$364,000 per home (including closing and up-front renovations costs) for a total acquisition cost of \$906 million, of which Tricon’s proportionate share was \$274 million;
- Positive trends continued into the third quarter, with same home rent growth of 9.3% in July 2022, including 23.5% growth on new leases and 6.5% growth on renewals, while same home occupancy was 97.8% and same home turnover remained seasonally low at 18.2%. The steady pace of acquisitions is expected to continue and management is on track to reach its target of 8,000 home acquisitions in 2022; and
- The Company closed a successor single-family rental build-to-rent Investment Vehicle with the Arizona State Retirement System (“ASRS”) with a total equity commitment of \$500 million.

2022 Guidance Update

As a result of the strong operating performance during the second quarter, the Company updated its guidance for the Core FFO per share and same home metrics for the current fiscal year as follows:

For the year ended December 31	Current 2022 Guidance	Previous 2022 Guidance	Update Drivers
Core FFO per share	\$0.60 – \$0.64	\$0.60 – \$0.64	Strong same home trends offset by rising interest expense expected on future single-family rental financing
Same home revenue growth	8.0% – 9.5%	7.5% – 9.5%	Continued strong rent growth trends
Same home expense growth	7.0% – 8.5%	7.0% – 9.0%	Continued expectation of high property taxes and inflationary cost pressures
Same home NOI growth	8.5% – 10.0%	7.5% – 9.5%	Driven by stronger than expected revenue growth
Single-family rental home acquisitions	~8,000	8,000+	On track to achieve but not exceed target

Note: Non-IFRS measures are presented to illustrate alternative relevant measures to assess the Company’s performance. Refer to the “Non-IFRS Measures” and “Glossary and Defined Terms” sections. See also the “Forward-Looking Statements” section, as the figures presented above are considered “financial outlook” for purposes of applicable securities laws and may not be appropriate for purposes other than to understand management’s current expectations relating to the future of the Company. The reader is cautioned that this information is forward-looking and actual results may vary materially from those reported. Although the Company believes that its anticipated future results, performance or achievements expressed or implied by the forward-looking statements and information are based upon reasonable assumptions and expectations (including in particular the revenue growth, expense growth and portfolio growth assumptions set out herein which themselves are based on, respectively: assumed ancillary revenue growth and continuing favorable market rent growth; increased internalization of maintenance activities and improved management efficiencies accompanying portfolio growth; and the availability of homes meeting the Company’s single-family rental acquisition objectives), the reader should not place undue reliance on forward-looking statements and information. The Company reviews its key assumptions regularly and may change its outlook on a going-forward basis if necessary.

for the three and six months ended June 30, 2022

1. CONSOLIDATED FINANCIAL STATEMENTS

1.1 Consolidated income statement

For the periods ended June 30

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

	Three months			Six months		
	2022	2021	Variance	2022	2021	Variance
Revenue from single-family rental properties⁽¹⁾	\$ 155,135	\$ 107,004	\$ 48,131	\$ 293,923	\$ 206,395	\$ 87,528
Direct operating expenses ⁽¹⁾	(50,739)	(36,260)	(14,479)	(96,254)	(69,479)	(26,775)
Net operating income from single-family rental properties	104,396	70,744	33,652	197,669	136,916	60,753
Revenue from private funds and advisory services	20,387	13,113	7,274	32,798	22,043	10,755
Income from equity-accounted investments in multi-family rental properties	18,905	14,272	4,633	35,942	13,815	22,127
(Loss) income from equity-accounted investments in Canadian residential developments	(98)	27	(125)	(113)	24	(137)
Other income	372	330	42	3,421	535	2,886
Income from investments in U.S. residential developments	3,002	8,251	(5,249)	7,307	14,910	(7,603)
Compensation expense	(22,737)	(19,272)	(3,465)	(50,989)	(36,292)	(14,697)
Performance fees expense	(15,117)	(981)	(14,136)	(27,681)	(1,711)	(25,970)
General and administration expense	(13,905)	(9,270)	(4,635)	(26,780)	(17,673)	(9,107)
Transaction costs	(5,482)	(4,408)	(1,074)	(7,701)	(5,637)	(2,064)
Interest expense	(45,864)	(37,396)	(8,468)	(82,718)	(73,471)	(9,247)
Fair value gain on rental properties	395,835	254,312	141,523	695,407	366,614	328,793
Fair value gain on Canadian development properties	874	–	874	874	–	874
Fair value gain (loss) on derivative financial instruments and other liabilities	156,487	(41,475)	197,962	127,125	(78,647)	205,772
Amortization and depreciation expense	(3,584)	(2,849)	(735)	(6,991)	(5,499)	(1,492)
Realized and unrealized foreign exchange gain (loss)	100	(2,710)	2,810	39	(2,540)	2,579
Net change in fair value of limited partners' interests in single-family rental business	(112,003)	(49,246)	(62,757)	(204,235)	(75,387)	(128,848)
	356,785	109,585	247,200	462,907	99,041	363,866
Income before income taxes from continuing operations	\$ 481,568	\$ 193,442	\$ 288,126	\$ 693,374	\$ 258,000	\$ 435,374
Income tax expense from continuing operations	(64,708)	(47,120)	(17,588)	(113,057)	(69,774)	(43,283)
Net income from continuing operations	\$ 416,860	\$ 146,322	\$ 270,538	\$ 580,317	\$ 188,226	\$ 392,091
Basic earnings per share attributable to shareholders of Tricon from continuing operations	1.51	0.73	0.78	2.11	0.95	1.16
Diluted earnings per share attributable to shareholders of Tricon from continuing operations	0.85	0.72	0.13	1.49	0.94	0.55
Net loss from discontinued operations	–	–	–	–	(67,562)	67,562
Basic loss per share attributable to shareholders of Tricon from discontinued operations	–	–	–	–	(0.34)	0.34
Diluted loss per share attributable to shareholders of Tricon from discontinued operations	–	–	–	–	(0.34)	0.34
Weighted average shares outstanding – basic	274,598,588	199,113,835	75,484,753	274,345,001	197,024,375	77,320,626
Weighted average shares outstanding – diluted	311,913,232	200,742,510	111,170,722	311,929,796	198,586,256	113,343,540

(1) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries of \$1,083 and \$2,000 for the three and six months ended June 30, 2021, respectively, that were previously recorded as a reduction in direct operating expenses have been reclassified to revenue from single-family rental properties with no impact to net operating income.

for the three and six months ended June 30, 2022

1.2 Consolidated balance sheet

As at

(in thousands of U.S. dollars)

	June 30, 2022	December 31, 2021
ASSETS		
Non-current assets		
Rental properties	\$ 10,263,424	\$ 7,978,396
Equity-accounted investments in multi-family rental properties	232,704	199,285
Equity-accounted investments in Canadian residential developments	97,521	98,675
Canadian development properties	138,920	133,250
Investments in U.S. residential developments	127,757	143,153
Restricted cash	158,347	123,329
Goodwill	29,726	29,726
Deferred income tax assets	115,160	96,945
Intangible assets	8,183	9,324
Other assets	93,189	84,749
Derivative financial instruments	4,003	363
Total non-current assets	11,268,934	8,897,195
Current assets		
Cash	146,463	176,894
Amounts receivable	17,600	41,582
Prepaid expenses and deposits	45,549	32,946
Assets held for sale	8,741	–
Total current assets	218,353	251,422
Total assets	\$ 11,487,287	\$ 9,148,617
LIABILITIES		
Non-current liabilities		
Long-term debt	\$ 4,751,203	\$ 3,662,628
Due to Affiliate	254,201	256,362
Derivative financial instruments	103,481	230,305
Deferred income tax liabilities	592,699	461,689
Limited partners' interests in single-family rental business	1,484,402	947,452
Long-term incentive plan	24,889	21,431
Performance fees liability	76,901	48,358
Other liabilities	28,945	28,958
Total non-current liabilities	7,316,721	5,657,183
Current liabilities		
Amounts payable and accrued liabilities	130,121	102,954
Resident security deposits	65,330	56,785
Dividends payable	15,872	15,821
Current portion of long-term debt	345,323	254,805
Total current liabilities	556,646	430,365
Total liabilities	7,873,367	6,087,548
Equity		
Share capital	2,125,887	2,114,783
Contributed surplus	23,704	22,790
Cumulative translation adjustment	18,940	22,842
Retained earnings	1,439,821	893,379
Total shareholders' equity	3,608,352	3,053,794
Non-controlling interest	5,568	7,275
Total equity	3,613,920	3,061,069
Total liabilities and equity	\$ 11,487,287	\$ 9,148,617

for the three and six months ended June 30, 2022

2. PROPORTIONATE FINANCIAL STATEMENTS

The tables in this section present Tricon's proportionate share of the consolidated financial results for each period presented, and Tricon's proportionate share of consolidated net assets as at each period-end date, by deducting third-party interests' share of the single-family rental business segment from each income statement line item and balance sheet line item, respectively. Net income attributable to non-controlling interests is deducted in one line to arrive at net income attributable to Tricon's shareholders, and net assets attributable to non-controlling interests is deducted in one line to arrive at net assets attributable to Tricon's shareholders.

2.1 Proportionate income statement

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2022	2021	Variance	2022	2021	Variance
Revenue from single-family rental properties⁽¹⁾	\$ 99,852	\$ 81,930	\$ 17,922	\$ 194,411	\$ 159,835	\$ 34,576
Direct operating expenses ⁽¹⁾	(32,665)	(27,873)	(4,792)	(63,933)	(54,151)	(9,782)
Net operating income from single-family rental properties	67,187	54,057	13,130	130,478	105,684	24,794
Revenue from private funds and advisory services	20,387	13,113	7,274	32,798	22,043	10,755
Fees eliminated upon consolidation	10,231	1,458	8,773	17,673	2,332	15,341
Income from equity-accounted investments in multi-family rental properties	18,905	14,272	4,633	35,942	13,815	22,127
(Loss) income from equity-accounted investments in Canadian residential developments	(98)	27	(125)	(113)	24	(137)
Income from investments in U.S. residential developments	3,002	8,251	(5,249)	7,307	14,910	(7,603)
Compensation expense	(22,737)	(19,272)	(3,465)	(50,989)	(36,292)	(14,697)
Performance fees expense	(15,117)	(981)	(14,136)	(27,681)	(1,711)	(25,970)
General and administration expense	(11,176)	(7,659)	(3,517)	(21,594)	(14,555)	(7,039)
Interest expense	(25,986)	(30,320)	4,334	(49,099)	(60,327)	11,228
Fair value gain on rental properties	287,439	211,570	75,869	502,814	303,754	199,060
Fair value gain on Canadian development properties	874	–	874	874	–	874
Fair value gain (loss) on derivative financial instruments and other liabilities	154,996	(41,437)	196,433	123,835	(78,609)	202,444
Other expenses ⁽²⁾	(6,339)	(9,637)	3,298	(8,871)	(13,068)	4,197
Current income tax (expense) recovery	(1,104)	(16)	(1,088)	(1,566)	44,457	(46,023)
Deferred income tax expense	(63,604)	(47,104)	(16,500)	(111,491)	(114,231)	2,740
Non-controlling interest	(1,025)	(805)	(220)	(2,135)	(1,376)	(759)
Net income from continuing operations attributable to Tricon's shareholders	\$ 415,835	\$ 145,517	\$ 270,318	\$ 578,182	\$ 186,850	\$ 391,332

(1) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries of \$874 and \$1,618 for the three and six months ended June 30, 2021, respectively, that were previously recorded as a reduction in direct operating expenses have been reclassified to revenue from single-family rental properties with no impact to net operating income.

(2) Includes transaction costs, amortization and depreciation expenses, and realized and unrealized foreign exchange gains net of \$372 and \$3,421 of income from U.S. and Canadian residential developments for the three and six months ended June 30, 2022, respectively (2021 – \$330 and \$535).

for the three and six months ended June 30, 2022

2.2 Historical proportionate income statement

For the three months ended (in thousands of U.S. dollars)	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021	June 30, 2021	March 31, 2021
Revenue from single-family rental properties	\$ 99,852	\$ 94,559	\$ 89,113	\$ 85,967	\$ 81,930	\$ 77,904
Direct operating expenses	(32,665)	(31,268)	(29,759)	(29,350)	(27,873)	(26,277)
Net operating income from single-family rental properties	67,187	63,291	59,354	56,617	54,057	51,627
Revenue from private funds and advisory services	20,387	12,411	17,678	10,972	13,113	8,930
Fees eliminated upon consolidation	10,231	7,442	7,984	7,455	1,458	874
Income (loss) from equity-accounted investments in multi-family rental properties	18,905	17,037	33,961	27,557	14,272	(457)
(Loss) income from equity-accounted investments in Canadian residential developments	(98)	(15)	10,085	(1,909)	27	(3)
Income from investments in U.S. residential developments	3,002	4,305	10,530	6,286	8,251	6,659
Compensation expense	(22,737)	(28,252)	(35,718)	(17,941)	(19,272)	(17,020)
Performance fees (expense) recovery	(15,117)	(12,564)	(40,854)	293	(981)	(730)
General and administration expense	(11,176)	(10,418)	(11,736)	(7,390)	(7,659)	(6,896)
Interest expense	(25,986)	(23,113)	(24,297)	(29,079)	(30,320)	(30,007)
Fair value gain on rental properties	287,439	215,375	219,899	295,310	211,570	92,184
Fair value gain on Canadian development properties	874	–	10,098	–	–	–
Fair value gain (loss) on derivative financial instruments and other liabilities	154,996	(31,161)	(72,726)	(68,728)	(41,437)	(37,172)
Other expenses	(6,339)	(2,532)	(3,159)	(10,397)	(9,637)	(3,431)
Current income tax (expense) recovery	(1,104)	(462)	(615)	(415)	(16)	44,473
Deferred income tax expense	(63,604)	(47,887)	(53,507)	(66,745)	(47,104)	(67,127)
Non-controlling interest	(1,025)	(1,110)	(1,855)	(1,041)	(805)	(571)
Net income from continuing operations attributable to Tricon's shareholders	\$ 415,835	\$ 162,347	\$ 125,122	\$ 200,845	\$ 145,517	\$ 41,333

for the three and six months ended June 30, 2022

2.3 Historical proportionate balance sheet

(in thousands of U.S. dollars, except per share amounts which are in U.S. dollars)	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021	June 30, 2021	March 31, 2021
Assets						
Rental properties	\$ 6,398,997	\$ 5,834,380	\$ 5,404,540	\$ 4,972,832	\$ 4,513,858	\$ 4,114,315
Equity-accounted investments in multi-family rental properties	232,704	215,482	199,285	166,463	140,532	127,584
Equity-accounted investments in Canadian residential developments	97,521	102,277	98,675	90,546	93,165	77,152
Canadian development properties	138,920	139,765	133,250	119,609	117,885	112,733
Investments in U.S. residential developments	127,757	138,084	143,153	148,170	154,370	160,784
Restricted cash	92,326	87,093	83,182	94,531	77,473	74,139
Goodwill, intangible and other assets	132,594	129,056	123,912	120,358	122,484	92,271
Deferred income tax assets	115,160	106,291	96,945	78,217	70,984	59,659
Cash	59,388	74,543	91,655	67,914	57,557	271,966
Other working capital items	43,615	66,376	58,263	41,582	38,124	55,101
Assets held for sale	8,741	–	–	–	–	–
Total assets	\$ 7,447,723	\$ 6,893,347	\$ 6,432,860	\$ 5,900,222	\$ 5,386,432	\$ 5,145,704
Liabilities						
Debt	2,610,073	2,390,641	2,190,594	2,490,239	2,332,571	2,533,373
Convertible debentures	–	–	–	–	167,513	167,193
Due to Affiliate	254,201	252,930	256,362	255,145	253,954	252,788
Other liabilities	376,830	510,412	463,146	357,963	300,675	217,623
Deferred income tax liabilities	592,699	519,163	461,689	396,997	322,500	266,039
Total liabilities	\$ 3,833,803	\$ 3,673,146	\$ 3,371,791	\$ 3,500,344	\$ 3,377,213	\$ 3,437,016
Non-controlling interest	5,568	6,190	7,275	5,420	5,975	6,567
Net assets attributable to Tricon's shareholders	\$ 3,608,352	\$ 3,214,011	\$ 3,053,794	\$ 2,394,458	\$ 2,003,244	\$ 1,702,121
Net assets per share⁽¹⁾	\$ 13.21	\$ 11.77	\$ 11.22	\$ 10.61	\$ 9.57	\$ 8.80

(1) Net assets per share is calculated as net assets attributable to shareholders divided by the common shares outstanding as at each balance sheet date.

for the three and six months ended June 30, 2022

3. CORE FFO AND AFFO

3.1 Proportionate Core FFO and AFFO summary

For the periods ended June 30		Three months			Six months		
(in thousands of U.S. dollars, except per share amounts which are in U.S. dollars, unless otherwise indicated)		2022	2021	Variance	2022	2021	Variance
Revenue from single-family rental properties⁽¹⁾		\$ 99,852	\$ 81,930	\$ 17,922	\$ 194,411	\$ 159,835	\$ 34,576
Direct operating expenses ⁽¹⁾		(32,665)	(27,873)	(4,792)	(63,933)	(54,151)	(9,782)
Net operating income from single-family rental properties		67,187	54,057	13,130	130,478	105,684	24,794
Core FFO from fees	A	30,618	14,571	16,047	50,471	24,375	26,096
Core FFO from U.S. and Canadian multi-family rental ⁽²⁾	B	2,505	1,919	586	4,826	9,449	(4,623)
Core FFO from U.S. residential developments		3,002	8,251	(5,249)	7,307	14,910	(7,603)
Other (expense) income	C	(1,510)	772	(2,282)	416	(142)	558
Corporate overhead	D	(30,751)	(23,962)	(6,789)	(62,729)	(46,054)	(16,675)
Interest expense	E	(18,938)	(19,866)	928	(35,159)	(39,929)	4,770
Current income tax expense	F	(1,104)	(16)	(1,088)	(1,566)	(45)	(1,521)
Core funds from operations (Core FFO)⁽³⁾		\$ 51,009	\$ 35,726	\$ 15,283	\$ 94,044	\$ 68,248	\$ 25,796
Recurring capital expenditures	G	(10,279)	(7,500)	(2,779)	(19,656)	(14,205)	(5,451)
Adjusted funds from operations (AFFO)⁽³⁾		\$ 40,730	\$ 28,226	\$ 12,504	\$ 74,388	\$ 54,043	\$ 20,345
Core FFO per share ⁽³⁾		\$ 0.16	\$ 0.14	\$ 0.02	\$ 0.30	\$ 0.27	\$ 0.03
AFFO per share ⁽³⁾		\$ 0.13	\$ 0.11	\$ 0.02	\$ 0.24	\$ 0.22	\$ 0.02
Core FFO payout ratio ^{(3),(4)}		31%	33%	(2%)	34%	33%	1%
AFFO payout ratio ^{(3),(4)}		39%	42%	(3%)	43%	42%	1%
Weighted average shares outstanding – diluted		311,913,232	252,511,687	59,401,545	311,929,796	250,358,803	61,570,993

(1) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries of \$874 and \$1,618 for the three and six months ended June 30, 2021, respectively, that were previously recorded as a reduction in direct operating expenses have been reclassified to revenue from single-family rental properties with no impact to net operating income.

(2) Effective March 31, 2021, the Company sold an 80% interest in its U.S. multi-family rental portfolio, and as a result, its 20% remaining interest in the joint venture is presented as equity-accounted investments on the balance sheet and income from equity-accounted investments on the income statement. For the period from January 1, 2021 to March 31, 2021, Core FFO from U.S. multi-family rental represents Tricon's legacy 100% ownership interest in the portfolio.

(3) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

(4) Core FFO and AFFO payout ratios are computed by dividing dividends declared for the period by Core FFO and AFFO, respectively. Prior to November 8, 2021, dividends were declared and paid in Canadian dollars; for reporting purposes, amounts recorded in equity were translated to U.S. dollars using the daily exchange rate on the applicable dividend record date.

for the three and six months ended June 30, 2022

3.2 Proportionate Core FFO and AFFO detail

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2022	2021	Variance	2022	2021	Variance
Revenue from private funds and advisory services	\$ 20,387	\$ 13,113	\$ 7,274	\$ 32,798	\$ 22,043	\$ 10,755
Fees eliminated upon consolidation ⁽¹⁾	10,231	1,458	8,773	17,673	2,332	15,341
Core FFO from fees	\$ 30,618	\$ 14,571	\$ 16,047	\$ 50,471	\$ 24,375	\$ 26,096
Net operating income from U.S. multi-family rental	\$ 4,039	\$ 3,471	\$ 568	\$ 7,851	\$ 19,695	\$ (11,844)
General and administration expense						
from U.S. multi-family rental	(292)	(269)	(23)	(582)	(1,229)	647
Interest expense from U.S. multi-family rental	(1,428)	(1,374)	(54)	(2,798)	(9,219)	6,421
Core FFO from U.S. multi-family rental ⁽²⁾	2,319	1,828	491	4,471	9,247	(4,956)
Net operating income from Canadian multi-family rental	303	214	89	590	445	145
General and administration expense						
from Canadian multi-family rental	(1)	(6)	5	(12)	(12)	–
Interest expense from Canadian multi-family rental	(116)	(117)	1	(223)	(231)	8
Core FFO from Canadian multi-family rental	186	91	95	355	202	153
Core FFO from U.S. and Canadian multi-family rental	\$ 2,505	\$ 1,919	\$ 586	\$ 4,826	\$ 9,449	\$ (4,623)
Other income, including net income from consolidated investments in U.S. residential developments	\$ 372	\$ 330	\$ 42	\$ 3,421	\$ 535	\$ 2,886
Core FFO adjustments to income from investments in U.S. residential developments	(656)	1,491	(2,147)	(450)	1,316	(1,766)
Non-controlling interest's share of Core FFO	(1,226)	(1,049)	(177)	(2,555)	(1,993)	(562)
Other (expense) income	\$ (1,510)	\$ 772	\$ (2,282)	\$ 416	\$ (142)	\$ 558
Cash compensation expense	\$ (19,009)	\$ (15,753)	\$ (3,256)	\$ (39,876)	\$ (30,326)	\$ (9,550)
General and administration expense ⁽³⁾	(11,742)	(8,209)	(3,533)	(22,853)	(15,728)	(7,125)
Corporate overhead	\$ (30,751)	\$ (23,962)	\$ (6,789)	\$ (62,729)	\$ (46,054)	\$ (16,675)
Interest expense	\$ (25,986)	\$ (30,320)	\$ 4,334	\$ (49,099)	\$ (60,327)	\$ 11,228
Convertible debentures	–	2,477	(2,477)	–	4,928	(4,928)
Due to Affiliate	4,246	4,312	(66)	8,532	8,625	(93)
Amortization of deferred financing costs, discounts and lease obligations	2,802	3,665	(863)	5,408	6,845	(1,437)
Interest expense	\$ (18,938)	\$ (19,866)	\$ 928	\$ (35,159)	\$ (39,929)	\$ 4,770
Current income tax (expense) recovery	\$ (1,104)	\$ (16)	\$ (1,088)	\$ (1,566)	\$ 44,457	\$ (46,023)
Tax on sale of U.S. multi-family rental portfolio	–	–	–	–	(44,502)	44,502
Current income tax expense	\$ (1,104)	\$ (16)	\$ (1,088)	\$ (1,566)	\$ (45)	\$ (1,521)
Single-family rental	\$ (9,788)	\$ (6,950)	\$ (2,838)	\$ (18,584)	\$ (12,253)	\$ (6,331)
U.S. multi-family rental	(469)	(530)	61	(1,022)	(1,913)	891
Canadian multi-family rental	(22)	(20)	(2)	(50)	(39)	(11)
Recurring capital expenditures	\$ (10,279)	\$ (7,500)	\$ (2,779)	\$ (19,656)	\$ (14,205)	\$ (5,451)

- (1) Asset management fees, acquisition fees, leasing fees and other fees earned from the limited partners of the single-family rental joint ventures are eliminated upon the consolidation of these Investment Vehicles. The limited partners' share of these fees is reflected in limited partners' interests on the consolidated income statement.
- (2) For the period from January 1, 2021 to March 31, 2021, Core FFO from U.S. multi-family rental represents Tricon's legacy 100% ownership interest in the portfolio. For the periods following April 1, 2021, Core FFO from U.S. multi-family rental represents Tricon's remaining 20% ownership interest in the portfolio.
- (3) In the three and six months ended June 30, 2022, includes general and administration expense of \$11,176 and \$21,594 (2021 – \$7,659 and \$14,555) and cash lease payments of \$566 and \$1,259 (2021 – \$550 and \$1,173), respectively.

for the three and six months ended June 30, 2022

3.3 Historical proportionate Core FFO and AFFO

For the three months ended

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

	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021	June 30, 2021	March 31, 2021
Revenue from single-family rental properties⁽¹⁾	\$ 99,852	\$ 94,559	\$ 89,113	\$ 85,967	\$ 81,930	\$ 77,904
Direct operating expenses ⁽¹⁾	(32,665)	(31,268)	(29,759)	(29,350)	(27,873)	(26,277)
Net operating income from single-family rental properties	67,187	63,291	59,354	56,617	54,057	51,627
Core FFO from fees	30,618	19,853	25,662	18,427	14,571	9,804
Core FFO from U.S. and Canadian multi-family rental ⁽²⁾	2,505	2,321	2,318	2,038	1,919	7,530
Core FFO from U.S. residential developments	3,002	4,305	10,530	6,286	8,251	6,659
Other (expense) income	(1,510)	1,926	(1,274)	(1,758)	772	(914)
Corporate overhead	(30,751)	(31,978)	(32,901)	(23,153)	(23,962)	(22,092)
Interest expense	(18,938)	(16,221)	(17,444)	(19,899)	(19,866)	(20,063)
Current income tax (expense) recovery	(1,104)	(462)	(615)	(415)	(16)	(29)
Core funds from operations (Core FFO)⁽³⁾	\$ 51,009	\$ 43,035	\$ 45,630	\$ 38,143	\$ 35,726	\$ 32,522
Recurring capital expenditures	(10,279)	(9,377)	(9,082)	(7,140)	(7,500)	(6,705)
Adjusted funds from operations (AFFO)⁽³⁾	\$ 40,730	\$ 33,658	\$ 36,548	\$ 31,003	\$ 28,226	\$ 25,817
Core FFO per share ⁽³⁾	\$ 0.16	\$ 0.14	\$ 0.15	\$ 0.14	\$ 0.14	\$ 0.13
AFFO per share ⁽³⁾	\$ 0.13	\$ 0.11	\$ 0.12	\$ 0.12	\$ 0.11	\$ 0.10
Core FFO payout ratio ⁽³⁾	31%	37%	35%	33%	33%	33%
AFFO payout ratio ⁽³⁾	39%	47%	43%	40%	42%	42%
Weighted average shares outstanding – diluted	311,913,232	311,843,796	306,247,538	264,874,216	252,511,687	248,103,423

(1) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries in 2021 previously recorded as a reduction in direct operating expenses have been reclassified to revenue from single-family rental properties with no impact to NOI.

(2) For the periods from January 1, 2021 to March 31, 2021, Core FFO from U.S. multi-family rental represents Tricon's legacy 100% ownership interest in the portfolio. For the periods from April 1, 2021 to June 30, 2022, Core FFO from U.S. multi-family rental represents Tricon's remaining 20% ownership interest in the portfolio.

(3) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

for the three and six months ended June 30, 2022

4. LEVERAGE RATIOS

4.1 Pro-rata assets

Tricon's pro-rata assets include its share of total assets of non-consolidated entities on a look-through basis, which are shown as equity-accounted investments on its proportionate balance sheet above.

(in thousands of U.S. dollars)	June 30, 2022
Pro-rata assets of consolidated entities⁽¹⁾	\$ 7,117,498
U.S. multi-family rental properties	375,662
Canadian multi-family rental properties	40,085
Canadian residential developments ⁽²⁾	213,618
Pro-rata assets of non-consolidated entities	629,365
Pro-rata assets, total	\$ 7,746,863
Pro-rata assets (net of cash), total⁽³⁾	\$ 7,585,036

(1) Includes proportionate total assets presented in [Section 2.3](#) excluding equity-accounted investments in multi-family rental properties and equity-accounted investments in Canadian residential developments.

(2) Excludes right-of-use assets under ground leases of \$36,494.

(3) Reflects proportionate cash and restricted cash of \$151,714 as well as pro-rata cash and restricted cash of non-consolidated entities of \$10,113.

4.2 Pro-rata net debt to assets

(in thousands of U.S. dollars, except percentages)	June 30, 2022
Pro-rata debt of consolidated entities	\$ 2,610,073
U.S. multi-family rental properties	159,591
Canadian multi-family rental properties	18,320
Canadian residential developments ⁽¹⁾	105,390
Pro-rata debt of non-consolidated entities	283,301
Pro-rata debt, total	\$ 2,893,374
Pro-rata net debt, total⁽²⁾	\$ 2,731,547
Pro-rata net debt to assets	36.0%

(1) Excludes lease obligations under ground leases of \$36,494.

(2) Reflects proportionate cash and restricted cash of \$151,714 as well as pro-rata cash and restricted cash of non-consolidated entities of \$10,113.

4.3 Pro-rata net debt to adjusted EBITDAre

(in thousands of U.S. dollars)	June 30, 2022
Pro-rata debt of consolidated entities, excluding facilities related to non-income generating assets⁽¹⁾	\$ 2,214,097
U.S. multi-family rental properties debt	159,591
Canadian multi-family rental properties debt	18,320
Pro-rata debt of non-consolidated entities (stabilized properties)	177,911
Pro-rata debt (stabilized properties), total	\$ 2,392,008
Pro-rata net debt (stabilized properties), total⁽²⁾	\$ 2,285,813
Adjusted EBITDAre (annualized)⁽³⁾	\$ 294,740
Pro-rata net debt to Adjusted EBITDAre (annualized)	7.8x

(1) Excludes \$11,711 of development debt directly related to the consolidated Canadian development portfolio and \$384,265 of subscription and warehouse facilities related to acquisitions of vacant single-family homes, which do not fully contribute to Adjusted EBITDAre.

(2) Reflects proportionate cash and restricted cash (excluding cash held at development entities and excess cash held at single-family rental joint venture entities) of \$101,079 as well as pro-rata cash and restricted cash of non-consolidated entities for stabilized properties of \$5,116.

(3) Adjusted EBITDAre is a non-IFRS measure (see [Section 11.4](#) in "Reconciliations" for the calculations). Refer to the "[Glossary and Defined Terms](#)" section for details.

for the three and six months ended June 30, 2022

5. CAPITALIZATION

5.1 Debt structure

June 30, 2022									
(in thousands of U.S. dollars)	Maturity dates	Coupon/stated interest rates	Interest rate floor	Interest rate cap	Effective interest rates ⁽¹⁾	Extension options	Total facility	Outstanding balance	Proportionate balance
Term loan	October 2022	LIBOR+2.00%	0.50% LIBOR	2.50% LIBOR	2.62%	N/A	\$ 218,208	\$ 218,208	\$ 218,208
SFR JV-HD subscription facility	May 2023	SOFR+2.00%	0.15% SOFR	N/A	2.56%	one year	150,000	115,000	38,717
SFR JV-2 subscription facility ⁽²⁾	July 2023	SOFR+2.00%	0.15% SOFR	N/A	2.56%	one year	500,000	485,000	142,214
Securitization debt 2017-2	January 2024	3.68%	N/A	N/A	3.68%	N/A	354,590	354,590	354,590
SFR JV-HD warehouse credit facility	May 2024	LIBOR+1.90%	0.15% LIBOR	2.60% LIBOR	2.52%	one year	375,000	273,084	91,938
SFR JV-2 warehouse credit facility ⁽²⁾	July 2024	SOFR+1.99%	0.10% SOFR	3.25% SOFR	2.55%	one year	700,000	699,994	205,256
Warehouse credit facility 2022	January 2025	SOFR+1.85%	0.15% SOFR	3.25% SOFR	2.40%	one year	50,000	–	–
Securitization debt 2018-1	May 2025	3.96%	N/A	N/A	3.96%	N/A	307,571	307,571	307,571
SFR JV-1 securitization debt 2019-1	March 2026	3.12%	N/A	N/A	3.12%	N/A	332,454	332,454	111,926
SFR JV-1 securitization debt 2020-1	July 2026	2.43%	N/A	N/A	2.43%	N/A	552,882	552,882	186,137
SFR JV-1 securitization debt 2021-1	July 2026	2.57%	N/A	N/A	2.57%	N/A	683,229	683,229	230,020
SFR JV-2 securitization debt 2022-1	April 2027	4.32%	N/A	N/A	4.32%	N/A	530,387	530,387	155,525
Securitization debt 2020-2 ⁽³⁾	November 2027	1.94%	N/A	N/A	1.94%	N/A	431,901	431,901	431,901
Single-family rental properties borrowings					2.88%		5,186,222	4,984,300	2,474,003
Land loan	July 2022	Prime+1.25%	3.70%	N/A	3.78%	N/A	–	–	–
Mortgage	September 2022	3.67%	N/A	N/A	3.67%	N/A	11,713	11,713	11,713
Construction facility	TBD	Prime+1.25%	N/A	N/A	TBD	one year	184,069	–	–
Canadian development properties borrowings					3.67%		195,782	11,713	11,713
Corporate credit facility	June 2024	LIBOR+2.75%	N/A	N/A	3.45%	N/A	500,000	129,000	129,000
Corporate office mortgages	November 2024	4.25%	N/A	N/A	4.30%	N/A	13,538	13,538	13,538
Corporate borrowings					3.53%		513,538	142,538	142,538
Total debt – Gross								\$ 5,138,551	\$ 2,628,254
Transaction costs (net of amortization)								(41,153)	(17,309)
Debt discount (net of amortization)								(872)	(872)
Total debt					2.90%		\$ 5,895,542	\$ 5,096,526	\$ 2,610,073
Fixed-rate debt – principal value⁽³⁾					3.08%			\$ 3,218,265	\$ 1,802,921
Floating-rate debt – principal value⁽³⁾					2.62%			\$ 1,920,286	\$ 825,333

(1) Average effective interest rates are weighted based on consolidated outstanding balances.

(2) On July 7, 2022, SFR JV-2 closed a new securitization transaction with a face value of approximately \$350,000, a weighted average fixed-rate coupon of 5.47% and a term to maturity of six years. The transaction proceeds were primarily used to pay down the outstanding balance on the SFR JV-2 warehouse facility.

(3) As at June 30, 2022, Tricon's proportionate share of gross debt was comprised of 69% fixed-rate debt and 31% floating-rate debt.

for the three and six months ended June 30, 2022

5.2 Equity capital structure

	June 30, 2022	December 31, 2021	Variance
Common shares outstanding	273,051,643	272,176,046	875,597
Restricted common shares	601,742	597,179	4,563
Number of basic common shares issued	273,653,385	272,773,225	880,160
Outstanding stock options	2,008,993	2,017,327	(8,334)
Outstanding deferred share units (DSUs)	2,602,265	2,847,575	(245,310)
Common shares underlying exchangeable preferred units ⁽¹⁾	34,744,118	35,294,118	(550,000)

(1) During the six months ended June 30, 2022, 4,675 preferred units were exchanged for common shares of the Company.

5.3 Weighted average diluted shares

Weighted average amounts for net income	Q2 2022	Q2 2021	Variance
Basic common shares outstanding	273,038,745	197,562,437	75,476,308
Shares potentially issuable from vesting/conversion of stock compensation	4,130,369	3,180,073	950,296
Common shares underlying exchangeable preferred units ⁽¹⁾	34,744,118	–	34,744,118
Total diluted common shares	311,913,232	200,742,510	111,170,722

Weighted average amounts for Core FFO and AFFO	Q2 2022	Q2 2021	Variance
Basic common shares outstanding	273,038,745	197,562,437	75,476,308
Shares potentially issuable from vesting/conversion of stock compensation	4,130,369	3,180,073	950,296
Shares issuable from the convertible debentures ⁽²⁾	–	16,475,059	(16,475,059)
Common shares underlying exchangeable preferred units	34,744,118	35,294,118	(550,000)
Total diluted common shares	311,913,232	252,511,687	59,401,545

(1) For the three months ended June 30, 2021, the impact of exchangeable preferred units was anti-dilutive and therefore was excluded from the calculation of total diluted common shares.

(2) The previously outstanding 2022 convertible debentures were redeemed in full by the Company on September 9, 2021.

for the three and six months ended June 30, 2022

6. SUMMARY OF OPERATIONAL PERFORMANCE

The presentation of non-IFRS measures throughout this section reflects Tricon's proportionate share of the business, unless otherwise stated.

6.1 Operational highlights by business

For the periods ended June 30 (in thousands of U.S. dollars, except percentages and units)	Three months		Six months	
	2022	2021	2022	2021
SINGLE-FAMILY RENTAL				
Total rental homes managed			33,587	25,008
Tricon's proportionate share of rental homes ⁽¹⁾	20,910	18,662	20,910	18,662
Average monthly rent ⁽¹⁾	\$ 1,670	\$ 1,513	\$ 1,653	\$ 1,500
Occupancy ⁽¹⁾	94.6%	96.1%	93.5%	96.1%
Total proportionate net operating income (NOI) ^{(1),(2)}	\$ 67,187	\$ 54,057	\$ 130,478	\$ 105,684
Total proportionate net operating income (NOI) growth ^{(1),(2)}	24.3%	9.9%	23.5%	9.1%
Same home net operating income (NOI) margin ^{(1),(2)}	68.2%	66.9%	68.1%	67.0%
Same home net operating income (NOI) growth ^{(1),(2)}	10.5%	N/A	11.0%	N/A
Same home occupancy ⁽¹⁾	98.3%	97.5%	98.2%	97.4%
Same home annualized turnover ⁽¹⁾	16.5%	23.8%	15.2%	22.6%
Same home average quarterly rent growth – renewal ⁽¹⁾	6.4%	4.7%	6.3%	4.4%
Same home average quarterly rent growth – new move-in ⁽¹⁾	19.6%	16.9%	19.0%	14.8%
Same home average quarterly rent growth – blended ⁽¹⁾	8.4%	8.1%	8.4%	7.4%
ADJACENT RESIDENTIAL BUSINESSES				
U.S. multi-family rental⁽³⁾				
Total units managed			7,289	7,289
Net operating income (NOI) ^{(2),(4)}	\$ 4,039	\$ 3,471	\$ 7,851	\$ 6,716
Net operating income (NOI) margin ^{(2),(4)}	60.5%	59.1%	60.2%	58.3%
Net operating income (NOI) growth ^{(2),(4)}	16.4%	5.9%	16.9%	0.3%
Canadian multi-family rental⁽⁵⁾				
Total units managed			500	500
Net operating income (NOI) ^{(2),(6)}	\$ 303	\$ 214	\$ 590	\$ 445
Net operating income (NOI) margin ^{(2),(6)}	63.1%	54.5%	62.6%	56.3%
Residential development				
Cash distributions from investments to Tricon excluding performance fees	\$ 14,676	\$ 15,772	\$ 25,850	\$ 28,006
PRIVATE FUNDS AND ADVISORY				
Core FFO from fees ⁽²⁾	\$ 30,618	\$ 14,571	\$ 50,471	\$ 24,375

	June 30, 2022	December 31, 2021
ADJACENT RESIDENTIAL BUSINESSES		
Residential development		
Investments in residential developments ⁽⁷⁾	\$ 351,727	\$ 347,282
PRIVATE FUNDS AND ADVISORY		
Third-party AUM ⁽²⁾	8,551,473	6,816,668
Total AUM ⁽²⁾	16,434,345	13,736,332

- (1) Operating metrics are stated at Tricon's proportionate share of the managed portfolio and exclude limited partners' interests in the SFR JV-1, SFR JV-HD and SFR JV-2 portfolios.
- (2) Non-IFRS measures are presented to illustrate alternative relevant measures to assess the Company's performance. Refer to "Non-IFRS measures" on [page 1](#), "Glossary and Defined Terms" and "Reconciliations" sections.
- (3) For the three and six months ended June 30, 2022, the total property results equate to same property results for the U.S. multi-family rental portfolio.
- (4) Results reflect Tricon's current 20% ownership in the U.S. multi-family portfolio.
- (5) Presented within equity-accounted investments in multi-family rental properties and income from equity-accounted investments in multi-family rental properties, respectively, on the Company's balance sheet and income statement. Tricon's proportionate share of the operating results and key performance metrics is presented to provide more insight into underlying property operations.
- (6) Operating metrics are stated at Tricon's proportionate share of the managed portfolio and exclude limited partner's interest in The Selby.
- (7) Represents Tricon's equity-accounted investments in Canadian residential developments, Canadian development properties (net of debt) and investments in U.S. residential developments.

for the three and six months ended June 30, 2022

7. SINGLE-FAMILY RENTAL

7.1 Total portfolio and acquisition summary

	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Tricon wholly-owned rental homes ⁽¹⁾	15,034	15,127	15,156	15,201	15,465	15,345
SFR JV rental homes	18,389	15,905	13,993	11,986	9,496	8,157
Total rental homes	33,423	31,032	29,149	27,187	24,961	23,502
Other homes managed ⁽²⁾	71	57	42	25	–	–
Homes held for sale	93	57	46	36	47	33
Homes managed	33,587	31,146	29,237	27,248	25,008	23,535
Tricon's % ownership	62.6%	65.3%	67.6%	71.6%	74.8%	77.0%
Homes acquired	2,489	1,935	2,016	2,292	1,504	762
Less homes disposed	(62)	(41)	(44)	(77)	(31)	(21)
Other homes managed ⁽²⁾	14	15	17	25	–	–
Net homes added during the quarter	2,441	1,909	1,989	2,240	1,473	741
Acquisition cost per home (in U.S. dollars) ⁽³⁾	\$ 364,000	\$ 347,000	\$ 335,000	\$ 312,000	\$ 285,000	\$ 236,000
Total cost basis of homes acquired (in thousands of U.S. dollars)	\$ 906,000	\$ 671,000	\$ 675,000	\$ 715,000	\$ 429,000	\$ 180,000
Tricon's proportionate cost basis of homes acquired (in thousands of U.S. dollars)	\$ 274,000	\$ 202,000	\$ 203,000	\$ 216,000	\$ 164,000	\$ 70,000

(1) In the third quarter of 2021, 467 homes previously wholly-owned by Tricon were sold to the new SFR JV-2 joint venture. Note that these homes were specifically acquired and warehoused on Tricon's balance sheet in 2021 while the Investment Vehicle was in advanced stages of negotiation.

(2) The homes are part of Tricon's build-to-rent development strategy currently being pursued within the THPAS JV-1 joint venture investment vehicle, which is not consolidated with Tricon's other SFR joint venture arrangements in this summary.

(3) The acquisition cost per home includes the initial purchase price, closing costs, and up-front renovation costs.

for the three and six months ended June 30, 2022

7.2 Total portfolio – home characteristics by market

Geography	Rental homes	Average vintage	Average total cost per home (in U.S. dollars)	Average size (sq. feet)	Tricon % ownership
Atlanta	6,808	1999	\$ 197,000	1,771	68.1%
Charlotte	3,782	2002	222,000	1,657	57.3%
Nashville	1,765	2009	323,000	1,864	32.6%
Columbia	1,151	2000	163,000	1,551	56.3%
Raleigh	704	2008	280,000	1,638	32.0%
Greensboro	315	2009	300,000	1,940	29.8%
Greenville	253	2014	280,000	1,816	30.6%
Southeast United States	14,778	2002	\$ 222,000	1,732	57.0%
Phoenix	2,800	1999	\$ 247,000	1,713	80.8%
Las Vegas	1,013	2000	269,000	1,693	71.2%
Northern California	991	1970	232,000	1,305	99.7%
Reno	268	1983	208,000	1,559	94.6%
Southern California	266	1963	196,000	1,313	100.0%
Western United States	5,338	1991	\$ 244,000	1,606	84.2%
Dallas	2,719	1998	\$ 226,000	1,651	60.1%
Houston	1,962	1998	188,000	1,636	61.9%
San Antonio	1,168	2007	223,000	1,698	46.7%
Austin	131	2015	352,000	1,708	31.1%
Texas	5,980	2000	\$ 216,000	1,657	57.4%
Tampa	2,681	1994	\$ 236,000	1,642	67.8%
Jacksonville	1,356	2001	234,000	1,610	54.0%
Orlando	1,073	1999	279,000	1,624	58.0%
Southeast Florida	576	1968	198,000	1,435	100.0%
Florida	5,686	1994	\$ 240,000	1,610	65.9%
Indianapolis	1,641	2003	\$ 198,000	1,686	49.8%
Midwest United States	1,641	2003	\$ 198,000	1,686	49.8%
Total/Weighted average	33,423	1998	\$ 226,000	1,676	62.6%

for the three and six months ended June 30, 2022

7.3 Total portfolio – acquisitions and dispositionsFor the three months ended
June 30, 2022

Geography	Homes acquired	Average total cost per home (in U.S. dollars)	Total cost basis (in thousands of U.S. dollars)	Tricon's % ownership
Atlanta	295	\$ 367,000	\$ 108,000	30.4%
Charlotte	208	376,000	78,000	30.2%
Nashville	197	401,000	79,000	30.4%
Columbia	79	270,000	21,000	29.9%
Raleigh	113	374,000	42,000	30.6%
Greensboro	82	329,000	27,000	30.0%
Greenville	78	300,000	23,000	30.8%
Southeast United States	1,052	\$ 361,000	\$ 378,000	30.3%
Phoenix	154	\$ 453,000	\$ 70,000	30.1%
Las Vegas	50	454,000	23,000	29.7%
Reno	19	501,000	10,000	30.9%
Western United States	223	\$ 457,000	\$ 103,000	30.0%
Dallas	214	\$ 368,000	\$ 79,000	30.0%
Houston	104	284,000	30,000	29.7%
San Antonio	99	305,000	30,000	31.7%
Austin	43	347,000	15,000	31.5%
Texas	460	\$ 333,000	\$ 154,000	30.4%
Tampa	225	\$ 382,000	\$ 86,000	29.8%
Jacksonville	141	350,000	49,000	30.1%
Orlando	194	392,000	76,000	29.8%
Florida	560	\$ 377,000	\$ 211,000	29.9%
Indianapolis	194	\$ 308,000	\$ 60,000	29.8%
Midwest United States	194	\$ 308,000	\$ 60,000	29.8%
Total Acquisitions	2,489	\$ 364,000	\$ 906,000	30.2%
	Homes disposed	Average sale price per home (in U.S. dollars)	Total sale price (in thousands of U.S. dollars)	Tricon's % ownership
Total Dispositions	62	\$ 339,000	\$ 21,000	83.2%

for the three and six months ended June 30, 2022

7.4 Proportionate total portfolio – NOI summary

For the three months ended June 30

(in thousands of U.S. dollars)	2022	% of revenue	2021	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 94,356		\$ 78,219		\$ 16,137	20.6%
Other revenue ^{(1),(2)}	5,496		3,711		1,785	48.1%
Total revenue from rental properties	\$ 99,852	100.0%	\$ 81,930	100.0%	\$ 17,922	21.9%
Property taxes	15,743	15.8%	12,319	15.0%	3,424	27.8%
Repairs and maintenance	4,795	4.8%	4,444	5.4%	351	7.9%
Turnover ⁽²⁾	1,312	1.3%	1,930	2.4%	(618)	(32.0%)
Property management expenses	6,543	6.6%	5,333	6.5%	1,210	22.7%
Property insurance	1,291	1.3%	1,189	1.5%	102	8.6%
Marketing and leasing	303	0.3%	238	0.3%	65	27.3%
Homeowners' association (HOA) costs	1,238	1.2%	1,163	1.4%	75	6.4%
Other direct expenses	1,440	1.4%	1,257	1.5%	183	14.6%
Total direct operating expenses	\$ 32,665		\$ 27,873		\$ 4,792	17.2%
Net operating income (NOI)⁽³⁾	\$ 67,187		\$ 54,057		\$ 13,130	24.3%
Net operating income (NOI) margin⁽³⁾	67.3%		66.0%			

- (1) All rental and other revenue are reflected net of bad debt. The Company has reserved 100% of residents' accounts receivable balances aged more than 30 days, less the amount of residents' security deposits on hand.
- (2) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries of \$874 for the three months ended June 30, 2021, which were previously recorded as a reduction in turnover expense, have been reclassified to other revenue with no impact to NOI.
- (3) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

For the six months ended June 30

(in thousands of U.S. dollars)	2022	% of revenue	2021	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 183,960		\$ 153,091		\$ 30,869	20.2%
Other revenue ⁽¹⁾	10,451		6,744		3,707	55.0%
Total revenue from rental properties	\$ 194,411	100.0%	\$ 159,835	100.0%	\$ 34,576	21.6%
Property taxes	30,689	15.8%	24,534	15.3%	6,155	25.1%
Repairs and maintenance	9,976	5.1%	8,297	5.2%	1,679	20.2%
Turnover ⁽²⁾	2,373	1.2%	3,508	2.2%	(1,135)	(32.4%)
Property management expenses	12,372	6.4%	10,467	6.5%	1,905	18.2%
Property insurance	2,579	1.3%	2,381	1.5%	198	8.3%
Marketing and leasing	568	0.3%	485	0.3%	83	17.1%
Homeowners' association (HOA) costs	2,435	1.3%	2,186	1.4%	249	11.4%
Other direct expenses	2,941	1.5%	2,293	1.4%	648	28.3%
Total direct operating expenses	\$ 63,933		\$ 54,151		\$ 9,782	18.1%
Net operating income (NOI)⁽³⁾	\$ 130,478		\$ 105,684		\$ 24,794	23.5%
Net operating income (NOI) margin⁽³⁾	67.1%		66.1%			

- (1) All rental and other revenue are reflected net of bad debt. The Company has reserved 100% of residents' accounts receivable balances aged more than 30 days, less the amount of residents' security deposits on hand.
- (2) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries of \$1,618 for the six months ended June 30, 2021, which were previously recorded as a reduction in turnover expense, have been reclassified to other revenue with no impact to NOI.
- (3) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

7.5 Proportionate total portfolio – capital expenditures summary

(in thousands of U.S. dollars)	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Renovation capital expenditures	\$ 26,932	\$ 24,724	\$ 20,898	\$ 21,909	\$ 14,380	\$ 13,738
Recurring capital expenditures	9,788	8,796	8,259	6,750	6,950	5,303
Value-enhancing capital expenditures	7,009	3,751	4,017	4,280	4,979	2,245
Total capital expenditures	\$ 43,729	\$ 37,271	\$ 33,174	\$ 32,939	\$ 26,309	\$ 21,286

for the three and six months ended June 30, 2022

7.6 Proportionate same home portfolio – quarterly operating trends

(in U.S. dollars)	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Rental homes – same home portfolio ^{(1),(2)}	20,159	20,159	20,159	20,159	20,159	20,159
Occupancy	98.3%	98.1%	97.8%	97.6%	97.5%	97.3%
Annualized turnover rate	16.5%	13.9%	15.0%	20.6%	23.8%	21.4%
Average monthly rent	\$ 1,623	\$ 1,589	\$ 1,563	\$ 1,536	\$ 1,509	\$ 1,481
Average quarterly rent growth – renewal ⁽³⁾	6.4%	6.3%	5.7%	5.0%	4.7%	4.0%
Average quarterly rent growth – new move-in ⁽³⁾	19.6%	18.3%	18.7%	20.4%	16.9%	12.2%
Average quarterly rent growth – blended ⁽³⁾	8.4%	8.5%	8.9%	9.2%	8.1%	6.6%

(1) “Same home” or “same home portfolio” includes homes that were stabilized 90 days prior to the first day of the prior-year comparative period as per the guidelines of the National Rental Home Council. It excludes homes that have been either sold or designated for sale or taken out of service as a result of a major renovation.

This same home portfolio is defined on January 1 of each reporting year. Based on this definition, any home currently included in the same home portfolio will have satisfied the conditions described above prior to September 30, 2020, and those homes have been held in operations throughout the full periods presented in both 2021 and 2022.

(2) The number of rental homes is presented in aggregate whereas the operating metrics reflect Tricon’s proportionate share of the same home portfolio.

(3) Represents the percentage difference between the monthly rent from an expiring lease and the monthly rent from the next lease. Average quarterly rent growth reflects the impact of rent concessions amortized over the life of the related lease and excludes any leases on a month-to-month basis or with terms shorter than six months.

7.7 Proportionate same home portfolio – quarterly NOI

(in thousands of U.S. dollars)	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Revenue from rental properties ⁽¹⁾	\$ 79,865	\$ 79,164	\$ 77,128	\$ 75,567	\$ 73,782	\$ 71,631
Direct operating expenses	25,363	25,429	24,815	24,927	24,457	23,486
Net operating income (NOI)⁽²⁾	\$ 54,502	\$ 53,735	\$ 52,313	\$ 50,640	\$ 49,325	\$ 48,145
Net operating income (NOI) margin⁽²⁾	68.2%	67.9%	67.8%	67.0%	66.9%	67.2%

(1) Revenue is reflected net of bad debt. The Company has reserved 100% of residents’ accounts receivable balances aged more than 30 days, less the amount of residents’ security deposits on hand.

(2) Non-IFRS measures; see “Non-IFRS measures” on page 1, “Glossary and Defined Terms” and “Reconciliations” sections.

7.8 Proportionate same home portfolio – NOI summary

For the three months ended June 30

(in thousands of U.S. dollars)	2022	% of revenue	2021	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 76,281		\$ 70,560		\$ 5,721	8.1%
Other revenue ⁽¹⁾	3,584		3,222		362	11.2%
Total revenue from rental properties	\$ 79,865	100.0%	\$ 73,782	100.0%	\$ 6,083	8.2%
Property taxes	12,920	16.2%	11,175	15.1%	1,745	15.6%
Repairs and maintenance	3,961	5.0%	4,117	5.6%	(156)	(3.8%)
Turnover	932	1.2%	1,847	2.5%	(915)	(49.5%)
Property management expenses	4,448	5.6%	4,095	5.6%	353	8.6%
Property insurance	1,090	1.4%	1,067	1.4%	23	2.2%
Marketing and leasing	94	0.1%	171	0.2%	(77)	(45.0%)
Homeowners’ association (HOA) costs	926	1.2%	992	1.3%	(66)	(6.7%)
Other direct expenses	992	1.2%	993	1.3%	(1)	(0.1%)
Total direct operating expenses	\$ 25,363		\$ 24,457		\$ 906	3.7%
Net operating income (NOI)⁽²⁾	\$ 54,502		\$ 49,325		\$ 5,177	10.5%
Net operating income (NOI) margin⁽²⁾	68.2%		66.9%			

(1) All rental and other revenues are reflected net of bad debt. The Company has reserved 100% of residents’ accounts receivable balances aged more than 30 days, less the amount of residents’ security deposits on hand.

(2) Non-IFRS measures; see “Non-IFRS measures” on page 1, “Glossary and Defined Terms” and “Reconciliations” sections.

for the three and six months ended June 30, 2022

7.8 Proportionate same home portfolio – NOI summary (continued)

For the six months ended June 30

(in thousands of U.S. dollars)	2022	% of revenue	2021	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 151,983		\$ 139,493		\$ 12,490	9.0%
Other revenue ⁽¹⁾	7,046		5,920		1,126	19.0%
Total revenue from rental properties	\$ 159,029	100.0%	\$ 145,413	100.0%	\$ 13,616	9.4%
Property taxes	25,479	16.0%	22,438	15.4%	3,041	13.6%
Repairs and maintenance	8,404	5.3%	7,697	5.3%	707	9.2%
Turnover	1,814	1.1%	3,390	2.3%	(1,576)	(46.5%)
Property management expenses	8,877	5.6%	8,192	5.6%	685	8.4%
Property insurance	2,189	1.4%	2,146	1.5%	43	2.0%
Marketing and leasing	195	0.1%	376	0.3%	(181)	(48.1%)
Homeowners' association (HOA) costs	1,871	1.2%	1,902	1.3%	(31)	(1.6%)
Other direct expenses	1,963	1.2%	1,802	1.2%	161	8.9%
Total direct operating expenses	\$ 50,792		\$ 47,943		\$ 2,849	5.9%
Net operating income (NOI)⁽²⁾	\$ 108,237		\$ 97,470		\$ 10,767	11.0%
Net operating income (NOI) margin⁽²⁾	68.1%		67.0%			

(1) All rental and other revenues are reflected net of bad debt. The Company has reserved 100% of residents' accounts receivable balances aged more than 30 days, less the amount of residents' security deposits on hand.

(2) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

7.9 Proportionate same home portfolio – NOI year-over-year comparison by market

Geography	Rental homes ⁽¹⁾	NOI ⁽²⁾			NOI margin ⁽²⁾		
		Q2 2022	Q2 2021	Change (%)	Q2 2022	Q2 2021	Change (%)
Atlanta	4,782	\$ 11,936	\$ 11,115	7.4%	66.9%	67.4%	(0.5%)
Charlotte	2,291	5,427	4,824	12.5%	73.2%	71.2%	2.0%
Columbia	810	1,366	1,210	12.9%	62.5%	59.0%	3.5%
Nashville	564	848	783	8.3%	76.8%	74.8%	2.0%
Raleigh	178	202	195	3.6%	72.9%	74.4%	(1.5%)
Southeast United States	8,625	\$ 19,779	\$ 18,127	9.1%	68.9%	68.2%	0.7%
Phoenix	1,897	\$ 6,949	\$ 6,244	11.3%	75.9%	73.9%	2.0%
Northern California	962	5,017	4,328	15.9%	84.5%	79.0%	5.5%
Las Vegas	578	2,179	2,016	8.1%	75.4%	76.3%	(0.9%)
Southern California	261	1,260	1,053	19.7%	79.6%	71.3%	8.3%
Reno	243	1,245	1,067	16.7%	84.4%	80.8%	3.6%
Western United States	3,941	\$ 16,650	\$ 14,708	13.2%	78.7%	75.7%	3.0%
Tampa	1,667	\$ 5,016	\$ 4,674	7.3%	63.6%	64.1%	(0.5%)
Jacksonville	648	1,514	1,429	5.9%	64.0%	65.3%	(1.3%)
Southeast Florida	544	1,915	1,613	18.7%	60.4%	56.3%	4.1%
Orlando	436	1,300	1,248	4.2%	62.9%	64.2%	(1.3%)
Florida	3,295	\$ 9,745	\$ 8,964	8.7%	63.0%	63.1%	(0.1%)
Dallas	1,587	\$ 3,702	\$ 3,288	12.6%	60.1%	57.7%	2.4%
Houston	1,412	2,450	2,090	17.2%	53.1%	49.5%	3.6%
San Antonio	470	762	714	6.7%	55.1%	54.9%	0.2%
Texas	3,469	\$ 6,914	\$ 6,092	13.5%	56.6%	54.0%	2.6%
Indianapolis	829	\$ 1,414	\$ 1,434	(1.4%)	59.9%	63.5%	(3.6%)
Midwest United States	829	\$ 1,414	\$ 1,434	(1.4%)	59.9%	63.5%	(3.6%)
Total/Weighted average	20,159	\$ 54,502	\$ 49,325	10.5%	68.2%	66.9%	1.3%

(1) The number of rental homes is presented in aggregate whereas the operating metrics reflect Tricon's proportionate share of the same home portfolio.

(2) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

for the three and six months ended June 30, 2022

7.10 Proportionate same home portfolio – operational year-over-year comparison by market

Geography	Rental homes ⁽¹⁾	Average monthly rent			Occupancy		
		Q2 2022	Q2 2021	Change (%)	Q2 2022	Q2 2021	Change (%)
Atlanta	4,782	\$ 1,525	\$ 1,413	7.9%	98.2%	97.6%	0.6%
Charlotte	2,291	1,473	1,374	7.2%	98.2%	97.5%	0.7%
Columbia	810	1,381	1,277	8.1%	97.7%	97.6%	0.1%
Nashville	564	1,948	1,807	7.8%	98.5%	97.3%	1.2%
Raleigh	178	1,521	1,423	6.9%	97.9%	97.7%	0.2%
Southeast United States	8,625	\$ 1,512	\$ 1,404	7.7%	98.2%	97.6%	0.6%
Phoenix	1,897	\$ 1,596	\$ 1,470	8.6%	98.6%	98.6%	–
Northern California	962	2,063	1,951	5.7%	99.4%	98.7%	0.7%
Las Vegas	578	1,635	1,513	8.1%	98.9%	98.8%	0.1%
Southern California	261	2,013	1,908	5.5%	99.7%	99.4%	0.3%
Reno	243	1,971	1,803	9.3%	98.2%	97.3%	0.9%
Western United States	3,941	\$ 1,766	\$ 1,643	7.5%	98.9%	98.6%	0.3%
Tampa	1,667	\$ 1,773	\$ 1,617	9.6%	98.2%	98.6%	(0.4%)
Jacksonville	648	1,523	1,421	7.2%	98.0%	97.7%	0.3%
Southeast Florida	544	1,960	1,847	6.1%	99.3%	96.1%	3.2%
Orlando	436	1,658	1,543	7.5%	98.4%	97.9%	0.5%
Florida	3,295	\$ 1,748	\$ 1,615	8.2%	98.4%	97.9%	0.5%
Dallas	1,587	\$ 1,652	\$ 1,549	6.6%	97.2%	96.6%	0.6%
Houston	1,412	1,499	1,415	5.9%	98.0%	93.8%	4.2%
San Antonio	470	1,483	1,394	6.4%	97.8%	95.6%	2.2%
Texas	3,469	\$ 1,571	\$ 1,477	6.4%	97.6%	95.4%	2.2%
Indianapolis	829	\$ 1,423	\$ 1,323	7.6%	97.8%	98.1%	(0.3%)
Midwest United States	829	\$ 1,423	\$ 1,323	7.6%	97.8%	98.1%	(0.3%)
Total/Weighted average	20,159	\$ 1,623	\$ 1,509	7.6%	98.3%	97.5%	0.8%

(1) The number of rental homes is presented in aggregate whereas the operating metrics reflect Tricon's proportionate share of the same home portfolio.

for the three and six months ended June 30, 2022

7.11 Proportionate same home portfolio – operational sequential quarter comparison by market

Geography	Rental homes ⁽¹⁾	Average monthly rent			Occupancy		
		Q2 2022	Q1 2022	Change (%)	Q2 2022	Q1 2022	Change (%)
Atlanta	4,782	\$ 1,525	\$ 1,492	2.2%	98.2%	98.0%	0.2%
Charlotte	2,291	1,473	1,447	1.8%	98.2%	98.0%	0.2%
Columbia	810	1,381	1,348	2.4%	97.7%	98.4%	(0.7%)
Nashville	564	1,948	1,914	1.8%	98.5%	97.2%	1.3%
Raleigh	178	1,521	1,496	1.7%	97.9%	97.6%	0.3%
Southeast United States	8,625	\$ 1,512	\$ 1,481	2.1%	98.2%	98.0%	0.2%
Phoenix	1,897	\$ 1,596	\$ 1,566	1.9%	98.6%	98.8%	(0.2%)
Northern California	962	2,063	2,028	1.7%	99.4%	98.5%	0.9%
Las Vegas	578	1,635	1,603	2.0%	98.9%	98.1%	0.8%
Southern California	261	2,013	1,983	1.5%	99.7%	98.8%	0.9%
Reno	243	1,971	1,909	3.2%	98.2%	98.9%	(0.7%)
Western United States	3,941	\$ 1,766	\$ 1,733	1.9%	98.9%	98.6%	0.3%
Tampa	1,667	\$ 1,773	\$ 1,714	3.4%	98.2%	98.1%	0.1%
Jacksonville	648	1,523	1,489	2.3%	98.0%	97.9%	0.1%
Southeast Florida	544	1,960	1,926	1.8%	99.3%	99.4%	(0.1%)
Orlando	436	1,658	1,628	1.8%	98.4%	98.8%	(0.4%)
Florida	3,295	\$ 1,748	\$ 1,702	2.7%	98.4%	98.4%	–
Dallas	1,587	\$ 1,652	\$ 1,618	2.1%	97.2%	97.2%	–
Houston	1,412	1,499	1,474	1.7%	98.0%	97.8%	0.2%
San Antonio	470	1,483	1,455	1.9%	97.8%	97.8%	–
Texas	3,469	\$ 1,571	\$ 1,541	1.9%	97.6%	97.5%	0.1%
Indianapolis	829	\$ 1,423	\$ 1,386	2.7%	97.8%	97.7%	0.1%
Midwest United States	829	\$ 1,423	\$ 1,386	2.7%	97.8%	97.7%	0.1%
Total/Weighted average	20,159	\$ 1,623	\$ 1,589	2.1%	98.3%	98.1%	0.2%

(1) The number of rental homes is presented in aggregate whereas the operating metrics reflect Tricon's proportionate share of the same home portfolio.

for the three and six months ended June 30, 2022

7.12 Proportionate same home portfolio – lease-over-lease rent growth by market

Geography	Rent growth		
	Renewal	New move-in ⁽¹⁾	Blended
Atlanta	6.4%	20.0%	8.0%
Charlotte	6.4%	13.5%	7.7%
Columbia	5.8%	17.9%	9.1%
Nashville	5.6%	14.0%	7.6%
Raleigh	6.3%	11.2%	7.6%
Southeast United States	6.3%	16.9%	8.0%
Phoenix	6.5%	23.8%	8.6%
Northern California	6.1%	20.6%	8.1%
Las Vegas	6.5%	22.5%	8.7%
Southern California	6.5%	31.0%	8.2%
Reno	6.1%	23.3%	8.3%
Western United States	6.4%	23.2%	8.5%
Tampa	6.7%	28.1%	10.2%
Jacksonville	6.5%	20.8%	9.6%
Southeast Florida	6.5%	47.8%	8.4%
Orlando	6.4%	21.3%	8.6%
Florida	6.6%	26.3%	9.6%
Dallas	6.3%	16.4%	8.0%
Houston	5.9%	12.9%	7.2%
San Antonio	6.5%	12.5%	8.4%
Texas	6.2%	14.4%	7.8%
Indianapolis	6.5%	12.1%	7.8%
Midwest United States	6.5%	12.1%	7.8%
Total/Weighted average	6.4%	19.6%	8.4%

(1) New move-in rent growth may appear high in particular markets because of low turnover and fewer new move-ins compared to renewals during the quarter.

7.13 Proportionate same home – cost to maintain

(in thousands of U.S. dollars, except cost to maintain per home and cost to maintain per square foot)

	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Recurring operating expense						
Repairs and maintenance operating expense	\$ 3,961	\$ 4,443	\$ 4,322	\$ 4,485	\$ 4,117	\$ 3,580
Turnover operating expense	932	882	1,716	1,642	1,847	1,543
Resident recoveries	(554)	(427)	(632)	(728)	(769)	(722)
Total recurring operating expense, net	4,339	4,898	5,406	5,399	5,195	4,401
Recurring capital expenditures						
Repairs and maintenance capital expense	7,501	6,489	6,922	5,830	5,886	4,520
Turnover capital expense	1,304	1,401	399	300	700	474
Total recurring capital expenditures	8,805	7,890	7,321	6,130	6,586	4,994
Total cost to maintain⁽¹⁾	\$ 13,144	\$ 12,788	\$ 12,727	\$ 11,529	\$ 11,781	\$ 9,395
Annualized recurring operating expense per home	\$ 1,063	\$ 1,201	\$ 1,327	\$ 1,326	\$ 1,275	\$ 1,083
Annualized recurring capital expense per home	2,158	1,934	1,798	1,506	1,617	1,229
Total annualized cost to maintain per home	\$ 3,221	\$ 3,135	\$ 3,125	\$ 2,832	\$ 2,892	\$ 2,312
Total annualized cost to maintain per square foot	\$ 1.98	\$ 1.93	\$ 1.92	\$ 1.74	\$ 1.78	\$ 1.42

(1) The higher total cost to maintain in Q2 2022 compared to Q2 2021 is attributable to incremental work order activity, including an increase in preventative and sustaining capital improvements, as well as inflationary pressures driving higher labor costs and higher prices for replacement parts.

for the three and six months ended June 30, 2022

8. ADJACENT RESIDENTIAL BUSINESSES

8.1 U.S. multi-family rental – quarterly operating trends

(in U.S. dollars)	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Number of properties	23	23	23	23	23	23
Number of units	7,289	7,289	7,289	7,289	7,289	7,289
Average vintage	2012	2012	2012	2012	2012	2012
Occupancy	95.8%	95.5%	96.6%	96.7%	95.6%	94.6%
Annualized turnover rate	44.8%	39.8%	37.6%	47.1%	49.6%	43.8%
Average monthly rent	\$ 1,392	\$ 1,342	\$ 1,303	\$ 1,268	\$ 1,226	\$ 1,212
Average quarterly rent growth – renewal	13.1%	14.2%	10.7%	8.7%	5.9%	3.5%
Average quarterly rent growth – new move-in	20.8%	16.1%	17.6%	21.8%	14.3%	2.4%
Average quarterly rent growth – blended	16.0%	14.9%	13.5%	14.4%	10.2%	2.9%

8.2 U.S. multi-family rental – proportionate NOI summary

For the three months ended June 30

(in thousands of U.S. dollars)	2022	% of revenue	2021	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 5,757		\$ 5,047		\$ 710	14.1%
Other revenue ⁽¹⁾	922		830		92	11.1%
Total revenue from rental properties	\$ 6,679	100.0%	\$ 5,877	100.0%	\$ 802	13.6%
Property taxes	974	14.6%	985	16.8%	(11)	(1.1%)
Repairs, maintenance and turnover ⁽²⁾	304	4.6%	237	4.0%	67	28.3%
Property management expenses ⁽³⁾	618	9.3%	482	8.2%	136	28.2%
Utilities and other direct costs ⁽⁴⁾	406	6.1%	379	6.4%	27	7.1%
Property insurance	156	2.3%	135	2.3%	21	15.6%
Marketing and leasing	89	1.3%	97	1.7%	(8)	(8.2%)
Other property operating expenses	93	1.4%	91	1.5%	2	2.2%
Total direct operating expenses	\$ 2,640		\$ 2,406		\$ 234	9.7%
Net operating income (NOI)^{(5),(6)}	\$ 4,039		\$ 3,471		\$ 568	16.4%
Net operating income (NOI) margin⁽⁶⁾	60.5%		59.1%			

For the six months ended June 30

(in thousands of U.S. dollars)	2022	% of revenue	2021	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 11,244		\$ 9,897		\$ 1,347	13.6%
Other revenue ⁽¹⁾	1,795		1,618		177	10.9%
Total revenue from rental properties	\$ 13,039	100.0%	\$ 11,515	100.0%	\$ 1,524	13.2%
Property taxes	1,986	15.2%	1,969	17.1%	17	0.9%
Repairs, maintenance and turnover ⁽²⁾	559	4.3%	449	3.9%	110	24.5%
Property management expenses ⁽³⁾	1,204	9.2%	973	8.4%	231	23.7%
Utilities and other direct costs ⁽⁴⁾	801	6.1%	770	6.7%	31	4.0%
Property insurance	310	2.4%	270	2.3%	40	14.8%
Marketing and leasing	163	1.3%	192	1.7%	(29)	(15.1%)
Other property operating expenses	165	1.3%	176	1.5%	(11)	(6.3%)
Total direct operating expenses	\$ 5,188		\$ 4,799		\$ 389	8.1%
Net operating income (NOI)^{(5),(6)}	\$ 7,851		\$ 6,716		\$ 1,135	16.9%
Net operating income (NOI) margin⁽⁶⁾	60.2%		58.3%			

Note: Given that the unit count did not change from 2021 to 2022, this is also the "Same Property" portfolio.

- (1) All rental revenues are reflected net of bad debt and concessions. The Company has reserved 100% of residents' accounts receivable balances aged more than 30 days.
- (2) Repairs, maintenance and turnover include maintenance-related contract costs such as landscaping, waste removal and security services.
- (3) Property management expenses include salaries and benefits related to on-site maintenance personnel as well as property management fees equivalent to 5.25% of total revenue.
- (4) Utilities and other direct costs include water and sewer expense, electricity and gas and cable contract costs.
- (5) Results reflect Tricon's 20% ownership in the portfolio.
- (6) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

for the three and six months ended June 30, 2022

8.3 Canadian multi-family rental – quarterly operating trends

(in Canadian dollars)	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Number of properties	1	1	1	1	1	1
Number of units	500	500	500	500	500	500
Average vintage	2018	2018	2018	2018	2018	2018
Occupancy	98.0%	97.9%	97.8%	95.4%	85.6%	83.6%
Annualized turnover rate	32.0%	23.2%	30.4%	40.0%	40.0%	24.8%
Average monthly rent	\$ 2,505	\$ 2,439	\$ 2,405	\$ 2,401	\$ 2,532	\$ 2,589
Average quarterly rent growth – renewal	14.7%	11.4%	4.6%	(6.8%)	(7.2%)	(1.9%)
Average quarterly rent growth – new move-in	15.4%	7.4%	7.4%	(16.2%)	(22.3%)	(11.1%)
Average quarterly rent growth – blended	15.1%	9.4%	5.6%	(12.1%)	(17.4%)	(6.5%)

8.4 Canadian multi-family rental – proportionate NOI summary

For the periods ended June 30	Three months			Six months		
(in thousands of Canadian dollars unless otherwise indicated)	2022	2021	Variance	2022	2021	Variance
Total revenue from rental properties	\$ 613	\$ 482	\$ 131	\$ 1,199	\$ 983	\$ 216
Total direct operating expenses	226	219	7	449	430	19
Net operating income (NOI)⁽¹⁾	\$ 387	\$ 263	\$ 124	\$ 750	\$ 553	\$ 197
Net operating income (NOI) margin⁽¹⁾	63.1%	54.5%		62.6%	56.3%	
Net operating income (NOI)^{(1),(2)}	US\$ 303	US\$ 214	US\$ 89	US\$ 590	US\$ 445	US\$ 145

(1) Non-IFRS measures; see “Non-IFRS measures” on page 1, “Glossary and Defined Terms” and “Reconciliations” sections.

(2) The weighted average USD/CAD exchange rate used to present the multi-family rental NOI was \$1.2768 and \$1.2715 for the three and six months ended June 30, 2022, respectively. The weighted average USD/CAD exchange rate used to present the multi-family rental NOI was \$1.2282 and \$1.2470 for the three and six months ended June 30, 2021, respectively.

for the three and six months ended June 30, 2022

8.5 Canadian residential development – project details and projections

(in thousands of U.S. dollars)	June 30, 2022				December 31, 2021				
	Tricon's share of property value	Tricon's share of debt and lease obligations ⁽¹⁾	Tricon's share of net working capital and other items	Tricon's net assets ⁽²⁾	Tricon's share of property value	Tricon's share of debt and lease obligations ⁽¹⁾	Tricon's share of net working capital and other items	Tricon's net assets ⁽²⁾	
Projects in pre-construction									
Canary Landing (West Don Lands)									
– Block 20	A	\$ 16,410	\$ (13,363)	\$ 226	\$ 3,273	\$ 15,800	\$ (13,553)	\$ (24)	\$ 2,223
Symington	A	3,612	(2,330)	(43)	1,239	–	–	–	–
Subtotal – Projects in pre-construction		\$ 20,022	\$ (15,693)	\$ 183	\$ 4,512	\$ 15,800	\$ (13,553)	\$ (24)	\$ 2,223
Projects under construction									
The Taylor (57 Spadina)	A	\$ 49,933	\$ (23,887)	\$ (1,092)	\$ 24,954	\$ 46,506	\$ (19,741)	\$ (1,305)	\$ 25,460
Canary Landing (West Don Lands)									
– Block 8	A	68,740	(55,799)	(3,642)	9,299	58,724	(47,064)	(2,187)	9,473
Canary Landing (West Don Lands)									
– Blocks 3/4/7	A	44,122	(24,611)	(1,374)	18,137	39,038	(21,124)	523	18,437
Canary Landing (West Don Lands)									
– Block 10 ⁽³⁾	A	11,689	(2,931)	1,321	10,079	10,466	(2,929)	1,288	8,825
The Ivy (8 Gloucester)	A	37,565	(18,963)	(427)	18,175	34,000	(15,262)	(261)	18,477
Queen & Ontario	A	11,596	–	769	12,365	33,979	(18,936)	732	15,775
The James (Scrivener Square)	B	100,159	–	(2,435)	97,724	93,849	(22,086)	4,648	76,411
Subtotal – Projects under construction		\$ 323,804	\$ (126,191)	\$ (6,880)	\$ 190,733	\$ 316,562	\$ (147,142)	\$ 3,438	\$ 172,858
Stabilized commercial property									
The Shops of Summerhill	B	\$ 38,761	\$ (11,711)	\$ 1,675	\$ 28,725	\$ 39,401	\$ (12,113)	\$ 1,755	\$ 29,043
Subtotal – Stabilized commercial property		\$ 38,761	\$ (11,711)	\$ 1,675	\$ 28,725	\$ 39,401	\$ (12,113)	\$ 1,755	\$ 29,043
Total		\$ 382,587	\$ (153,595)	\$ (5,022)	\$ 223,970	\$ 371,763	\$ (172,808)	\$ 5,174	\$ 204,129
Equity-accounted investments in Canadian residential developments									
Canadian development properties, net of debt	B	138,920	(11,711)	(760)	126,449	133,250	(34,199)	6,403	105,454
Total		\$ 382,587	\$ (153,595)	\$ (5,022)	\$ 223,970	\$ 371,763	\$ (172,808)	\$ 5,174	\$ 204,129

(1) Tricon's share of debt and lease obligations of \$153,595 (December 31, 2021 – \$172,808) consists of \$117,101 of land and construction loans (net of deferred financing fees) and \$36,494 of lease obligations under ground leases (December 31, 2021 – \$135,906 and \$36,902, respectively).

(2) Represents Tricon's share of development properties and other working capital items, net of debt and lease obligations.

(3) 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.

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8.5 Canadian residential development – project details and projections (continued)

	Neighborhood/ Major intersections in Toronto	Fee simple interest/ ground lease	Tricon's percentage interest	Projected units ⁽¹⁾	Estimated residential area (sq. feet) ⁽¹⁾	Estimated commercial area (sq. feet) ⁽¹⁾
Projects in pre-construction						
Canary Landing (West Don Lands) – Block 20	Downtown East – Distillery District	Ground lease	33%	654	466,000	248,700
Symington	The Junction	Fee simple interest	10%	341	228,600	–
Subtotal – Projects in pre-construction				995	694,600	248,700
Projects under construction						
The Taylor (57 Spadina)	Entertainment District	Fee simple interest	30%	286	217,600	44,000
Canary Landing (West Don Lands) – Block 8	Downtown East – Distillery District	Ground lease	33%	770	567,800	3,900
Canary Landing (West Don Lands) – Blocks 3/4/7	Downtown East – Distillery District	Ground lease	33%	855	667,400	33,200
Canary Landing (West Don Lands) – Block 10	Downtown East – Distillery District	Ground lease	33%	237	156,200	–
The Ivy (8 Gloucester)	Yonge & Bloor	Fee simple interest	47%	231	158,400	1,600
Queen & Ontario	Queen East	Fee simple interest	10%	795	581,191	164,488
The James (Scrivener Square)	Rosedale	Fee simple interest	100%	120	191,000	31,000
Subtotal – Projects under construction				3,294	2,539,591	278,188
Total/Weighted average				41%	4,289	3,234,191

(1) Projected units and rentable area are estimated based on current project plans which are subject to change. Refer to page 1, "Forward-looking statements".

(in thousands of U.S. dollars)	Cost to date	Projected remaining costs ^{(1),(2)}	Projected total cost ^{(1),(2)}	Percentage completed ^{(1),(3)}	Tricon's unfunded equity commitment
Projects in pre-construction					
Canary Landing (West Don Lands) – Block 20	\$ 8,000	\$ 442,000	\$ 450,000	2%	\$ –
Symington	37,000	135,000	172,000	1%	15,880
Subtotal – Projects in pre-construction	45,000	577,000	622,000		15,880
Projects under construction					
The Taylor (57 Spadina)	115,000	22,000	137,000	80%	–
Canary Landing (West Don Lands) – Block 8 ⁽⁴⁾	148,000	135,000	283,000	52%	16,267
Canary Landing (West Don Lands) – Blocks 3/4/7 ⁽⁴⁾	67,000	313,000	380,000	17%	5,642
Canary Landing (West Don Lands) – Block 10 ⁽⁴⁾	17,000	79,000	96,000	18%	1,990
The Ivy (8 Gloucester)	70,000	53,000	123,000	46%	–
Queen & Ontario	119,000	360,000	479,000	4%	35,627
The James (Scrivener Square) ⁽⁴⁾	93,000	179,000	272,000	19%	1,004
Subtotal – Projects under construction	629,000	1,141,000	1,770,000		60,530
Total	\$ 674,000	\$ 1,718,000	\$ 2,392,000		\$ 76,410

(1) All information presented here consists of forward-looking information. Refer to page 1, "Forward-looking statements".

(2) Projected costs are estimated based on current project plans which are subject to change.

(3) Percentage completed is calculated by taking cost to date as a percentage of projected total cost, excluding the cost of land.

(4) The remaining development costs are expected to be largely funded from construction loan financing for these development projects.

8.6 U.S. residential development – projected distributions

The scheduled time frame for Tricon to receive the projected net distributions remaining is as follows:

(in thousands of U.S. dollars)	1 to 2 years	3 to 5 years	More than 5 years	Total
Projected distributions net of advances remaining⁽¹⁾	\$ 26,102	\$ 154,082	\$ 77,248	\$ 257,432

(1) Projected distributions net of advances remaining are estimated based on current project plans which are subject to change. Refer to page 1, "Forward-looking statements".

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9. PRIVATE FUNDS AND ADVISORY

9.1 Core FFO from private funds and advisory fees

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2022	2021	Variance	2022	2021	Variance
Asset management fees ⁽¹⁾	\$ 3,075	\$ 3,509	\$ (434)	\$ 6,202	\$ 6,107	\$ 95
Performance fees ⁽²⁾	8,344	3,881	4,463	9,087	4,573	4,514
Development fees ⁽³⁾	6,156	5,547	609	12,018	11,011	1,007
Property management fees ⁽⁴⁾	2,812	176	2,636	5,491	352	5,139
Revenue from private funds and advisory services	20,387	13,113	7,274	32,798	22,043	10,755
Asset management fees ⁽⁵⁾	\$ 2,514	\$ 272	2,242	\$ 5,001	\$ 272	\$ 4,729
Property management fees ⁽⁵⁾	7,717	1,186	6,531	12,672	2,060	10,612
Fees eliminated upon consolidation⁽⁵⁾	10,231	1,458	8,773	17,673	2,332	15,341
Total FFO⁽⁶⁾ impact from fees	\$ 30,618	\$ 14,571	\$ 16,047	\$ 50,471	\$ 24,375	\$ 26,096

(1) Ranges typically from 0.5–2% of committed or invested capital throughout the lives of the Investment Vehicles under management.

(2) Calculated as approximately 20% (in most cases) of net cash flow after investors' capital has been returned, together with a pre-tax preferred return on capital of, typically, between 8% and 10%.

(3) Calculated as 2–5% of the sales price of single-family lots, residential land parcels and commercial land within master-planned communities, and 4–5% of overall development costs of Canadian multi-family rental apartments. The details of development fees are as follows:

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2022	2021	Variance	2022	2021	Variance
The Johnson Companies ("Johnson")	\$ 4,561	\$ 3,903	\$ 658	\$ 9,257	\$ 7,625	\$ 1,632
Tricon Development Group ("TDG")	1,595	1,644	(49)	2,761	3,386	(625)
Development fees	\$ 6,156	\$ 5,547	\$ 609	\$ 12,018	\$ 11,011	\$ 1,007

(4) Includes 4–7.75% of rental revenue from multi-family rental properties, build-to-rent single-family homes and other ancillary fees.

(5) Asset management fees, property management fees (including acquisition fees calculated at 1% of pre-renovation costs and leasing fees) and other fees earned from the limited partners of the single-family rental joint ventures are eliminated upon the consolidation of these Investment Vehicles. Such fees are accounted for within Tricon's proportionate Core FFO.

(6) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

9.2 Estimated future performance fees

(in thousands of U.S. dollars)	1 to 2 years	3 to 5 years	More than 5 years	Total
Estimated future performance fees⁽¹⁾	\$ 6,000	\$ 131,000	\$ 147,000	\$ 284,000

(1) Estimated future performance fees are calculated pursuant to current business plans, which involve estimating future cash flows from operations and eventual sale, less construction and development costs, to determine the quantum and timing of funding requirements and cash distributions for each Investment Vehicle. Such estimated future performance fees are discounted based on expected time horizons and risk, and presented above before the deduction of any amounts paid to employees under the LTIP and performance fee expense to unitholders of the participation arrangements. Forward-looking information; see page 1.

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9.3 Corporate overhead efficiency

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2022	2021	Variance	2022	2021	Variance
Total FFO impact from fees (excluding performance fees)	\$ 22,274	\$ 10,690	\$ 11,584	\$ 41,384	\$ 19,802	\$ 21,582
Salaries and benefits	(13,845)	(9,750)	(4,095)	(27,869)	(19,567)	(8,302)
Cash-based AIP expense	(4,428)	(3,250)	(1,178)	(11,362)	(6,706)	(4,656)
General and administration expense in Core FFO ⁽¹⁾	(11,742)	(8,209)	(3,533)	(22,853)	(15,728)	(7,125)
Recurring gross overhead expenses	(30,015)	(21,209)	(8,806)	(62,084)	(42,001)	(20,083)
Overhead expenses, net	\$ (7,741)	\$ (10,519)	\$ 2,778	\$ (20,700)	\$ (22,199)	\$ 1,499
Total FFO impact from fees (excluding performance fees) as a percentage of recurring gross overhead expenses	74%	50%	24%	67%	47%	20%

(1) See Section 3.2.

9.4 Summary of select investment vehicles

Business segment ⁽¹⁾	Mandate	Launch year	Duration (in years) ⁽²⁾	Target number of homes/units	As at June 30, 2022			
					Total equity commitment	Tricon's share of equity commitment (% of total)	% of commitment deployed	
SINGLE-FAMILY RENTAL								
SFR JV-1 (complete)	• Resale homes	2018	8	~10,000	\$750 million	\$253 million	33%	100%
SFR JV-2	• Portfolio of existing homes	2021	7	~19,000	\$1.55 billion	\$455 million	29%	53%
Homebuilder Direct JV	• Scattered new homes • Recently completed SFR communities (no investment in development)	2021	7	~4,250	\$450 million	\$152 million	33%	41%
THPAS JV-1	• Develop dedicated single-family rental home communities	2019	7+	~2,500	\$450 million	\$50 million	11%	32% ⁽³⁾
THPAS Development JV-2	• Develop dedicated single-family rental home communities	2022	7+	~3,000	\$500 million	\$100 million	20%	— ⁽⁴⁾
MULTI-FAMILY RENTAL								
U.S. multi-family JV	• Own and operate a U.S. multi-family portfolio of 23 apartment buildings	2021	10	~7,200	\$550 million	\$110 million	20%	100%
Canadian multi-family (CPPIB JV)	• Develop and operate Class A apartment buildings in Toronto	2021	7+	2,000 – 2,800	C\$814 million	C\$81.4 million	10% ⁽⁵⁾	23% ⁽⁶⁾

(1) The table above consists of select Investment Vehicles for illustrative purposes and does not reflect a complete and exhaustive list of Tricon's total investment portfolio.

(2) The Company has certain rights of first refusal for the acquisition of JV partner interests.

(3) 32% of the THPAS JV-1's total equity commitment is deployed, whereas 78% of the total equity commitment is now committed to identified projects.

(4) On June 13, 2022, the Company closed on a second joint venture arrangement ("THPAS Development JV-2") with an institutional investor to continue to advance the development of single-family build-to-rent communities.

(5) In April 2022, the Canada Pension Plan Investment Board ("CPPIB") joint venture was amended such that funding for Queen & Ontario and Symington would be equity investment only. This resulted in an increase in the total equity commitment from C\$500 million to C\$814 million. Subsequent to quarter-end, Tricon and CPPIB approved the amendment of the CPPIB joint venture to provide for, among other matters, an increase of the venture's maximum equity capitalization to C\$1.5 billion and a reduction of Tricon's maximum equity co-investment from C\$150 million to C\$115.7 million.

(6) 23% of the CPPIB JV's total equity commitment is deployed, whereas the entire equity commitment is now committed to identified projects.

for the three and six months ended June 30, 2022

10. ASSETS UNDER MANAGEMENT (AUM)

10.1 Total AUM

(in thousands of U.S. dollars)	June 30, 2022		December 31, 2021	
	Balance	% of total AUM	Balance	% of total AUM
Third-party AUM	\$ 8,551,473	52.0%	\$ 6,816,668	49.6%
Principal AUM	7,882,872	48.0%	6,919,664	50.4%
Total AUM	\$ 16,434,345	100.0%	\$ 13,736,332	100.0%

10.2 Third-party AUM details

(in thousands of U.S. dollars)	Outstanding invested equity	Investment at fair value ⁽¹⁾ A	Unfunded equity commitment ^{(2),(3)} B	Third-party AUM as at	Percentage of third-party AUM
				June 30, 2022 A + B	
Single-family rental	\$ 1,137,167	\$ 3,864,483	\$ 697,981	\$ 4,562,464	53.4%
Multi-family rental	474,522	1,711,350	7,295	1,718,645	20.1%
Residential development	644,748	1,028,074	1,242,290	2,270,364	26.5%
Total	\$ 2,256,437	\$ 6,603,907	\$ 1,947,566	\$ 8,551,473	100.0%

- (1) Represents third-party investors' proportionate share of the fair value of rental and development properties, except for U.S. residential developments which is calculated based on third-party investors' outstanding invested equity.
- (2) Unfunded equity commitment in respect of joint ventures that are investment programs without binding commitments equals the total amount which may be invested under the program less the funded amount. There is no requirement that all committed amounts be invested.
- (3) Project commitments can exceed total capitalization as a result of reinvestment rights.

10.3 Principal AUM details

(in thousands of U.S. dollars)	Investment at fair value ⁽¹⁾ A	Unfunded equity commitment ^{(2),(3)} B	Principal AUM as at	Percentage of principal AUM
			June 30, 2022 A + B	
Single-family rental	\$ 6,398,941	\$ 316,367	\$ 6,715,308	85.2%
Multi-family rental	410,877	1,773	412,650	5.2%
Residential development	522,325	232,589	754,914	9.6%
Total	\$ 7,332,143	\$ 550,729	\$ 7,882,872	100.0%

- (1) Represents Tricon's proportionate share of the fair value of rental and development properties, except for U.S. residential developments which represents the fair value of Tricon's investment in U.S. residential developments.
- (2) Unfunded equity commitment in respect of joint ventures that are investment programs without binding commitments equals the total amount which may be invested under the program less the funded amount. There is no requirement that all committed amounts be invested.
- (3) Project commitments can exceed total capitalization as a result of reinvestment rights.

10.4 Asset management fee-bearing capital

(in thousands of U.S. dollars)	June 30, 2022		June 30, 2021	
	Asset management fee-bearing capital	Asset management fee %	Asset management fee-bearing capital	Asset management fee %
Rental Investment Vehicles	\$ 2,273,127	0.50% to 1.00%	\$ 1,095,452	0.75% to 0.85%
Residential Development Investment Vehicles	551,051	0.90% to 2.00%	648,316	1.00% to 2.00%
Total	\$ 2,824,178		\$ 1,743,768	

for the three and six months ended June 30, 2022

11. RECONCILIATIONS

11.1 Reconciliation of proportionate net income to consolidated financial statements

For the three months ended (in thousands of U.S. dollars)	June 30, 2022			June 30, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Revenue from single-family rental properties⁽¹⁾	\$ 99,852	\$ 55,283	\$ 155,135	\$ 81,930	\$ 25,074	\$ 107,004
Direct operating expenses ⁽¹⁾	(32,665)	(18,074)	(50,739)	(27,873)	(8,387)	(36,260)
Net operating income from single-family rental properties	67,187	37,209	104,396	54,057	16,687	70,744
Revenue from private funds and advisory services	20,387	–	20,387	13,113	–	13,113
Fees eliminated upon consolidation	10,231	(10,231)	–	1,458	(1,458)	–
Income from equity-accounted investments in multi-family rental properties	18,905	–	18,905	14,272	–	14,272
(Loss) income from equity-accounted investments in Canadian residential developments	(98)	–	(98)	27	–	27
Income from investments in U.S. residential developments	3,002	–	3,002	8,251	–	8,251
Compensation expense	(22,737)	–	(22,737)	(19,272)	–	(19,272)
Performance fees expense	(15,117)	–	(15,117)	(981)	–	(981)
General and administration expense	(11,176)	(2,729)	(13,905)	(7,659)	(1,611)	(9,270)
Interest expense	(25,986)	(19,878)	(45,864)	(30,320)	(7,076)	(37,396)
Fair value gain on rental properties	287,439	108,396	395,835	211,570	42,742	254,312
Fair value gain on Canadian development properties	874	–	874	–	–	–
Fair value gain (loss) on derivative financial instruments and other liabilities	154,996	1,491	156,487	(41,437)	(38)	(41,475)
Other expenses	(6,339)	(2,255)	(8,594)	(9,637)	–	(9,637)
Net change in fair value of limited partners' interests in single-family rental business	–	(112,003)	(112,003)	–	(49,246)	(49,246)
Current income tax expense	(1,104)	–	(1,104)	(16)	–	(16)
Deferred income tax expense	(63,604)	–	(63,604)	(47,104)	–	(47,104)
Non-controlling interest	(1,025)	–	(1,025)	(805)	–	(805)
Net income from continuing operations attributable to Tricon's shareholders	\$ 415,835	\$ –	\$ 415,835	\$ 145,517	\$ –	\$ 145,517

(1) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries in 2021 previously recorded as a reduction in direct operating expenses have been reclassified to revenue from single-family rental properties with no impact to net operating income.

for the three and six months ended June 30, 2022

11.1 Reconciliation of proportionate net income to consolidated financial statements (continued)

For the six months ended (in thousands of U.S. dollars)	June 30, 2022			June 30, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Revenue from single-family rental properties⁽¹⁾	\$ 194,411	\$ 99,512	\$ 293,923	\$ 159,835	\$ 46,560	\$ 206,395
Direct operating expenses ⁽¹⁾	(63,933)	(32,321)	(96,254)	(54,151)	(15,328)	(69,479)
Net operating income from single-family rental properties	130,478	67,191	197,669	105,684	31,232	136,916
Revenue from private funds and advisory services	32,798	–	32,798	22,043	–	22,043
Fees eliminated upon consolidation	17,673	(17,673)	–	2,332	(2,332)	–
Income from equity-accounted investments in multi-family rental properties	35,942	–	35,942	13,815	–	13,815
(Loss) income from equity-accounted investments in Canadian residential developments	(113)	–	(113)	24	–	24
Income from investments in U.S. residential developments	7,307	–	7,307	14,910	–	14,910
Compensation expense	(50,989)	–	(50,989)	(36,292)	–	(36,292)
Performance fees expense	(27,681)	–	(27,681)	(1,711)	–	(1,711)
General and administration expense	(21,594)	(5,186)	(26,780)	(14,555)	(3,118)	(17,673)
Interest expense	(49,099)	(33,619)	(82,718)	(60,327)	(13,144)	(73,471)
Fair value gain on rental properties	502,814	192,593	695,407	303,754	62,860	366,614
Fair value gain on Canadian development properties	874	–	874	–	–	–
Fair value gain (loss) on derivative financial instruments and other liabilities	123,835	3,290	127,125	(78,609)	(38)	(78,647)
Other expenses	(8,871)	(2,361)	(11,232)	(13,068)	(73)	(13,141)
Net change in fair value of limited partners' interests in single-family rental business	–	(204,235)	(204,235)	–	(75,387)	(75,387)
Current income tax (expense) recovery	(1,566)	–	(1,566)	44,457	–	44,457
Deferred income tax expense	(111,491)	–	(111,491)	(114,231)	–	(114,231)
Non-controlling interest	(2,135)	–	(2,135)	(1,376)	–	(1,376)
Net income from continuing operations attributable to Tricon's shareholders	\$ 578,182	\$ –	\$ 578,182	\$ 186,850	\$ –	\$ 186,850

(1) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries in 2021 previously recorded as a reduction in direct operating expenses have been reclassified to revenue from single-family rental properties with no impact to net operating income.

for the three and six months ended June 30, 2022

11.2 Reconciliation of net income to FFO and AFFO

For the three months ended (in thousands of U.S. dollars)	June 30, 2022			June 30, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Net income from continuing operations attributable to Tricon's shareholders	\$ 415,835	\$ -	\$ 415,835	\$ 145,517	\$ -	\$ 145,517
Fair value gain on rental properties	(287,439)	(108,396)	(395,835)	(211,570)	(42,742)	(254,312)
Fair value gain on Canadian development properties	(874)	-	(874)	-	-	-
Fair value (gain) loss on derivative financial instruments and other liabilities	(154,996)	(1,491)	(156,487)	41,437	38	41,475
Limited partners' share of FFO adjustments	-	109,887	109,887	-	42,704	42,704
FFO attributable to Tricon's shareholders	\$ (27,474)	\$ -	\$ (27,474)	\$ (24,616)	\$ -	\$ (24,616)
Core FFO from U.S. and Canadian multi-family rental	\$ 2,505	\$ -	\$ 2,505	\$ 1,919	\$ -	\$ 1,919
Income from equity-accounted investments in multi-family rental properties	(18,905)	-	(18,905)	(14,272)	-	(14,272)
Loss (income) from equity-accounted investments in Canadian residential developments	98	-	98	(27)	-	(27)
Deferred income tax expense	63,604	-	63,604	47,104	-	47,104
Interest on convertible debentures	-	-	-	2,477	-	2,477
Interest on Due to Affiliate	4,246	-	4,246	4,312	-	4,312
Amortization of deferred financing costs, discounts and lease obligations	2,802	1,801	4,603	3,665	810	4,475
Equity-based, non-cash and non-recurring compensation ⁽¹⁾	18,845	-	18,845	4,500	-	4,500
Other adjustments ⁽²⁾	5,288	(1,801)	3,487	10,664	(810)	9,854
Core FFO attributable to Tricon's shareholders	\$ 51,009	\$ -	\$ 51,009	\$ 35,726	\$ -	\$ 35,726
Recurring capital expenditures	(10,279)	-	(10,279)	(7,500)	-	(7,500)
AFFO attributable to Tricon's shareholders	\$ 40,730	\$ -	\$ 40,730	\$ 28,226	\$ -	\$ 28,226

(1) Includes performance fees expense, which is accrued based on changes in the unrealized carried interest liability of the underlying Investment Vehicles and hence is added back to Core FFO as a non-cash expense. Performance fees are paid and deducted in arriving at Core FFO only when the associated fee revenue has been realized.

(2) Includes the following adjustments:

For the three months ended (in thousands of U.S. dollars)	June 30, 2022			June 30, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Transaction costs	\$ 3,227	\$ 2,255	\$ 5,482	\$ 4,408	\$ -	\$ 4,408
Amortization and depreciation expense	3,584	-	3,584	2,849	-	2,849
Realized and unrealized foreign exchange (gain) loss	(100)	-	(100)	2,710	-	2,710
Lease payments on right-of-use assets	(566)	-	(566)	(550)	-	(550)
Core FFO adjustments to income from investments in U.S. residential developments	(656)	-	(656)	1,491	-	1,491
Non-controlling interest's share of Core FFO adjustments	(201)	-	(201)	(244)	-	(244)
Limited partners' share of Core FFO adjustments	-	(4,056)	(4,056)	-	(810)	(810)
Total other adjustments	\$ 5,288	\$ (1,801)	\$ 3,487	\$ 10,664	\$ (810)	\$ 9,854

for the three and six months ended June 30, 2022

11.2 Reconciliation of net income to FFO and AFFO (continued)

For the six months ended (in thousands of U.S. dollars)	June 30, 2022			June 30, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Net income from continuing operations attributable to Tricon's shareholders	\$ 578,182	\$ -	\$ 578,182	\$ 186,850	\$ -	\$ 186,850
Fair value gain on rental properties	(502,814)	(192,593)	(695,407)	(303,754)	(62,860)	(366,614)
Fair value gain on Canadian development properties	(874)	-	(874)	-	-	-
Fair value (gain) loss on derivative financial instruments and other liabilities	(123,835)	(3,290)	(127,125)	78,609	38	78,647
Limited partners' share of FFO adjustments	-	195,883	195,883	-	62,822	62,822
FFO attributable to Tricon's shareholders	\$ (49,341)	\$ -	\$ (49,341)	\$ (38,295)	\$ -	\$ (38,295)
Core FFO from U.S. and Canadian multi-family rental	\$ 4,826	\$ -	\$ 4,826	\$ 9,449	\$ -	\$ 9,449
Income from equity-accounted investments in multi-family rental properties	(35,942)	-	(35,942)	(13,815)	-	(13,815)
Loss (income) from equity-accounted investments in Canadian residential developments	113	-	113	(24)	-	(24)
Deferred income tax expense	111,491	-	111,491	114,231	-	114,231
Current tax impact on sale of U.S. multi-family rental portfolio	-	-	-	(44,502)	-	(44,502)
Interest on convertible debentures	-	-	-	4,928	-	4,928
Interest on Due to Affiliate	8,532	-	8,532	8,625	-	8,625
Amortization of deferred financing costs, discounts and lease obligations	5,408	3,237	8,645	6,845	1,544	8,389
Equity-based, non-cash and non-recurring compensation ⁽¹⁾	38,794	-	38,794	7,677	-	7,677
Other adjustments ⁽²⁾	10,163	(3,237)	6,926	13,129	(1,544)	11,585
Core FFO attributable to Tricon's shareholders	\$ 94,044	\$ -	\$ 94,044	\$ 68,248	\$ -	\$ 68,248
Recurring capital expenditures	(19,656)	-	(19,656)	(14,205)	-	(14,205)
AFFO attributable to Tricon's shareholders	\$ 74,388	\$ -	\$ 74,388	\$ 54,043	\$ -	\$ 54,043

(1) Includes performance fees expense, which is accrued based on changes in the unrealized carried interest liability of the underlying Investment Vehicles and hence is added back to Core FFO as a non-cash expense. Performance fees are paid and deducted in arriving at Core FFO only when the associated fee revenue has been realized.

(2) Includes the following adjustments:

For the six months ended (in thousands of U.S. dollars)	June 30, 2022			June 30, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Transaction costs	\$ 5,340	\$ 2,361	\$ 7,701	\$ 5,637	\$ -	\$ 5,637
Amortization and depreciation expense	6,991	-	6,991	5,499	-	5,499
Realized and unrealized foreign exchange (gain) loss	(39)	-	(39)	2,540	-	2,540
Lease payments on right-of-use assets	(1,259)	-	(1,259)	(1,173)	-	(1,173)
Core FFO adjustments to income from investments in U.S. residential developments	(450)	-	(450)	1,316	-	1,316
Non-controlling interest's share of Core FFO adjustments	(420)	-	(420)	(617)	-	(617)
Limited partners' share of Core FFO adjustments	-	(5,598)	(5,598)	-	(1,617)	(1,617)
Total other adjustments	\$ 10,163	\$ (3,237)	\$ 6,926	\$ 13,202	\$ (1,617)	\$ 11,585

for the three and six months ended June 30, 2022

11.2 Reconciliation of net income to FFO and AFFO (continued)

For the three months ended (in thousands of U.S. dollars)	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021	June 30, 2021	March 31, 2021
Net income from continuing operations attributable to Tricon's shareholders	\$ 415,835	\$ 162,347	\$ 125,122	\$ 200,845	\$ 145,517	\$ 41,333
Fair value gain on rental properties	(287,439)	(215,375)	(219,899)	(295,310)	(211,570)	(92,184)
Fair value gain on Canadian development properties	(874)	–	(10,098)	–	–	–
Fair value (gain) loss on derivative financial instruments and other liabilities	(154,996)	31,161	72,726	68,728	41,437	37,172
FFO attributable to Tricon's shareholders	\$ (27,474)	\$ (21,867)	\$ (32,149)	\$ (25,737)	\$ (24,616)	\$ (13,679)
Core FFO from U.S. and Canadian multi-family rental	2,505	2,321	2,318	2,038	1,919	7,530
(Income) loss from equity-accounted investments in multi-family rental properties	(18,905)	(17,037)	(33,961)	(27,557)	(14,272)	457
Loss (income) from equity-accounted investments in Canadian residential developments	98	15	(10,085)	1,909	(27)	3
Deferred income tax expense	63,604	47,887	53,507	66,745	47,104	67,127
Current tax impact on sale of U.S. multi-family rental portfolio	–	–	–	–	–	(44,502)
Interest on convertible debentures	–	–	–	1,804	2,477	2,451
Interest on Due to Affiliate	4,246	4,286	4,312	4,313	4,312	4,313
Amortization of deferred financing costs, discounts and lease obligations	2,802	2,606	2,541	3,063	3,665	3,180
Equity-based, non-cash and non-recurring compensation	18,845	19,949	56,050	2,535	4,500	3,177
Other adjustments	5,288	4,875	3,097	9,030	10,664	2,465
Core FFO attributable to Tricon's shareholders	\$ 51,009	\$ 43,035	\$ 45,630	\$ 38,143	\$ 35,726	\$ 32,522
Recurring capital expenditures	(10,279)	(9,377)	(9,082)	(7,140)	(7,500)	(6,705)
AFFO attributable to Tricon's shareholders	\$ 40,730	\$ 33,658	\$ 36,548	\$ 31,003	\$ 28,226	\$ 25,817

for the three and six months ended June 30, 2022

11.3 Proportionate balance sheet

(in thousands of U.S. dollars, except per share amounts which are in U.S. dollars, unless otherwise indicated)	Rental portfolio A	Development portfolio B	Corporate assets and liabilities C	Tricon proportionate results D = A + B + C	IFRS reconciliation E	Consolidated results/Total D + E
Assets						
Rental properties	\$ 6,398,997	\$ –	\$ –	\$ 6,398,997	\$ 3,864,427	\$ 10,263,424
Equity-accounted investments						
in multi-family rental properties	232,704	–	–	232,704	–	232,704
Equity-accounted investments						
in Canadian residential developments	–	97,521	–	97,521	–	97,521
Canadian development properties	–	138,920	–	138,920	–	138,920
Investments in U.S. residential developments	–	127,757	–	127,757	–	127,757
Restricted cash	90,776	255	1,295	92,326	66,021	158,347
Goodwill, intangible and other assets	1,496	–	131,098	132,594	2,507	135,101
Deferred income tax assets	–	–	115,160	115,160	–	115,160
Cash	40,844	1,259	17,285	59,388	87,075	146,463
Other working capital items ⁽¹⁾	15,070	1,661	26,884	43,615	19,534	63,149
Assets held for sale	–	8,741	–	8,741	–	8,741
Total assets	\$ 6,779,887	\$ 376,114	\$ 291,722	\$ 7,447,723	\$ 4,039,564	\$ 11,487,287
Liabilities						
Debt	2,455,823	11,711	142,539	2,610,073	2,486,453	5,096,526
Due to Affiliate	–	–	254,201	254,201	–	254,201
Other liabilities ⁽²⁾	142,743	3,935	230,152	376,830	1,553,111	1,929,941
Deferred income tax liabilities	–	–	592,699	592,699	–	592,699
Total liabilities	\$ 2,598,566	\$ 15,646	\$ 1,219,591	\$ 3,833,803	\$ 4,039,564	\$ 7,873,367
Non-controlling interest	–	–	5,568	5,568	–	5,568
Net assets attributable to Tricon's shareholders	\$ 4,181,321	\$ 360,468	\$ (933,437)	\$ 3,608,352	\$ –	\$ 3,608,352
Net assets per share⁽³⁾	\$ 15.31	\$ 1.32	\$ (3.42)	\$ 13.21		
Net assets per share (CAD)⁽³⁾	\$ 19.73	\$ 1.70	\$ (4.41)	\$ 17.02		

(1) Other working capital items include amounts receivable and prepaid expenses and deposits.

(2) Other liabilities include long-term incentive plan, performance fees liability, derivative financial instruments, other liabilities, limited partners' interests, dividends payable, resident security deposits and amounts payable and accrued liabilities.

(3) As at June 30, 2022, common shares outstanding were 273,051,643 and the USD/CAD exchange rate was 1.2886.

for the three and six months ended June 30, 2022

11.4 Reconciliation of net income to adjusted EBITDAre

(in thousands of U.S. dollars)	Total proportionate results	IFRS reconciliation	Consolidated results/Total
For the three months ended June 30, 2022			
Net income attributable to Tricon's shareholders			
from continuing operations	\$ 415,835	\$ –	\$ 415,835
Interest expense	25,986	19,878	45,864
Current income tax expense	1,104	–	1,104
Deferred income tax expense	63,604	–	63,604
Amortization and depreciation expense	3,584	–	3,584
Fair value gain on rental properties	(287,439)	(108,396)	(395,835)
Fair value gain on Canadian development properties	(874)	–	(874)
Fair value gain on derivative financial instruments and other liabilities	(154,996)	(1,491)	(156,487)
Look-through EBITDAre adjustments from non-consolidated affiliates	(14,411)	–	(14,411)
EBITDAre, consolidated	\$ 52,393	\$ (90,009)	\$ (37,616)
Equity-based, non-cash and non-recurring compensation	18,845	–	18,845
Other adjustments ⁽¹⁾	2,648	2,255	4,903
Limited partners' share of EBITDAre adjustments	–	87,754	87,754
Non-controlling interest's share of EBITDAre adjustments	(201)	–	(201)
Adjusted EBITDAre	\$ 73,685	\$ –	\$ 73,685
Adjusted EBITDAre (annualized)			\$ 294,740

(1) Includes the following adjustments:

(in thousands of U.S. dollars)	Proportionate	IFRS reconciliation	Consolidated
Transaction costs	\$ 3,227	\$ 2,255	\$ 5,482
Realized and unrealized foreign exchange gain	(100)	–	(100)
Look-through other adjustments from non-consolidated affiliates	87	–	87
Lease payments on right-of-use assets	(566)	–	(566)
Total other adjustments	\$ 2,648	\$ 2,255	\$ 4,903

11.5 Reconciliation of quarterly proportionate same home NOI

(in thousands of U.S. dollars)	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
NOI, proportionate same home portfolio	\$ 54,502	\$ 53,735	\$ 52,313	\$ 50,640	\$ 49,325	\$ 48,145
NOI, proportionate non-same home portfolio	12,685	9,556	7,041	5,978	4,732	3,482
NOI, proportionate total portfolio	\$ 67,187	\$ 63,291	\$ 59,354	\$ 56,618	\$ 54,057	\$ 51,627
Limited partners' share of NOI ⁽¹⁾	37,209	29,982	24,001	19,086	16,687	14,545
NOI from single-family rental properties per financial statements	\$ 104,396	\$ 93,273	\$ 83,355	\$ 75,704	\$ 70,744	\$ 66,172

(1) Represents the limited partners' interest in the NOI from SFR JV-1, SFR JV-2 and SFR JV-HD.

for the three and six months ended June 30, 2022

11.6 Reconciliation of proportionate same home capital expenditures to consolidated portfolio capital expenditures by period

(in thousands of U.S. dollars)	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Recurring capital expenditures, proportionate same home portfolio ⁽¹⁾	\$ 8,805	\$ 7,890	\$ 7,321	\$ 6,130	\$ 6,586	\$ 4,994
Recurring capital expenditures, proportionate non-same home portfolio	983	906	938	620	364	309
Recurring capital expenditures, proportionate total portfolio A	\$ 9,788	\$ 8,796	\$ 8,259	\$ 6,750	\$ 6,950	\$ 5,303
Renovation and value-enhancing capital expenditures, proportionate total portfolio	33,941	28,475	24,915	26,189	19,359	15,983
Total capital expenditures, proportionate total portfolio	\$ 43,729	\$ 37,271	\$ 33,174	\$ 32,939	\$ 26,309	\$ 21,286
Limited partners' share of capital expenditures ⁽²⁾	34,782	41,997	39,516	19,629	12,746	10,973
Total capital expenditures by period	\$ 78,511	\$ 79,268	\$ 72,690	\$ 52,568	\$ 39,055	\$ 32,259

(1) The higher total cost to maintain in Q2 2022 compared to Q2 2021 is attributable to an increase in the work order activity as well as inflationary pressures driving higher labor costs and higher prices for replacement parts.

(2) Represents the limited partners' interest of the capital expenditures in SFR JV-1, SFR JV-2 and SFR JV-HD.

11.7 Reconciliation of single-family rental total portfolio recurring capital expenditures to recurring capital expenditures in AFFO

(in thousands of U.S. dollars)	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Recurring capital expenditures, single-family rental proportionate total portfolio A	\$ 9,788	\$ 8,796	\$ 8,259	\$ 6,750	\$ 6,950	\$ 5,303
Recurring capital expenditures from adjacent residential businesses	491	581	823	390	550	1,402
Recurring capital expenditures in AFFO	\$ 10,279	\$ 9,377	\$ 9,082	\$ 7,140	\$ 7,500	\$ 6,705

for the three and six months ended June 30, 2022

11.8 Reconciliation of quarterly consolidated capital expenditures to consolidated single-family rental properties

(in thousands of U.S. dollars)	June 30, 2022	December 31, 2021
Opening balance	\$ 7,978,396	\$ 4,990,542
Acquisitions	1,462,897	1,835,235
Total capital expenditures by period		
Q1	79,268	32,259
Q2	78,511	39,055
Q3	–	52,568
Q4	–	72,690
Total capital expenditures	157,779	196,572
Fair value adjustments	695,407	990,575
Dispositions	(31,055)	(34,528)
Single-family rental properties balance per financial statements, end of period	\$ 10,263,424	\$ 7,978,396

11.9 Reconciliation of pro-rata debt and assets of non-consolidated entities to consolidated balance sheet

(in thousands of U.S. dollars)	June 30, 2022
Equity-accounted investments in U.S. multi-family rental properties	
Tricon's pro-rata share of assets	\$ 375,662
Tricon's pro-rata share of debt	(159,591)
Tricon's pro-rata share of working capital and other	(4,149)
Equity-accounted investments in U.S. multi-family rental properties	211,922
Equity-accounted investments in Canadian multi-family rental properties	
Tricon's pro-rata share of assets	\$ 40,085
Tricon's pro-rata share of debt	(18,320)
Tricon's pro-rata share of working capital and other	(983)
Equity-accounted investments in Canadian multi-family rental properties	20,782
Equity-accounted investments in multi-family rental properties	\$ 232,704
Equity-accounted investments in Canadian residential developments	
Tricon's pro-rata share of assets ⁽¹⁾	\$ 213,618
Tricon's pro-rata share of debt ⁽¹⁾	(105,390)
Tricon's pro-rata share of working capital and other	(10,707)
Equity-accounted investments in Canadian residential developments	\$ 97,521

(1) Excludes right-of-use assets and lease obligations under ground leases of \$36,494.

for the three and six months ended June 30, 2022

GLOSSARY AND DEFINED TERMS

Adjusted EBITDAre is a metric that management believes to be helpful in evaluating the Company's operating performance across and within the real estate industry. Further, management considers it to be a more accurate reflection of the Company's leverage ratio, especially as it adjusts for and negates non-recurring and non-cash items. The Company's definition of EBITDAre reflects all adjustments that are specified by the National Association of Real Estate Investment Trusts ("NAREIT"). In addition to the adjustments prescribed by NAREIT, Tricon excludes fair value gains that arise as a result of reporting under IFRS, consistent with its FFO calculation methodology described below.

EBITDAre represents net income from continuing operations, excluding the impact of interest expense, income tax expense, amortization and depreciation expense, fair value changes on rental properties, fair value changes on derivative financial instruments and adjustments to reflect the entity's share of EBITDAre of unconsolidated entities. Adjusted EBITDAre is a normalized figure and is defined as EBITDAre before stock-based compensation, unrealized and realized foreign exchange gains and losses, transaction costs and other non-recurring items, and reflects only Tricon's share of results from consolidated entities (by removing non-controlling interests' and limited partners' share of reconciling items).

The Company also discloses its Net Debt to Adjusted EBITDAre ratio to assist investors in accounting for the Company's unconsolidated joint ventures and equity-accounted investments, in both debt and Adjusted EBITDAre, by calculating pro-rata leverage on a look-through basis (excluding debt directly related to the Canadian development portfolio as well as warehouse and subscription facilities related to acquisitions of vacant single-family homes, which do not fully contribute to Adjusted EBITDAre).

Annualized turnover rate during the period represents the number of resident move-outs divided by the weighted average number of rental units (excluding units held for sale) in the period, annualized for a twelve-month period. Management believes the annualized turnover rate impacts occupancy and therefore revenue, as well as the cost to maintain the rental portfolios.

Assets Under Management ("AUM") includes balance sheet capital invested in the Company's principal investments and capital managed on behalf of third-party investors and is a helpful measure in evaluating the Company's ability to grow and manage strategic capital. AUM is calculated as follows:

ASSETS UNDER MANAGEMENT	
Principal Assets Under Management	
Single-family rental, multi-family rental and Canadian residential developments	Fair value of rental and development properties plus unfunded commitment
U.S. residential developments	Fair value of invested capital plus unfunded commitment
Third-Party Assets Under Management	
Single-family rental, multi-family rental and Canadian residential developments	Fair value of rental and development properties plus unfunded commitment
U.S. residential developments	
For-sale housing	Outstanding invested equity and unfunded commitment
Build-to-rent	Outstanding invested equity and project-level funded debt plus unfunded commitment

Average monthly rent represents average monthly rental income per unit for occupied units and reflects the impact of rent concessions amortized over the life of the related leases. Tricon believes average monthly rent reflects pricing trends which impact rental revenue over time.

Average rent growth during the period represents the percentage difference between the monthly rent from an expiring lease and the monthly rent from the next lease and reflects the impact of rent concessions amortized over the life of the related lease. Leases are either renewal leases, where a current resident chooses to stay for a subsequent lease term, or a new lease, where a previous resident moves out and a new resident signs a lease to occupy the same unit. Average rent growth drives average monthly rent and management finds it is useful to evaluate changes in rental revenue across periods.

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Cost to maintain is defined as the annualized repairs and maintenance expense, turnover expense net of applicable resident recoveries and recurring capital expenditures per home in service. The metric provides insight into the costs needed to maintain a property's current condition and is indicative of a portfolio's operational efficiency.

Fee-bearing capital represents committed, invested or the fair value of third-party capital upon which the Company earns asset management fee revenue, as provided under the governing documents of each Investment Vehicle.

Funds from operations ("FFO"), core funds from operations ("Core FFO") and adjusted funds from operations ("AFFO") are metrics that management believes to be helpful in evaluating the Company's operating performance, considering the recent expansion of its residential rental portfolio. These are metrics commonly used by securities analysts, investors and other interested parties in the evaluation of real estate entities, particularly those that own and operate income-producing properties. Management believes that providing these performance measures on a supplemental basis is helpful to investors in assessing the overall performance of the Company's business.

- FFO represents net income excluding the impact of fair value adjustments and amortization of intangibles arising from business combinations. The Company's definition of FFO reflects all adjustments that are specified by the National Association of Real Estate Investment Trusts ("NAREIT"). In addition to the adjustments prescribed by NAREIT, Tricon excludes any fair value gains that arise as a result of reporting under IFRS, except for fair value gains arising from Tricon's U.S. residential developments business which are intended to act as a proxy for cash generation.
- Core FFO presents FFO as a normalized figure, adjusting for transaction costs, convertible debentures interest, interest on Due to Affiliate, fees eliminated upon consolidation, non-recurring and non-cash items.
- AFFO represents Core FFO less recurring capital expenditures.

Tricon's method of calculating FFO, Core FFO and AFFO is substantially in accordance with NAREIT's recommendations, but may differ from other issuers' methods and, accordingly, may not be comparable to FFO, Core FFO and AFFO reported by other issuers.

Core funds from operations, specifically for U.S. residential developments, presents net income as a normalized figure, adjusting for transaction costs and non-recurring and non-cash items, and is a metric that management believes to be helpful in evaluating Tricon's residential development business and comparing its performance to industry peers.

Core FFO and AFFO per share amounts are calculated based on the weighted average common shares outstanding in the period, assuming the conversion of all potentially dilutive shares (including convertible debt and exchangeable preferred units) to show the full dilutive impact to shareholders.

Core FFO and AFFO payout ratios are calculated by dividing dividends declared for the period by Core FFO and AFFO, respectively, which are indicative of the Company's ability to fund dividend payments using cash from operations.

Net debt represents the Company's total current and long-term debt per its consolidated financial statements, less its cash and restricted cash. Management believes it is a helpful liquidity measure to reflect the Company's ability to meet all of its obligations simultaneously if they were due immediately.

Net operating income ("NOI") represents total revenue from rental properties, less direct operating expenses and property management expenses. NOI excludes non-property specific and indirect overhead expenses, interest expense and non-core income or expenses such as gains or losses on the disposition of rental properties. Tricon believes NOI is a helpful metric to evaluate the performance of its rental business and compare it to industry peers.

Net operating income ("NOI") margin represents net operating income as a percentage of total revenue from rental properties.

Occupancy rate represents the total number of days that units were occupied during the measurement period, divided by the total number of days that the units were owned during the measurement period (excluding units held for sale). Management believes occupancy is a main driver of rental revenues and that comparing occupancy across different periods is helpful in evaluating changes in rental revenues.

Pro-rata net assets represents the Company's proportionate share of total consolidated assets as well as assets of non-consolidated entities on a look-through basis (which are shown as equity-accounted investments on its proportionate balance sheet), less its cash and restricted cash.

Pro-rata net debt represents the Company's total current and long-term debt per its consolidated financial statements, less its cash and restricted cash (excluding debt directly related to the Canadian development portfolio as well as warehouse and subscription facilities related to acquisitions of vacant single-family homes, which do not fully contribute to Adjusted EBITDAre).

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Renovation capital expenditures are incurred in order to prepare the property for rental use in accordance with Tricon's standards and are either incurred shortly after acquisition on vacant homes or deferred until the resident moves out if homes are occupied when acquired.

Recurring capital expenditures represent ongoing costs associated with maintaining and preserving the quality of a property after it has been renovated.

"Same home" or **"same home portfolio"** includes homes that were stabilized 90 days prior to the first day of the prior-year comparative period as per the guidelines of the National Rental Home Council. It excludes homes that have been either sold or designated for sale or taken out of service as a result of a major renovation. This same home portfolio is defined on January 1 of each reporting year. Based on this definition, any home currently included in the same home portfolio will have satisfied the conditions described above prior to September 30, 2020, and those homes have been held in operations throughout the full periods presented in both 2021 and 2022.

Value-enhancing capital expenditures are defined as capital expenditures that go beyond merely maintaining the quality of a property and are instead incurred for the purpose of increasing expected future returns.

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