



SUPPLEMENTAL INFORMATION
for the year ended December 31, 2022

TABLE OF CONTENTS

<u>Non-IFRS measures and forward-looking statements</u>	1
<u>Quarterly highlights from press release</u>	3
1. CONSOLIDATED FINANCIAL STATEMENTS	5
<u>1.1 Consolidated income statement</u>	5
<u>1.2 Consolidated balance sheet</u>	6
2. PROPORTIONATE FINANCIAL STATEMENTS	7
<u>2.1 Proportionate income statement</u>	7
<u>2.2 Historical proportionate income statement</u>	8
<u>2.3 Historical proportionate balance sheet</u>	9
3. CORE FFO AND AFFO	10
<u>3.1 Proportionate Core FFO and AFFO summary</u>	10
<u>3.2 Proportionate Core FFO and AFFO detail</u>	11
<u>3.3 Historical proportionate Core FFO and AFFO</u>	12
4. LEVERAGE RATIOS	13
<u>4.1 Pro-rata assets</u>	13
<u>4.2 Pro-rata net debt to assets</u>	13
<u>4.3 Pro-rata net debt to adjusted EBITDAre</u>	13
5. CAPITALIZATION	14
<u>5.1 Debt structure</u>	14
<u>5.2 Equity capital structure</u>	15
<u>5.3 Weighted average diluted shares</u>	15
6. SUMMARY OF OPERATIONAL PERFORMANCE	16
<u>6.1 Operational highlights by business</u>	16
7. SINGLE-FAMILY RENTAL	17
<u>7.1 Total portfolio and acquisition summary</u>	17
<u>7.2 Total portfolio – home characteristics by market</u>	18
<u>7.3 Total portfolio – acquisitions and dispositions</u>	19
<u>7.4 Proportionate total portfolio – NOI summary</u>	20
<u>7.5 Proportionate total portfolio – capital expenditures summary</u>	20
<u>7.6 Proportionate same home portfolio – quarterly operating trends</u>	21
<u>7.7 Proportionate same home portfolio – quarterly NOI</u>	21
<u>7.8 Proportionate same home portfolio – NOI summary</u>	21
<u>7.9 Proportionate same home portfolio – NOI year-over-year comparison by market</u>	22
<u>7.10 Proportionate same home portfolio – operational year-over-year comparison by market</u>	23
<u>7.11 Proportionate same home portfolio – operational sequential quarter comparison by market</u>	24
<u>7.12 Proportionate same home portfolio – lease-over-lease rent growth by market</u>	25
<u>7.13 Proportionate same home – cost to maintain</u>	25
8. ADJACENT RESIDENTIAL BUSINESSES	26
<u>8.1 Canadian multi-family rental – quarterly operating trends</u>	26
<u>8.2 Canadian multi-family rental – proportionate NOI summary</u>	26
<u>8.3 Canadian residential development – project details and projections</u>	27
<u>8.4 U.S. residential development – projected distributions</u>	28
9. PRIVATE FUNDS AND ADVISORY	29
<u>9.1 Core FFO from private funds and advisory fees</u>	29
<u>9.2 Estimated future performance fees</u>	29
<u>9.3 Corporate overhead efficiency</u>	30
<u>9.4 Summary of select investment vehicles</u>	30
10. ASSETS UNDER MANAGEMENT (AUM)	31
<u>10.1 Total AUM</u>	31
<u>10.2 Third-party AUM details</u>	31
<u>10.3 Principal AUM details</u>	31
<u>10.4 Asset management fee-bearing capital</u>	31
RECONCILIATIONS	32
GLOSSARY AND DEFINED TERMS	41

NON-IFRS MEASURES

This supplemental information should be read in conjunction with the Management's Discussion and Analysis ("MD&A") and consolidated financial statements and accompanying notes for the year ended December 31, 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, "proportionate" metrics, 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 EBITDAre, 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, including cash flows and future fees; the pace of future home acquisitions; and project plans, anticipated characteristics, costs 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 February 28, 2023 (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 twelve months ended December 31, 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 multi-family housing market; increasing competition in the 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; rising interest rates and volatility in financial markets; the potential impact of reduced supply of labor and materials on expected costs and timelines; rates of inflation and overall economic uncertainty; developments and changes in applicable laws and regulations; and the impact and aftermath of the COVID-19 pandemic on the operations, business and financial results of the Company.

Certain statements included in this document, including with respect to 2023 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 fourth quarter and for the full year, including the following highlights:

- Net income from continuing operations was \$55.9 million in Q4 2022; basic and diluted earnings per share from continuing operations were \$0.19 and \$0.11, respectively;
- Core funds from operations (“Core FFO”) for Q4 2022 increased by 112.2% year-over-year to \$96.8 million and Core FFO per share grew by 106.7% year-over-year to \$0.31, driven by net operating income (“NOI”) growth in the single-family rental home business, solid operating performance, and the inclusion of performance fees related to the sale of the U.S. multi-family rental portfolio;
- Same home NOI for the single-family rental portfolio in Q4 2022 grew by 9.7% year-over-year and same home NOI margin increased by 1.8% to a record 69.8%. Same home occupancy increased in Q4 by 0.2% year-over-year to 98.0% and blended rent growth was 7.4% (comprised of new lease rent growth of 11.5% and renewal rent growth of 6.8%). In addition, Tricon’s continued focus on resident retention led to a record-low annualized same home turnover rate of 12.2% in Q4. For the full year, same home NOI grew by 10.4% and same home NOI margin increased by 1.2% to 68.6%;
- The Company acquired 815 homes during the quarter at an average price of \$331,000 per home (including up-front renovations) for a total acquisition cost of \$270 million, of which Tricon’s proportionate share was \$84 million. For the full year, Tricon acquired a record 7,227 homes, expanding its portfolio by 23.2%;
- Positive trends continued into early 2023, with same home rent growth of 7.3% in January 2023, including 13.9% growth on new leases and 6.6% growth on renewals, while same home occupancy was stable at 97.4% and same home turnover remained low at 16.6%;
- On October 18, 2022, the Company completed the sale of its remaining 20% equity interest in its U.S. multi-family rental portfolio, generating proceeds of \$319.3 million, including \$99.9 million of performance fees (half of which are payable to participants in LTIP and management co-investment plans); and
- On October 13, 2022, the Company announced that the Toronto Stock Exchange (“TSX”) had approved its notice of intention to make a normal course issuer bid (“NCIB”) to repurchase up to 2,500,000 of its common shares trading on the TSX, the New York Stock Exchange (“NYSE”) and/or alternative Canadian trading systems during the twelve-month period ending on October 17, 2023. During Q4, the Company repurchased 338,100 of its common shares on the TSX and 339,566 common shares on the NYSE under the NCIB for a total of \$5.3 million.

In addition to strong operational and financial results, Tricon achieved several significant strategic milestones in the fourth quarter:

- On October 20, 2022, the Company announced an industry-leading Bill of Rights for single-family residents, the first of its kind among single-family rental housing providers in the United States. This measure underscores Tricon’s resident-first approach and highlights the Company’s mission to support the well-being of its residents. The Tricon Resident Bill of Rights outlines the Company’s commitment to providing quality, move-in-ready homes with caring and reliable service; and
- In December, Tricon amended its \$500 million corporate credit facility to incorporate Environmental, Social and Governance (“ESG”) targets and convert it to a Sustainability-linked Loan (“SLL”). This credit facility, which was undrawn as of December 31, 2022, provides Tricon with liquidity to pursue the growth of its single-family rental business. The SLL structure links the borrowing cost directly to the Company’s performance in three priority areas of its ESG strategy: (i) increasing the percentage of homes with energy efficiency upgrades in Tricon’s single-family home rental portfolio, (ii) increasing the number of multi-family residential buildings with LEED Gold certification, and (iii) increasing participation in Tricon Vantage, a market-leading program aimed at providing our U.S. residents with tools and resources to set financial goals and enhance their long-term economic stability.

SUPPLEMENTAL INFORMATION

for the three and twelve months ended December 31, 2022

Full Year 2023 Guidance

The following table highlights guidance for the Company's Core FFO per share, same home metrics and acquisitions for the upcoming fiscal year. Given the ongoing dislocation in the capital markets, whereby the high cost of financing has negatively impacted investment returns on most acquisitions, Tricon has elected to reduce its pace of acquisitions in 2023 and expects to acquire approximately 400 homes in the first quarter of 2023, and to moderate external growth for the remainder of 2023.

For the years ended December 31

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

	2022 Recent guidance	2022 Actual	2023 Guidance
Core FFO per share	\$0.75 – \$0.77	\$ 0.76	\$0.54 – \$0.59
Same home revenue growth	8.0% – 9.0%	8.3%	6.0% – 7.5%
Same home expense growth	4.5% – 5.5%	4.1%	6.0% – 7.5%
Same home NOI growth	10.0% – 11.0%	10.4%	6.0% – 7.5%
Single-family rental acquisitions (homes) ⁽¹⁾	7,300+	7,227	2,000 – 4,000
Single-family rental acquisitions (\$ in billions) ⁽¹⁾	N/A	\$ 2.6	\$0.7 – \$1.4

(1) Single-family rental acquisition costs include initial purchase price, closing costs and up-front renovation costs. These acquisition home counts and costs are presented on a consolidated basis and Tricon's share represents approximately 30%.

Reconciliation of Core FFO per share – 2022 results to 2023 Guidance mid-point

For the years ended December 31

2022 Core FFO per share	\$ 0.76
U.S. multi-family portfolio disposition ⁽¹⁾	(0.20)
2022 Core FFO per share excluding U.S. multi-family portfolio disposition	0.56
Change attributed to:	
Same home NOI growth	0.05
Non-same home NOI growth	0.08
Corporate overhead efficiencies	0.03
Interest expense	(0.12)
Income tax expenses and other	(0.03)
Total change	\$ 0.01
2023 Core FFO per share guidance midpoint	\$ 0.57

(1) Includes impact to Core FFO from fees, Core FFO from U.S. multi-family rental, and corporate overhead expenses attributable to the U.S. multi-family business.

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 Information" section, as the figures presented above are considered "financial outlook" for purposes of applicable Canadian 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 twelve months ended December 31, 2022

1. CONSOLIDATED FINANCIAL STATEMENTS

1.1 Consolidated income statement

For the periods ended December 31 (in thousands of U.S. dollars, except per share amounts which are in U.S. dollars)	Three months			Twelve months		
	2022	2021	Variance	2022	2021	Variance
Revenue from single-family rental properties⁽¹⁾	\$ 180,893	\$ 124,399	\$ 56,494	\$ 645,585	\$ 445,915	\$ 199,670
Direct operating expenses ⁽¹⁾	(58,371)	(41,044)	(17,327)	(209,089)	(149,940)	(59,149)
Net operating income from single-family rental properties	122,522	83,355	39,167	436,496	295,975	140,521
Revenue from private funds and advisory services	14,820	17,678	(2,858)	160,088	50,693	109,395
Income from equity-accounted investments in multi-family rental properties	1,051	2,077	(1,026)	1,550	2,255	(705)
Income from equity-accounted investments in Canadian residential developments	7,690	10,085	(2,395)	11,198	8,200	2,998
Other income	2,017	3,858	(1,841)	10,886	4,786	6,100
Income from investments in U.S. residential developments	3,910	10,530	(6,620)	16,897	31,726	(14,829)
Compensation expense	(22,408)	(35,718)	13,310	(99,256)	(89,951)	(9,305)
Performance fees expense	(3,798)	(40,854)	37,056	(35,854)	(42,272)	6,418
General and administration expense	(18,163)	(14,565)	(3,598)	(58,991)	(41,420)	(17,571)
Loss on debt modification and extinguishment	–	–	–	(6,816)	(3,497)	(3,319)
Transaction costs	(7,178)	(3,830)	(3,348)	(18,537)	(13,260)	(5,277)
Interest expense	(71,120)	(35,648)	(35,472)	(213,932)	(147,680)	(66,252)
Fair value gain on rental properties	56,414	261,676	(205,262)	858,987	990,575	(131,588)
Fair value (loss) gain on Canadian development properties	–	10,098	(10,098)	(440)	10,098	(10,538)
Fair value gain (loss) on derivative financial instruments and other liabilities	25,818	(72,783)	98,601	184,809	(220,177)	404,986
Amortization and depreciation expense	(4,764)	(2,818)	(1,946)	(15,608)	(12,129)	(3,479)
Realized and unrealized foreign exchange (loss) gain	(164)	(407)	243	498	(2,934)	3,432
Net change in fair value of limited partners' interests in single-family rental business	(50,828)	(43,519)	(7,309)	(297,381)	(185,921)	(111,460)
	(81,523)	48,182	(129,705)	338,010	288,399	49,611
Income before income taxes from continuing operations	\$ 55,819	\$ 149,215	\$ (93,396)	\$ 934,594	\$ 635,067	\$ 299,527
Income tax recovery (expense) from continuing operations	64	(38,776)	38,840	(155,220)	(175,710)	20,490
Net income from continuing operations	\$ 55,883	\$ 110,439	\$ (54,556)	\$ 779,374	\$ 459,357	\$ 320,017
Basic earnings per share attributable to shareholders of Tricon from continuing operations	0.19	0.41	(0.22)	2.82	2.07	0.75
Diluted earnings per share attributable to shareholders of Tricon from continuing operations	0.11	0.40	(0.29)	1.98	2.05	(0.07)
Net income (loss) from discontinued operations	1,829	16,538	(14,709)	35,106	(9,830)	44,936
Basic earnings (loss) per share attributable to shareholders of Tricon from discontinued operations	0.01	0.06	(0.05)	0.13	(0.04)	0.17
Diluted earnings (loss) per share attributable to shareholders of Tricon from discontinued operations	0.01	0.06	(0.05)	0.11	(0.05)	0.16
Weighted average shares outstanding – basic	274,684,779	268,428,784	6,255,995	274,483,264	219,834,130	54,649,134
Weighted average shares outstanding – diluted	311,222,080	270,953,420	40,268,660	311,100,493	222,118,737	88,981,756

(1) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries of \$1,028 and \$4,172 for the three and twelve months ended December 31, 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 twelve months ended December 31, 2022

1.2 Consolidated balance sheet

As at

(in thousands of U.S. dollars)

	December 31, 2022	December 31, 2021
ASSETS		
Non-current assets		
Rental properties	\$ 11,445,659	\$ 7,978,396
Equity-accounted investments in multi-family rental properties	20,769	199,285
Equity-accounted investments in Canadian residential developments	106,538	98,675
Canadian development properties	136,413	133,250
Investments in U.S. residential developments	138,369	143,153
Restricted cash	117,300	123,329
Goodwill	29,726	29,726
Deferred income tax assets	75,062	96,945
Intangible assets	7,093	9,324
Other assets	96,852	84,749
Derivative financial instruments	10,358	363
Total non-current assets	12,184,139	8,897,195
Current assets		
Cash	204,303	176,894
Amounts receivable	24,984	41,582
Prepaid expenses and deposits	37,520	32,946
Total current assets	266,807	251,422
Total assets	\$ 12,450,946	\$ 9,148,617
LIABILITIES		
Non-current liabilities		
Long-term debt	\$ 4,971,049	\$ 3,662,628
Due to Affiliate	256,824	256,362
Derivative financial instruments	51,158	230,305
Deferred income tax liabilities	591,713	461,689
Limited partners' interests in single-family rental business	1,696,872	947,452
Long-term incentive plan	25,244	21,431
Performance fees liability	39,893	48,358
Other liabilities	30,035	28,958
Total non-current liabilities	7,662,788	5,657,183
Current liabilities		
Amounts payable and accrued liabilities	138,273	102,954
Resident security deposits	79,864	56,785
Dividends payable	15,861	15,821
Current portion of long-term debt	757,135	254,805
Total current liabilities	991,133	430,365
Total liabilities	8,653,921	6,087,548
Equity		
Share capital	2,124,618	2,114,783
Contributed surplus	21,354	22,790
Cumulative translation adjustment	6,209	22,842
Retained earnings	1,638,068	893,379
Total shareholders' equity	3,790,249	3,053,794
Non-controlling interest	6,776	7,275
Total equity	3,797,025	3,061,069
Total liabilities and equity	\$ 12,450,946	\$ 9,148,617

for the three and twelve months ended December 31, 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 December 31 (in thousands of U.S. dollars)	Three months			Twelve months		
	2022	2021	Variance	2022	2021	Variance
Revenue from single-family rental properties⁽¹⁾	\$ 107,778	\$ 89,111	\$ 18,667	\$ 407,227	\$ 334,905	\$ 72,322
Direct operating expenses ⁽¹⁾	(34,034)	(29,757)	(4,277)	(131,684)	(113,250)	(18,434)
Net operating income from single-family rental properties	73,744	59,354	14,390	275,543	221,655	53,888
Revenue from private funds and advisory services	14,820	17,678	(2,858)	160,088	50,693	109,395
Fees eliminated upon consolidation	6,109	7,984	(1,875)	31,973	17,771	14,202
Income from equity-accounted investments in multi-family rental properties	1,051	2,077	(1,026)	1,550	2,255	(705)
Income from equity-accounted investments in Canadian residential developments	7,690	10,085	(2,395)	11,198	8,200	2,998
Income from investments in U.S. residential developments	3,910	10,530	(6,620)	16,897	31,726	(14,829)
Compensation expense	(22,408)	(35,718)	13,310	(99,256)	(89,951)	(9,305)
Performance fees expense	(3,798)	(40,854)	37,056	(35,854)	(42,272)	6,418
General and administration expense	(12,089)	(11,736)	(353)	(44,943)	(33,681)	(11,262)
Interest expense	(32,810)	(24,297)	(8,513)	(112,778)	(113,703)	925
Fair value gain on rental properties	5,914	219,899	(213,985)	581,448	818,963	(237,515)
Fair value (loss) gain on Canadian development properties	–	10,098	(10,098)	(440)	10,098	(10,538)
Fair value gain (loss) on derivative financial instruments and other liabilities	26,484	(72,726)	99,210	179,010	(220,063)	399,073
Other expenses ⁽²⁾	(12,798)	(3,159)	(9,639)	(29,842)	(26,624)	(3,218)
Current income tax recovery (expense)	5,665	(615)	6,280	33,959	43,427	(9,468)
Deferred income tax expense	(5,601)	(53,507)	47,906	(189,179)	(234,483)	45,304
Non-controlling interest	(2,544)	(1,855)	(689)	(5,539)	(4,272)	(1,267)
Net income from continuing operations attributable to Tricon's shareholders	\$ 53,339	\$ 93,238	\$ (39,899)	\$ 773,835	\$ 439,739	\$ 334,096

(1) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries of \$819 and \$3,294 for the three and twelve months ended December 31, 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, franchise tax, amortization and depreciation expense, loss on debt modification, and realized and unrealized foreign exchange gains (losses), as well as other income from U.S. and Canadian residential developments (including a \$5,060 gain from the sale of Bryson MPC Holdings LLC in Q3 2022).

for the three and twelve months ended December 31, 2022

2.2 Historical proportionate income statement

For the three months ended (in thousands of U.S. dollars)	December 31, 2022	September 30, 2022	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021	June 30, 2021	March 31, 2021
Revenue from single-family rental properties	\$ 107,778	\$ 105,038	\$ 99,852	\$ 94,559	\$ 89,111	\$ 85,959	\$ 81,930	\$ 77,904
Direct operating expenses	(34,034)	(33,717)	(32,665)	(31,268)	(29,757)	(29,342)	(27,873)	(26,277)
Net operating income from single-family rental properties	73,744	71,321	67,187	63,291	59,354	56,617	54,057	51,627
Revenue from private funds and advisory services	14,820	112,470	20,387	12,411	17,678	10,972	13,113	8,930
Fees eliminated upon consolidation	6,109	8,191	10,231	7,442	7,984	7,455	1,458	874
Income from equity-accounted investments in multi-family rental properties ⁽¹⁾	1,051	169	170	160	2,077	18	68	92
Income (loss) from equity-accounted investments in Canadian residential developments	7,690	3,621	(98)	(15)	10,085	(1,909)	27	(3)
Income from investments in U.S. residential developments	3,910	5,680	3,002	4,305	10,530	6,286	8,251	6,659
Compensation expense	(22,408)	(25,859)	(22,737)	(28,252)	(35,718)	(17,941)	(19,272)	(17,020)
Performance fees (expense) recovery	(3,798)	(4,375)	(15,117)	(12,564)	(40,854)	293	(981)	(730)
General and administration expense	(12,089)	(11,260)	(11,176)	(10,418)	(11,736)	(7,390)	(7,659)	(6,896)
Interest expense	(32,810)	(30,869)	(25,986)	(23,113)	(24,297)	(29,079)	(30,320)	(30,007)
Fair value gain on rental properties	5,914	72,720	287,439	215,375	219,899	295,310	211,570	92,184
Fair value (loss) gain on Canadian development properties	–	(1,314)	874	–	10,098	–	–	–
Fair value gain (loss) on derivative financial instruments and other liabilities	26,484	28,691	154,996	(31,161)	(72,726)	(68,728)	(41,437)	(37,172)
Other expenses	(12,798)	(8,173)	(6,339)	(2,532)	(3,159)	(10,397)	(9,637)	(3,431)
Current income tax recovery (expense)	5,665	29,860	(1,104)	(462)	(615)	(415)	(16)	44,473
Deferred income tax expense	(5,601)	(72,087)	(63,604)	(47,887)	(53,507)	(66,745)	(47,104)	(67,127)
Non-controlling interest	(2,544)	(860)	(1,025)	(1,110)	(1,855)	(1,041)	(805)	(571)
Net income from continuing operations attributable to Tricon's shareholders	\$ 53,339	\$ 177,926	\$ 397,100	\$ 145,470	\$ 93,238	\$ 173,306	\$ 131,313	\$ 41,882

(1) The Company classified its income from equity-accounted investments in U.S. multi-family rental properties as discontinued operations.

for the three and twelve months ended December 31, 2022

2.3 Historical proportionate balance sheet(in thousands of U.S. dollars,
except per share amounts
which are in U.S. dollars)

	December 31, 2022	September 30, 2022	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021	June 30, 2021	March 31, 2021
Assets								
Rental properties	\$ 6,797,730	\$ 6,705,605	\$ 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	20,769	19,655	20,782	21,307	20,887	18,851	19,743	19,785
Equity-accounted investments in Canadian residential developments	106,538	95,967	97,521	102,277	98,675	90,546	93,165	77,152
Canadian development properties	136,413	130,978	138,920	139,765	133,250	119,609	117,885	112,733
Investments in U.S. residential developments	138,369	134,406	127,757	138,084	143,153	148,170	154,370	160,784
Restricted cash	57,222	109,472	92,326	87,093	83,182	94,531	77,473	74,139
Goodwill, intangible and other assets	137,358	133,378	132,594	129,056	123,912	120,358	122,484	92,271
Deferred income tax assets	75,062	78,847	115,160	106,291	96,945	78,217	70,984	59,659
Cash	132,215	65,428	59,388	74,543	91,655	67,914	57,557	271,966
Other working capital items	48,638	139,418	43,615	66,376	58,263	41,582	38,124	55,101
Assets held for sale	–	212,788	220,663	194,175	178,398	147,612	120,789	107,799
Total assets	\$ 7,650,314	\$ 7,825,942	\$ 7,447,723	\$ 6,893,347	\$ 6,432,860	\$ 5,900,222	\$ 5,386,432	\$ 5,145,704
Liabilities								
Debt	2,706,983	2,813,433	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	256,824	255,498	254,201	252,930	256,362	255,145	253,954	252,788
Other liabilities	297,769	408,370	376,830	510,412	463,146	357,963	300,675	217,623
Deferred income tax liabilities	591,713	589,592	592,699	519,163	461,689	396,997	322,500	266,039
Total liabilities	\$ 3,853,289	\$ 4,066,893	\$ 3,833,803	\$ 3,673,146	\$ 3,371,791	\$ 3,500,344	\$ 3,377,213	\$ 3,437,016
Non-controlling interest	6,776	5,230	5,568	6,190	7,275	5,420	5,975	6,567
Net assets attributable to Tricon's shareholders	\$ 3,790,249	\$ 3,753,819	\$ 3,608,352	\$ 3,214,011	\$ 3,053,794	\$ 2,394,458	\$ 2,003,244	\$ 1,702,121
Net assets per share⁽¹⁾	\$ 13.89	\$ 13.74	\$ 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 twelve months ended December 31, 2022

3. CORE FFO AND AFFO

3.1 Proportionate Core FFO and AFFO summary

For the periods ended December 31 (in thousands of U.S. dollars, except per share amounts which are in U.S. dollars, unless otherwise indicated)	Three months			Twelve months		
	2022	2021	Variance	2022	2021	Variance
Revenue from single-family rental properties⁽¹⁾	\$ 107,778	\$ 89,111	\$ 18,667	\$ 407,227	\$ 334,905	\$ 72,322
Direct operating expenses ⁽¹⁾	(34,034)	(29,757)	(4,277)	(131,684)	(113,250)	(18,434)
Net operating income from single-family rental properties	73,744	59,354	14,390	275,543	221,655	53,888
Core FFO from fees A	120,795	25,662	95,133	192,061	68,464	123,597
Core FFO from U.S. and Canadian multi-family rental ⁽²⁾ B	868	2,318	(1,450)	8,173	13,805	(5,632)
Core FFO from U.S. residential developments	3,910	10,530	(6,620)	16,897	31,726	(14,829)
Other (expense) income C	(2,166)	(1,274)	(892)	2,608	(3,174)	5,782
Corporate overhead D	(80,619)	(32,901)	(47,718)	(177,979)	(102,108)	(75,871)
Interest expense E	(25,356)	(17,444)	(7,912)	(84,139)	(77,272)	(6,867)
Current income tax recovery (expense) F	5,665	(615)	6,280	4,124	(1,075)	5,199
Core funds from operations (Core FFO)⁽³⁾	\$ 96,841	\$ 45,630	\$ 51,211	\$ 237,288	\$ 152,021	\$ 85,267
Recurring capital expenditures G	(8,147)	(9,082)	935	(39,024)	(30,427)	(8,597)
Adjusted funds from operations (AFFO)⁽³⁾	\$ 88,694	\$ 36,548	\$ 52,146	\$ 198,264	\$ 121,594	\$ 76,670
Core FFO per share ⁽³⁾	\$ 0.31	\$ 0.15	\$ 0.16	\$ 0.76	\$ 0.57	\$ 0.19
AFFO per share ⁽³⁾	\$ 0.28	\$ 0.12	\$ 0.16	\$ 0.64	\$ 0.45	\$ 0.19
Core FFO payout ratio ^{(3),(4)}	16%	35%	(19%)	27%	33%	(6%)
AFFO payout ratio ^{(3),(4)}	18%	43%	(25%)	32%	42%	(10%)
Weighted average shares outstanding – diluted	311,222,080	306,247,538	4,974,542	311,100,493	268,562,442	42,538,051

(1) The comparative period has been reclassified to conform with the current period presentation. Resident recoveries of \$819 and \$3,294 for the three and twelve months ended December 31, 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, began recognizing only 20% of the net income from the portfolio. Subsequently, on October 18, 2022, the Company sold its remaining 20% interest in the U.S. multi-family rental portfolio. 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 twelve months ended December 31, 2022

3.2 Proportionate Core FFO and AFFO detail

For the periods ended December 31 (in thousands of U.S. dollars)	Three months			Twelve months		
	2022	2021	Variance	2022	2021	Variance
Revenue from private funds and advisory services	\$ 14,820	\$ 17,678	\$ (2,858)	\$ 60,222	\$ 50,693	\$ 9,529
Performance fees revenue from the sale of U.S. multi-family rental portfolio ⁽¹⁾	99,866	–	99,866	99,866	–	99,866
Fees eliminated upon consolidation ⁽²⁾	6,109	7,984	(1,875)	31,973	17,771	14,202
Core FFO from fees	\$ 120,795	\$ 25,662	\$ 95,133	\$ 192,061	\$ 68,464	\$ 123,597
Net operating income from U.S. multi-family rental	\$ 757	\$ 3,916	\$ (3,159)	\$ 12,767	\$ 27,245	\$ (14,478)
General and administration expense from U.S. multi-family rental	(47)	(346)	299	(935)	(1,843)	908
Interest expense from U.S. multi-family rental	(36)	(1,388)	1,352	(4,392)	(11,995)	7,603
Core FFO from U.S. multi-family rental ⁽³⁾	674	2,182	(1,508)	7,440	13,407	(5,967)
Net operating income from Canadian multi-family rental	306	261	45	1,195	885	310
General and administration expense from Canadian multi-family rental	(11)	(19)	8	(30)	(36)	6
Interest expense from Canadian multi-family rental	(101)	(106)	5	(432)	(451)	19
Core FFO from Canadian multi-family rental	194	136	58	733	398	335
Core FFO from U.S. and Canadian multi-family rental	\$ 868	\$ 2,318	\$ (1,450)	\$ 8,173	\$ 13,805	\$ (5,632)
Other expenses	\$ (12,798)	\$ (3,159)	\$ (9,639)	\$ (29,842)	\$ (26,624)	\$ (3,218)
Non-controlling interest	(2,544)	(1,855)	(689)	(5,539)	(4,272)	(1,267)
Transaction costs	8,004	3,792	4,212	16,919	12,850	4,069
Amortization and depreciation expense	4,764	2,818	1,946	15,608	12,129	3,479
Loss on debt modification and extinguishment	–	–	–	6,816	3,497	3,319
Other non-cash adjustments	408	(2,870)	3,278	(1,354)	(754)	(600)
Other (expense) income	\$ (2,166)	\$ (1,274)	\$ (892)	\$ 2,608	\$ (3,174)	\$ 5,782
Compensation expense	\$ (22,408)	\$ (35,718)	\$ 13,310	\$ (99,256)	\$ (89,951)	\$ (9,305)
Performance fees expense	(3,798)	(40,854)	37,056	(35,854)	(42,272)	6,418
Performance fees payments associated with U.S. multi-family rental divestiture	(49,577)	–	(49,577)	(49,577)	–	(49,577)
Other performance fees and LTIP payments	–	(1,686)	1,686	(5,008)	(3,971)	(1,037)
Equity-based, non-cash and non-recurring compensation	8,383	57,736	(49,353)	59,724	70,233	(10,509)
Cash compensation expense	(67,400)	(20,522)	(46,878)	(129,971)	(65,961)	(64,010)
General and administration expense	(12,089)	(11,736)	(353)	(44,943)	(33,681)	(11,262)
Lease payments on right-of-use assets	(1,130)	(643)	(487)	(3,065)	(2,466)	(599)
General and administration expense	(13,219)	(12,379)	(840)	(48,008)	(36,147)	(11,861)
Corporate overhead	\$ (80,619)	\$ (32,901)	\$ (47,718)	\$ (177,979)	\$ (102,108)	\$ (75,871)
Interest expense	\$ (32,810)	\$ (24,297)	\$ (8,513)	\$ (112,778)	\$ (113,703)	\$ 925
Convertible debentures	–	–	–	–	6,732	(6,732)
Due to Affiliate	4,245	4,312	(67)	17,022	17,250	(228)
Amortization of deferred financing costs, discounts and lease obligations	3,209	2,541	668	11,617	12,449	(832)
Interest expense	\$ (25,356)	\$ (17,444)	\$ (7,912)	\$ (84,139)	\$ (77,272)	\$ (6,867)
Current income tax recovery (expense)	\$ 5,665	\$ (615)	\$ 6,280	\$ 33,959	\$ 43,427	\$ (9,468)
Tax on sale of U.S. multi-family rental portfolio	–	–	–	(29,835)	(44,502)	14,667
Current income tax recovery (expense)	\$ 5,665	\$ (615)	\$ 6,280	\$ 4,124	\$ (1,075)	\$ 5,199
Single-family rental	\$ (8,037)	\$ (8,259)	\$ 222	\$ (37,371)	\$ (27,262)	\$ (10,109)
U.S. multi-family rental	(90)	(811)	721	(1,571)	(3,101)	1,530
Canadian multi-family rental	(20)	(12)	(8)	(82)	(64)	(18)
Recurring capital expenditures	\$ (8,147)	\$ (9,082)	\$ 935	\$ (39,024)	\$ (30,427)	\$ (8,597)

- (1) Performance fees of \$99.9 million were earned in the third quarter of 2022 in respect of the sale of the U.S. multi-family rental portfolio. As the transaction closed and cash was received during the fourth quarter, these performance fees are included in the Core FFO calculation for the three months ended December 31, 2022.
- (2) 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.
- (3) 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 period from April 1, 2021 to December 31, 2022, Core FFO from U.S. multi-family rental represents Tricon's remaining 20% ownership interest in the portfolio.
- (4) Other non-cash adjustments includes adjustments for realized and unrealized foreign exchange gain (loss), non-controlling interest, foreign exchange and deferred tax attributable to the Company's investments in U.S. residential developments, and other non-cash and non-recurring items.

for the three and twelve months ended December 31, 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)

	December 31, 2022	September 30, 2022	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021	June 30, 2021
Revenue from single-family rental properties⁽¹⁾	\$ 107,778	\$ 105,038	\$ 99,852	\$ 94,559	\$ 89,111	\$ 85,959	\$ 81,930
Direct operating expenses ⁽¹⁾	(34,034)	(33,717)	(32,665)	(31,268)	(29,757)	(29,342)	(27,873)
Net operating income from single-family rental properties	73,744	71,321	67,187	63,291	59,354	56,617	54,057
Core FFO from fees	120,795	20,795	30,618	19,853	25,662	18,427	14,571
Core FFO from U.S. and Canadian multi-family rental ⁽²⁾	868	2,479	2,505	2,321	2,318	2,038	1,919
Core FFO from U.S. residential developments	3,910	5,680	3,002	4,305	10,530	6,286	8,251
Other (expense) income	(2,166)	4,358	(1,510)	1,926	(1,274)	(1,758)	772
Corporate overhead	(80,619)	(34,631)	(30,751)	(31,978)	(32,901)	(23,153)	(23,962)
Interest expense	(25,356)	(23,624)	(18,938)	(16,221)	(17,444)	(19,899)	(19,866)
Current income tax recovery (expense)	5,665	25	(1,104)	(462)	(615)	(415)	(16)
Core funds from operations (Core FFO)⁽³⁾	\$ 96,841	\$ 46,403	\$ 51,009	\$ 43,035	\$ 45,630	\$ 38,143	\$ 35,726
Recurring capital expenditures	(8,147)	(11,221)	(10,279)	(9,377)	(9,082)	(7,140)	(7,500)
Adjusted funds from operations (AFFO)⁽³⁾	\$ 88,694	\$ 35,182	\$ 40,730	\$ 33,658	\$ 36,548	\$ 31,003	\$ 28,226
Core FFO per share ⁽³⁾	\$ 0.31	\$ 0.15	\$ 0.16	\$ 0.14	\$ 0.15	\$ 0.14	\$ 0.14
AFFO per share ⁽³⁾	\$ 0.28	\$ 0.11	\$ 0.13	\$ 0.11	\$ 0.12	\$ 0.12	\$ 0.11
Core FFO payout ratio ⁽³⁾	16%	34%	31%	37%	35%	33%	33%
AFFO payout ratio ⁽³⁾	18%	45%	39%	47%	43%	40%	42%
Weighted average shares outstanding – diluted	311,222,080	311,910,445	311,913,232	311,843,796	306,247,538	264,874,216	252,511,687

(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 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 period from April 1, 2021 to October 18, 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 twelve months ended December 31, 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)	December 31, 2022
Pro-rata assets of consolidated entities⁽¹⁾	\$ 7,523,007
Canadian multi-family rental properties	38,979
Canadian residential developments ⁽²⁾	247,854
Pro-rata assets of non-consolidated entities	286,833
Pro-rata assets, total	\$ 7,809,840
Pro-rata assets (net of cash), total⁽³⁾	\$ 7,616,248

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

(2) Excludes right-of-use assets under ground leases of \$33,463.

(3) Reflects proportionate cash and restricted cash of \$189,437 as well as pro-rata cash and restricted cash of non-consolidated entities of \$4,155.

4.2 Pro-rata net debt to assets

(in thousands of U.S. dollars, except percentages)	December 31, 2022
Pro-rata debt of consolidated entities	\$ 2,706,983
Canadian multi-family rental properties	17,308
Canadian residential developments ⁽¹⁾	127,690
Pro-rata debt of non-consolidated entities	144,998
Pro-rata debt, total	\$ 2,851,981
Pro-rata net debt, total⁽²⁾	\$ 2,658,389
Pro-rata net debt to assets⁽³⁾	34.9%

(1) Excludes lease obligations under ground leases of \$33,463.

(2) Reflects proportionate cash and restricted cash of \$189,437 as well as pro-rata cash and restricted cash of non-consolidated entities of \$4,155.

(3) Excludes the impact of the sale of the U.S. multi-family rental portfolio that occurred in the three months ended December 31, 2022.

4.3 Pro-rata net debt to adjusted EBITDAre

(in thousands of U.S. dollars)	December 31, 2022
Pro-rata debt of consolidated entities, excluding facilities related to non-income generating assets⁽¹⁾	\$ 2,244,851
Canadian multi-family rental properties debt	17,308
Pro-rata debt of non-consolidated entities (stabilized properties)	17,308
Pro-rata debt (stabilized properties), total	\$ 2,262,159
Pro-rata net debt (stabilized properties), total⁽²⁾	\$ 2,113,312
Adjusted EBITDAre (annualized)^{(3),(4)}	\$ 494,480
Pro-rata net debt to Adjusted EBITDAre (annualized)⁽⁴⁾	4.3x
Normalized Adjusted EBITDAre (annualized)⁽⁴⁾	\$ 293,324
Pro-rata net debt to normalized Adjusted EBITDAre (annualized)⁽⁴⁾	7.2x

(1) Excludes \$21,095 of development debt directly related to the consolidated Canadian development portfolio and \$441,037 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 \$148,557 as well as pro-rata cash and restricted cash of non-consolidated entities for stabilized properties of \$290.

(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.

(4) Q4 Adjusted EBITDAre includes the net performance fee income of \$50,289 (net of performance fees expense paid to management) which was earned from Tricon's investors in connection with the sale of U.S. multi-family rental portfolio. The leverage metric excluding the net performance fee income of \$50,289 from Adjusted EBITDAre would be 7.2x.

for the three and twelve months ended December 31, 2022

5. CAPITALIZATION

5.1 Debt structure

December 31, 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 2023	SOFR+2.30%	0.50% SOFR	5.50% SOFR	4.21%	One-year	\$ 220,499	\$ 220,499	\$ 220,499
Securitization debt 2017-2	January 2024	3.68%	N/A	N/A	3.68%	N/A	345,620	345,620	345,620
Warehouse credit facility 2022	January 2024	SOFR+1.85%	0.15% SOFR	3.25% SOFR	3.72%	One-year	50,000	–	–
Securitization debt 2018-1	May 2025	3.96%	N/A	N/A	3.96%	N/A	302,699	302,699	302,699
Securitization debt 2020-2	November 2027	1.94%	N/A	N/A	1.94%	N/A	425,720	425,720	425,720
Single-family rental wholly-owned properties borrowings							1,344,538	1,294,538	1,294,538
SFR JV-1 securitization debt 2019-1	March 2026	3.12%	N/A	N/A	3.12%	N/A	332,263	332,263	111,862
SFR JV-1 securitization debt 2020-1	July 2026	2.43%	N/A	N/A	2.43%	N/A	552,882	552,882	186,136
SFR JV-1 securitization debt 2021-1	July 2026	2.57%	N/A	N/A	2.57%	N/A	682,956	682,956	229,929
Single-family rental JV-1 properties borrowings							1,568,101	1,568,101	527,927
SFR JV-2 subscription facility	July 2023	SOFR+2.00%	0.15% SOFR	N/A	3.88%	One-year	410,000	409,000	119,928
SFR JV-2 warehouse credit facility	July 2024	SOFR+1.99%	0.10% SOFR	3.25% SOFR	3.87%	One-year	700,000	392,551	115,105
SFR JV-2 term loan	October 2025	SOFR+2.10%	0.50% SOFR	4.55% SOFR	5.98%	Two one-years	500,000	390,671	114,555
SFR JV-2 securitization debt 2022-1	April 2027	4.32%	N/A	N/A	4.32%	N/A	530,387	530,387	155,523
SFR JV-2 securitization debt 2022-2	July 2028	5.47%	N/A	N/A	5.47%	N/A	347,772	347,772	101,976
SFR JV-2 delayed draw term loan	September 2028	5.39%	N/A	N/A	5.39%	N/A	200,000	194,685	57,087
Single-family rental JV-2 properties borrowings							2,688,159	2,265,066	664,174
SFR JV-HD subscription facility	May 2023	SOFR+2.00%	0.15% SOFR	N/A	3.88%	One-year	130,000	127,000	42,757
SFR JV-HD warehouse credit facility	May 2024	SOFR+2.00%	0.15% SOFR	2.60% SOFR	3.81%	One-year	490,000	489,720	164,872
Single-family rental JV-HD properties borrowings							620,000	616,720	207,629
Single-family rental properties borrowings					3.73%		6,220,798	5,744,425	2,694,268
The Shops of Summerhill mortgage	October 2025	5.58%	N/A	N/A	5.58%	N/A	16,063	16,063	16,063
Construction facility	June 2026	Prime+1.25%	N/A	N/A	4.12%	One-year	169,809	5,032	5,032
Canadian development properties borrowings					5.23%		185,872	21,095	21,095
Corporate office mortgages	November 2024	4.25%	N/A	N/A	4.30%	N/A	12,717	12,717	12,717
Corporate credit facility	June 2025	SOFR+3.10%	N/A	N/A	4.60%	N/A	500,000	–	–
Corporate borrowings					4.30%		512,717	12,717	12,717
Total debt – gross								\$ 5,778,237	\$ 2,728,080
Transaction costs (net of amortization)								(49,404)	(20,448)
Debt discount (net of amortization)								(649)	(649)
Total debt					3.73%		\$ 6,919,387	\$ 5,728,184	\$ 2,706,983
Fixed-rate debt – principal value⁽²⁾					3.43%			\$ 3,743,764	\$ 1,945,332
Floating-rate debt – principal value⁽²⁾					4.30%			\$ 2,034,473	\$ 782,748

(1) The effective interest rate was determined using the ending consolidated debt balances as at December 31, 2022 and the average of the applicable reference rates for the year ended December 31, 2022. The effective interest rate using the average consolidated debt balances and the average of the applicable reference rates for the year ended December 31, 2022 was 3.49%.

(2) As at December 31, 2022, Tricon's proportionate share of gross debt was comprised of 71% fixed-rate debt and 29% floating-rate debt.

for the three and twelve months ended December 31, 2022

5.2 Equity capital structure

	December 31, 2022	December 31, 2021	Variance
Common shares outstanding	272,840,692	272,176,046	664,646
Restricted common shares	624,088	597,179	26,909
Number of basic common shares issued	273,464,780	272,773,225	691,555
Outstanding stock options	3,839,723	2,017,327	1,822,396
Outstanding deferred share units (DSUs)	2,419,824	2,847,575	(427,751)
Common shares underlying exchangeable preferred units ⁽¹⁾	34,744,118	35,294,118	(550,000)

(1) During the year ended December 31, 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	Q4 2022	Q4 2021	Variance
Basic common shares outstanding	273,174,212	266,682,492	6,491,720
Shares potentially issuable from vesting/conversion of stock compensation	3,303,750	4,270,928	(967,178)
Common shares underlying exchangeable preferred units ⁽¹⁾	34,744,118	–	34,744,118
Total diluted common shares	311,222,080	270,953,420	40,268,660

Weighted average amounts for Core FFO and AFFO	Q4 2022	Q4 2021	Variance
Basic common shares outstanding	273,174,212	266,682,492	6,491,720
Shares potentially issuable from vesting/conversion of stock compensation	3,303,750	4,270,928	(967,178)
Common shares underlying exchangeable preferred units	34,744,118	35,294,118	(550,000)
Total diluted common shares	311,222,080	306,247,538	4,974,542

(1) For the three months ended December 31, 2021, the impact of exchangeable preferred units was anti-dilutive and therefore was excluded from the calculation of total diluted common shares.

for the three and twelve months ended December 31, 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 December 31 (in thousands of U.S. dollars, except percentages and units)	Three months		Twelve months	
	2022	2021	2022	2021
SINGLE-FAMILY RENTAL				
Total rental homes managed			36,259	29,237
Tricon's proportionate share of rental homes ⁽¹⁾	21,464	19,707	21,464	19,707
Average monthly rent ⁽¹⁾	\$ 1,741	\$ 1,591	\$ 1,688	\$ 1,529
Occupancy ⁽¹⁾	94.2%	94.0%	93.8%	94.0%
Total proportionate net operating income (NOI) ^{(1),(2)}	\$ 73,744	\$ 59,354	\$ 275,543	\$ 221,655
Total proportionate net operating income (NOI) growth ^{(1),(2)}	24.2%	17.6%	24.3%	12.2%
Same home net operating income (NOI) margin ^{(1),(2)}	69.8%	68.0%	68.6%	67.4%
Same home net operating income (NOI) growth ^{(1),(2)}	9.7%	N/A	10.4%	N/A
Same home occupancy ⁽¹⁾	98.0%	97.8%	98.1%	97.6%
Same home annualized turnover ⁽¹⁾	12.2%	15.3%	15.0%	20.6%
Same home average quarterly rent growth – renewal ⁽¹⁾	6.8%	5.7%	6.5%	4.9%
Same home average quarterly rent growth – new move-in ⁽¹⁾	11.5%	18.6%	16.8%	17.0%
Same home average quarterly rent growth – blended ⁽¹⁾	7.4%	8.9%	8.2%	8.3%
ADJACENT RESIDENTIAL BUSINESSES				
Canadian multi-family rental⁽³⁾				
Total units managed			500	500
Net operating income (NOI) ^{(2),(4)}	\$ 306	\$ 261	\$ 1,195	\$ 885
Net operating income (NOI) margin ^{(2),(4)}	64.6%	59.5%	63.0%	55.1%
Residential development				
Cash distributions from investments to Tricon excluding performance fees	\$ 37,336	\$ 29,521	\$ 69,232	\$ 70,516
PRIVATE FUNDS AND ADVISORY				
Core FFO from fees ⁽²⁾	\$ 120,795	\$ 25,662	\$ 192,061	\$ 68,464
			December 31, 2022	December 31, 2021
ADJACENT RESIDENTIAL BUSINESSES				
Residential development				
Investments in residential developments ⁽⁵⁾			\$ 359,619	\$ 347,282
PRIVATE FUNDS AND ADVISORY				
Third-party AUM ⁽²⁾			8,120,344	6,816,668
Total AUM ⁽²⁾			16,003,252	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) 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.

(4) Operating metrics are stated at Tricon's proportionate share of the managed portfolio and exclude limited partner's interest in The Selby.

(5) 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 twelve months ended December 31, 2022

7. SINGLE-FAMILY RENTAL

7.1 Total portfolio and acquisition summary

	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Tricon wholly-owned rental homes ⁽¹⁾	14,735	14,894	15,034	15,127	15,156	15,201	15,465	15,345
SFR JV rental homes	21,173	20,368	18,389	15,905	13,993	11,986	9,496	8,157
Total rental homes	35,908	35,262	33,423	31,032	29,149	27,187	24,961	23,502
Other homes managed ⁽²⁾	110	91	71	57	42	25	–	–
Homes held for sale	241	192	93	57	46	36	47	33
Homes managed	36,259	35,545	33,587	31,146	29,237	27,248	25,008	23,535
Tricon's % ownership	59.8%	60.6%	62.6%	65.3%	67.6%	71.6%	74.8%	77.0%
Homes acquired	815	1,988	2,489	1,935	2,016	2,292	1,504	762
Less homes disposed	(120)	(50)	(62)	(41)	(44)	(77)	(31)	(21)
Other homes managed ⁽²⁾	19	20	14	15	17	25	–	–
Net homes added during the quarter	714	1,958	2,441	1,909	1,989	2,240	1,473	741
Acquisition cost per home (in U.S. dollars) ⁽³⁾	\$ 331,000	\$ 352,000	\$ 364,000	\$ 347,000	\$ 335,000	\$ 312,000	\$ 285,000	\$ 236,000
Total cost basis of homes acquired (in thousands of U.S. dollars)	\$ 270,000	\$ 700,000	\$ 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)	\$ 84,000	\$ 213,000	\$ 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 twelve months ended December 31, 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	7,199	2000	\$ 208,000	1,779	65.9%
Charlotte	4,023	2002	231,000	1,671	55.5%
Nashville	1,956	2010	333,000	1,852	32.4%
Columbia	1,228	2001	172,000	1,571	54.2%
Raleigh	908	2010	299,000	1,682	31.9%
Greensboro	433	2010	305,000	1,933	29.9%
Greenville	354	2015	285,000	1,825	30.8%
Southeast United States	16,101	2003	\$ 236,000	1,743	54.7%
Phoenix	2,945	2000	\$ 257,000	1,716	78.2%
Las Vegas	1,079	2000	280,000	1,698	68.7%
Northern California	981	1970	235,000	1,308	99.7%
Reno	288	1985	230,000	1,571	89.9%
Southern California	234	1967	202,000	1,365	100.0%
Western United States	5,527	1992	\$ 254,000	1,618	81.7%
Dallas	2,922	1999	\$ 237,000	1,654	57.8%
Houston	2,045	1999	192,000	1,641	60.4%
San Antonio	1,263	2008	230,000	1,708	45.5%
Austin	243	2018	329,000	1,706	32.0%
Texas	6,473	2001	\$ 225,000	1,662	55.3%
Tampa	2,877	1995	\$ 247,000	1,647	65.1%
Jacksonville	1,503	2001	246,000	1,610	51.6%
Orlando	1,217	2000	293,000	1,638	54.6%
Southeast Florida	388	1967	216,000	1,462	100.0%
Florida	5,985	1996	\$ 254,000	1,624	61.8%
Indianapolis	1,822	2003	\$ 210,000	1,703	47.8%
Midwest United States	1,822	2003	\$ 210,000	1,703	47.8%
Total/Weighted average	35,908	2000	\$ 238,000	1,688	59.8%

for the three and twelve months ended December 31, 2022

7.3 Total portfolio – acquisitions and dispositions

For the three months ended December 31, 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	131	\$ 334,000	\$ 43,000	30.5%
Charlotte	75	343,000	26,000	30.0%
Nashville	49	388,000	19,000	31.0%
Columbia	22	255,000	6,000	29.7%
Raleigh	48	350,000	17,000	31.4%
Greensboro	32	304,000	10,000	30.1%
Greenville	34	289,000	10,000	32.0%
Southeast United States	391	\$ 334,000	\$ 131,000	30.7%
Phoenix	45	\$ 411,000	\$ 18,000	31.1%
Las Vegas	16	409,000	7,000	32.6%
Reno	6	493,000	3,000	33.7%
Western United States	67	\$ 418,000	\$ 28,000	31.7%
Dallas	33	\$ 293,000	\$ 9,000	32.1%
Houston	30	252,000	8,000	31.1%
San Antonio	48	303,000	15,000	32.7%
Austin	49	299,000	15,000	33.7%
Texas	160	\$ 290,000	\$ 47,000	32.6%
Tampa	52	\$ 347,000	\$ 18,000	30.8%
Jacksonville	46	335,000	15,000	30.5%
Orlando	55	361,000	20,000	31.5%
Florida	153	\$ 348,000	\$ 53,000	30.9%
Indianapolis	44	\$ 261,000	\$ 11,000	29.8%
Midwest United States	44	\$ 261,000	\$ 11,000	29.8%
Total acquisitions	815	\$ 331,000	\$ 270,000	31.1%
	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	120	\$ 290,000	\$ 35,000	94.8%

for the three and twelve months ended December 31, 2022

7.4 Proportionate total portfolio – NOI summary

For the three months ended December 31

(in thousands of U.S. dollars)	2022	% of revenue	2021	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 103,096		\$ 84,470		\$ 18,626	22.1%
Other revenue ^{(1),(2)}	4,682		4,641		41	0.9%
Total revenue from rental properties	107,778	100.0%	89,111	100.0%	18,667	20.9%
Property taxes	16,350	15.2%	13,096	14.7%	3,254	24.8%
Repairs and maintenance	4,659	4.3%	4,794	5.4%	(135)	(2.8%)
Turnover ⁽²⁾	891	0.8%	1,810	2.0%	(919)	(50.8%)
Property management expenses	6,934	6.4%	5,809	6.5%	1,125	19.4%
Property insurance	1,315	1.2%	1,284	1.4%	31	2.4%
Marketing and leasing	300	0.3%	260	0.3%	40	15.4%
Homeowners' association (HOA) costs	2,002	1.9%	1,203	1.4%	799	66.4%
Other direct expenses	1,583	1.5%	1,501	1.7%	82	5.5%
Total direct operating expenses	34,034		29,757		4,277	14.4%
Net operating income (NOI)⁽³⁾	\$ 73,744		\$ 59,354		\$ 14,390	24.2%
Net operating income (NOI) margin⁽³⁾	68.4%		66.6%			

- (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 \$819 for the three months ended December 31, 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 twelve months ended December 31

(in thousands of U.S. dollars)	2022	% of revenue	2021	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 386,770		\$ 319,442		\$ 67,328	21.1%
Other revenue ⁽¹⁾	20,457		15,463		4,994	32.3%
Total revenue from rental properties	\$ 407,227	100.0%	\$ 334,905	100.0%	\$ 72,322	21.6%
Property taxes	63,366	15.6%	50,477	15.1%	12,889	25.5%
Repairs and maintenance	19,644	4.8%	18,025	5.4%	1,619	9.0%
Turnover ⁽²⁾	4,293	1.1%	7,084	2.1%	(2,791)	(39.4%)
Property management expenses	25,986	6.4%	21,848	6.5%	4,138	18.9%
Property insurance	5,220	1.3%	4,905	1.5%	315	6.4%
Marketing and leasing	1,201	0.3%	996	0.3%	205	20.6%
Homeowners' association (HOA) costs	5,881	1.4%	4,592	1.4%	1,289	28.1%
Other direct expenses	6,093	1.5%	5,323	1.6%	770	14.5%
Total direct operating expenses	131,684		113,250		18,434	16.3%
Net operating income (NOI)⁽³⁾	\$ 275,543		\$ 221,655		\$ 53,888	24.3%
Net operating income (NOI) margin⁽³⁾	67.7%		66.2%			

- (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 \$3,294 for the year ended December 31, 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)	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Renovation capital expenditures	\$ 22,647	\$ 30,831	\$ 26,932	\$ 24,724	\$ 20,898	\$ 21,909	\$ 14,380	\$ 13,738
Recurring capital expenditures	8,037	10,750	9,788	8,796	8,259	6,750	6,950	5,303
Value-enhancing capital expenditures	5,685	6,705	7,009	3,751	4,017	4,280	4,979	2,245
Total capital expenditures	\$ 36,369	\$ 48,286	\$ 43,729	\$ 37,271	\$ 33,174	\$ 32,939	\$ 26,309	\$ 21,286

for the three and twelve months ended December 31, 2022

7.6 Proportionate same home portfolio – quarterly operating trends

(in U.S. dollars)	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Rental homes –								
same home portfolio ^{(1),(2)}	19,368	19,368	19,368	19,368	19,368	19,368	19,368	19,368
Tricon's proportionate share of rental homes –								
same home portfolio ⁽¹⁾	15,596	15,596	15,596	15,596	15,596	15,596	15,596	15,596
Occupancy	98.0%	98.0%	98.3%	98.1%	97.8%	97.6%	97.5%	97.2%
Annualized turnover rate	12.2%	17.2%	16.3%	14.4%	15.3%	21.0%	24.2%	21.8%
Average monthly rent	\$ 1,680	\$ 1,655	\$ 1,622	\$ 1,587	\$ 1,560	\$ 1,533	\$ 1,506	\$ 1,478
Average quarterly rent growth – renewal ⁽³⁾	6.8%	6.6%	6.4%	6.3%	5.7%	5.1%	4.7%	4.1%
Average quarterly rent growth – new move-in ⁽³⁾	11.5%	16.3%	19.5%	18.2%	18.6%	20.5%	16.9%	12.3%
Average quarterly rent growth – blended ⁽²⁾	7.4%	8.4%	8.4%	8.5%	8.9%	9.4%	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)	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Revenue from rental properties ⁽¹⁾	\$ 78,511	\$ 77,653	\$ 76,073	\$ 75,409	\$ 73,447	\$ 72,003	\$ 70,313	\$ 68,232
Direct operating expenses	23,695	24,424	24,182	24,162	23,499	23,624	23,268	22,291
Net operating income (NOI)⁽²⁾	\$ 54,816	\$ 53,229	\$ 51,891	\$ 51,247	\$ 49,948	\$ 48,379	\$ 47,045	\$ 45,941
Net operating income (NOI) margin⁽²⁾	69.8%	68.5%	68.2%	68.0%	68.0%	67.2%	66.9%	67.3%

(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 December 31

(in thousands of U.S. dollars)	2022	% of revenue	2021	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 75,624		\$ 69,916		\$ 5,708	8.2%
Other revenue ⁽¹⁾	2,887		3,531		(644)	(18.2%)
Total revenue from rental properties	\$ 78,511	100.0%	\$ 73,447	100.0%	\$ 5,064	6.9%
Property taxes	11,901	15.2%	10,747	14.6%	1,154	10.7%
Repairs and maintenance	3,547	4.5%	4,012	5.5%	(465)	(11.6%)
Turnover	547	0.7%	1,684	2.3%	(1,137)	(67.5%)
Property management expenses	4,238	5.4%	3,911	5.3%	327	8.4%
Property insurance	1,019	1.3%	1,009	1.4%	10	1.0%
Marketing and leasing	94	0.1%	115	0.2%	(21)	(18.3%)
Homeowners' association (HOA) costs	1,386	1.8%	951	1.3%	435	45.7%
Other direct expenses	963	1.2%	1,070	1.5%	(107)	(10.0%)
Total direct operating expenses	23,695		23,499		196	0.8%
Net operating income (NOI)⁽²⁾	\$ 54,816		\$ 49,948		\$ 4,868	9.7%
Net operating income (NOI) margin⁽²⁾	69.8%		68.0%			

(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.

for the three and twelve months ended December 31, 2022

7.8 Proportionate same home portfolio – NOI summary (continued)

For the twelve months ended December 31

(in thousands of U.S. dollars)	2022	% of revenue	2021	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 294,741		\$ 271,537		\$ 23,204	8.5%
Other revenue ⁽¹⁾	12,905		12,458		447	3.6%
Total revenue from rental properties	\$ 307,646	100.0%	\$ 283,995	100.0%	\$ 23,651	8.3%
Property taxes	48,441	15.7%	42,720	15.0%	5,721	13.4%
Repairs and maintenance	15,424	5.0%	15,536	5.5%	(112)	(0.7%)
Turnover	3,087	1.0%	6,586	2.3%	(3,499)	(53.1%)
Property management expenses	17,034	5.5%	15,642	5.5%	1,392	8.9%
Property insurance	4,055	1.3%	3,956	1.4%	99	2.5%
Marketing and leasing	408	0.1%	635	0.2%	(227)	(35.7%)
Homeowners' association (HOA) costs	4,165	1.4%	3,772	1.3%	393	10.4%
Other direct expenses	3,849	1.3%	3,835	1.4%	14	0.4%
Total direct operating expenses	96,463		92,682		3,781	4.1%
Net operating income (NOI)⁽²⁾	\$ 211,183		\$ 191,313		\$ 19,870	10.4%
Net operating income (NOI) margin⁽²⁾	68.6%		67.4%			

(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⁾		
		Q4 2022	Q4 2021	Change (%)	Q4 2022	Q4 2021	Change (%)
Atlanta	4,631	\$ 12,900	\$ 11,185	15.3%	72.1%	67.3%	4.8%
Charlotte	2,226	5,618	4,972	13.0%	75.9%	72.4%	3.5%
Columbia	779	1,527	1,178	29.6%	70.1%	57.6%	12.5%
Nashville	555	877	810	8.3%	77.4%	76.0%	1.4%
Raleigh	175	209	204	2.5%	73.5%	77.6%	(4.1%)
Southeast United States	8,366	\$ 21,131	\$ 18,349	15.2%	73.2%	68.3%	4.9%
Phoenix	1,858	\$ 6,980	\$ 6,510	7.2%	75.8%	74.6%	1.2%
Northern California	916	4,149	4,732	(12.3%)	72.0%	87.5%	(15.5%)
Las Vegas	561	2,194	1,972	11.3%	76.5%	74.1%	2.4%
Reno	237	1,238	1,112	11.3%	84.7%	81.5%	3.2%
Southern California	220	925	905	2.2%	68.1%	73.3%	(5.2%)
Western United States	3,792	\$ 15,486	\$ 15,231	1.7%	75.0%	78.5%	(3.5%)
Tampa	1,613	\$ 5,231	\$ 4,694	11.4%	66.2%	64.0%	2.2%
Jacksonville	635	1,540	1,500	2.7%	65.9%	67.5%	(1.6%)
Orlando	423	1,439	1,306	10.2%	68.2%	66.4%	1.8%
Southeast Florida	370	1,544	1,026	50.5%	67.7%	48.1%	19.6%
Florida	3,041	\$ 9,754	\$ 8,526	14.4%	66.7%	62.4%	4.3%
Dallas	1,522	\$ 3,491	\$ 3,384	3.2%	57.9%	60.0%	(2.1%)
Houston	1,372	2,708	2,370	14.3%	60.2%	54.8%	5.4%
San Antonio	453	709	758	(6.5%)	51.1%	58.6%	(7.5%)
Texas	3,347	\$ 6,908	\$ 6,512	6.1%	58.0%	57.9%	0.1%
Indianapolis	822	\$ 1,537	\$ 1,330	15.6%	63.6%	58.2%	5.4%
Midwest United States	822	\$ 1,537	\$ 1,330	15.6%	63.6%	58.2%	5.4%
Total/Weighted average	19,368	\$ 54,816	\$ 49,948	9.7%	69.8%	68.0%	1.8%

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

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

for the three and twelve months ended December 31, 2022

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

Geography	Rental homes ⁽¹⁾	Average monthly rent			Occupancy		
		Q4 2022	Q4 2021	Change (%)	Q4 2022	Q4 2021	Change (%)
Atlanta	4,631	\$ 1,593	\$ 1,471	8.3%	98.0%	97.6%	0.4%
Charlotte	2,226	1,529	1,429	7.0%	98.2%	97.4%	0.8%
Columbia	779	1,443	1,335	8.1%	98.4%	97.9%	0.5%
Nashville	555	2,034	1,876	8.4%	96.1%	96.8%	(0.7%)
Raleigh	175	1,591	1,475	7.9%	97.9%	98.0%	(0.1%)
Southeast United States	8,366	\$ 1,578	\$ 1,461	8.0%	98.0%	97.5%	0.5%
Phoenix	1,858	\$ 1,653	\$ 1,536	7.6%	97.8%	98.6%	(0.8%)
Northern California	916	2,113	1,989	6.2%	98.5%	98.3%	0.2%
Las Vegas	561	1,693	1,577	7.4%	98.1%	98.0%	0.1%
Reno	237	2,043	1,888	8.2%	97.8%	98.6%	(0.8%)
Southern California	220	2,083	1,956	6.5%	98.7%	98.1%	0.6%
Western United States	3,792	\$ 1,819	\$ 1,698	7.1%	98.1%	98.4%	(0.3%)
Tampa	1,613	\$ 1,839	\$ 1,678	9.6%	98.0%	97.9%	0.1%
Jacksonville	635	1,590	1,467	8.4%	97.4%	98.8%	(1.4%)
Orlando	423	1,736	1,602	8.4%	99.0%	98.1%	0.9%
Southeast Florida	370	2,059	1,925	7.0%	99.7%	99.1%	0.6%
Florida	3,041	\$ 1,808	\$ 1,662	8.8%	98.3%	98.3%	–
Dallas	1,522	\$ 1,705	\$ 1,594	7.0%	97.5%	96.2%	1.3%
Houston	1,372	1,547	1,457	6.2%	97.7%	97.4%	0.3%
San Antonio	453	1,536	1,441	6.6%	97.8%	96.9%	0.9%
Texas	3,347	\$ 1,621	\$ 1,521	6.6%	97.6%	96.8%	0.8%
Indianapolis	822	\$ 1,466	\$ 1,371	6.9%	96.6%	98.7%	(2.1%)
Midwest United States	822	\$ 1,466	\$ 1,371	6.9%	96.6%	98.7%	(2.1%)
Total/Weighted average	19,368	\$ 1,680	\$ 1,560	7.7%	98.0%	97.8%	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 twelve months ended December 31, 2022

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

Geography	Rental homes ⁽¹⁾	Average monthly rent			Occupancy		
		Q4 2022	Q3 2022	Change (%)	Q4 2022	Q3 2022	Change (%)
Atlanta	4,631	\$ 1,593	\$ 1,565	1.8%	98.0%	98.0%	–
Charlotte	2,226	1,529	1,506	1.5%	98.2%	98.0%	0.2%
Columbia	779	1,443	1,421	1.5%	98.4%	97.5%	0.9%
Nashville	555	2,034	1,994	2.0%	96.1%	97.7%	(1.6%)
Raleigh	175	1,591	1,566	1.6%	97.9%	96.6%	1.3%
Southeast United States	8,366	\$ 1,578	\$ 1,551	1.7%	98.0%	98.0%	–
Phoenix	1,858	\$ 1,653	\$ 1,629	1.5%	97.8%	98.1%	(0.3%)
Northern California	916	2,113	2,081	1.5%	98.5%	98.9%	(0.4%)
Las Vegas	561	1,693	1,671	1.3%	98.1%	97.8%	0.3%
Reno	237	2,043	2,007	1.8%	97.8%	96.9%	0.9%
Southern California	220	2,083	2,047	1.8%	98.7%	99.2%	(0.5%)
Western United States	3,792	\$ 1,819	\$ 1,792	1.5%	98.1%	98.2%	(0.1%)
Tampa	1,613	\$ 1,839	\$ 1,811	1.5%	98.0%	97.9%	0.1%
Jacksonville	635	1,590	1,561	1.9%	97.4%	97.7%	(0.3%)
Orlando	423	1,736	1,703	1.9%	99.0%	98.4%	0.6%
Southeast Florida	370	2,059	2,042	0.8%	99.7%	99.7%	–
Florida	3,041	\$ 1,808	\$ 1,781	1.5%	98.3%	98.2%	0.1%
Dallas	1,522	\$ 1,705	\$ 1,685	1.2%	97.5%	97.8%	(0.3%)
Houston	1,372	1,547	1,529	1.2%	97.7%	97.4%	0.3%
San Antonio	453	1,536	1,516	1.3%	97.8%	96.7%	1.1%
Texas	3,347	\$ 1,621	\$ 1,602	1.2%	97.6%	97.5%	0.1%
Indianapolis	822	\$ 1,466	\$ 1,456	0.7%	96.6%	97.4%	(0.8%)
Midwest United States	822	\$ 1,466	\$ 1,456	0.7%	96.6%	97.4%	(0.8%)
Total/Weighted average	19,368	\$ 1,680	\$ 1,655	1.5%	98.0%	98.0%	–

(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 twelve months ended December 31, 2022

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

Geography	Rent growth		
	Renewal	New move-in ⁽¹⁾	Blended
Atlanta	6.7%	15.3%	7.7%
Charlotte	6.8%	6.6%	6.8%
Columbia	6.7%	12.1%	7.6%
Nashville	6.6%	10.0%	7.5%
Raleigh	7.1%	11.7%	8.0%
Southeast United States	6.7%	12.0%	7.4%
Phoenix	6.9%	8.3%	7.0%
Northern California	6.9%	15.8%	7.7%
Las Vegas	7.0%	11.2%	7.4%
Reno	6.9%	13.5%	8.7%
Southern California	6.5%	30.1%	8.6%
Western United States	6.9%	11.7%	7.4%
Tampa	6.9%	22.3%	8.7%
Jacksonville	6.6%	14.0%	7.8%
Orlando	6.7%	31.3%	7.0%
Southeast Florida	6.9%	N/A	6.9%
Florida	6.7%	19.3%	8.1%
Dallas	6.8%	9.9%	7.4%
Houston	6.7%	3.7%	6.2%
San Antonio	6.8%	5.2%	6.5%
Texas	6.8%	6.6%	6.8%
Indianapolis	7.0%	4.2%	5.5%
Midwest United States	7.0%	4.2%	5.5%
Total/Weighted average	6.8%	11.5%	7.4%

(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)

	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Recurring operating expense								
Repairs and maintenance operating expense	\$ 3,547	\$ 3,904	\$ 3,755	\$ 4,218	\$ 4,012	\$ 4,233	\$ 3,919	\$ 3,372
Turnover operating expense	547	747	925	868	1,684	1,577	1,815	1,509
Resident recoveries	(268)	(401)	(491)	(420)	(618)	(708)	(751)	(689)
Total recurring operating expense, net	3,826	4,250	4,189	4,666	5,078	5,102	4,983	4,192
Recurring capital expenditures								
Repairs and maintenance capital expense	5,306	7,152	6,794	6,024	6,334	5,307	5,545	4,249
Turnover capital expense	1,328	1,934	1,335	1,331	398	268	580	372
Total recurring capital expenditures	6,634	9,086	8,129	7,355	6,732	5,575	6,125	4,621
Total cost to maintain⁽¹⁾	\$ 10,460	\$ 13,336	\$ 12,318	\$ 12,021	\$ 11,810	\$ 10,677	\$ 11,108	\$ 8,813
Annualized recurring operating expense per home	\$ 982	\$ 1,091	\$ 1,075	\$ 1,198	\$ 1,306	\$ 1,313	\$ 1,282	\$ 1,080
Annualized recurring capital expense per home	1,703	2,332	2,087	1,888	1,731	1,434	1,575	1,191
Total annualized cost to maintain per home	\$ 2,685	\$ 3,423	\$ 3,162	\$ 3,086	\$ 3,037	\$ 2,747	\$ 2,857	\$ 2,271
Total annualized cost to maintain per square foot	\$ 1.65	\$ 2.11	\$ 1.95	\$ 1.90	\$ 1.87	\$ 1.69	\$ 1.76	\$ 1.40

(1) The lower total cost to maintain in Q4 2022 compared to Q4 2021 was attributable to management's focused effort on cost containment. The Company refined and managed work scopes and undertook a higher number of work-orders in-house, both of which contributed to the overall reduction.

for the three and twelve months ended December 31, 2022

8. ADJACENT RESIDENTIAL BUSINESSES

8.1 Canadian multi-family rental – quarterly operating trends

(in Canadian dollars)	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
Number of properties	1	1	1	1	1	1	1
Number of units	500	500	500	500	500	500	500
Average vintage	2018	2018	2018	2018	2018	2018	2018
Occupancy	98.0%	98.6%	98.0%	97.9%	97.8%	95.4%	85.6%
Annualized turnover rate	24.0%	39.2%	32.0%	23.2%	30.4%	40.0%	40%
Average monthly rent	\$ 2,685	\$ 2,604	\$ 2,505	\$ 2,439	\$ 2,405	\$ 2,401	\$ 2,532
Average quarterly rent growth – renewal	8.3%	20.3%	14.7%	11.4%	4.6%	(6.8%)	(7.2%)
Average quarterly rent growth – new move-in	18.0%	28.1%	15.4%	7.4%	7.4%	(16.2%)	(22.3%)
Average quarterly rent growth – blended	11.4%	23.0%	15.1%	9.4%	5.6%	(12.1%)	(17.4%)

8.2 Canadian multi-family rental – proportionate NOI summary

For the periods ended December 31 (in thousands of Canadian dollars unless otherwise indicated)	Three months			Twelve months		
	2022	2021	Variance	2022	2021	Variance
Total revenue from rental properties	\$ 642	\$ 553	\$ 89	\$ 2,469	\$ 2,015	\$ 454
Total direct operating expenses	227	224	3	914	905	9
Net operating income (NOI)⁽¹⁾	\$ 415	\$ 329	\$ 86	\$ 1,555	\$ 1,110	\$ 445
Net operating income (NOI) margin⁽¹⁾	64.6%	59.5%		63.0%	55.1%	
Net operating income (NOI)^{(1),(2)}	US\$ 306	US\$ 261	US\$ 45	US\$ 1,195	US\$ 885	US\$ 310

(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 \$1.3578 and \$1.3011 for the three and twelve months ended December 31, 2022, respectively. The weighted average USD/CAD exchange rate used to present the multi-family rental NOI was \$1.2603 and \$1.2535 for the three and twelve months ended December 31, 2021, respectively.

for the three and twelve months ended December 31, 2022

8.3 Canadian residential development – project details and projections

	December 31, 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⁾	
(in thousands of U.S. dollars)									
Projects in pre-construction									
Canary Landing (West Don Lands)									
– Block 20	A	\$ 14,361	\$ (11,432)	\$ 185	\$ 3,114	\$ 15,800	\$ (13,553)	\$ (24)	\$ 2,223
Symington	A	3,607	(2,217)	60	1,450	–	–	–	–
Subtotal – Projects in pre-construction		\$ 17,968	\$ (13,649)	\$ 245	\$ 4,564	\$ 15,800	\$ (13,553)	\$ (24)	\$ 2,223
Projects under construction									
Canary Landing (West Don Lands)									
– Block 8	A	80,636	(62,825)	(4,589)	13,222	58,724	(47,064)	(2,187)	9,473
Canary Landing (West Don Lands)									
– Blocks 3/4/7	A	47,119	(28,215)	(1,569)	17,335	39,038	(21,124)	523	18,437
Canary Landing (West Don Lands)									
– Block 10 ⁽³⁾	A	14,037	(2,836)	(316)	10,885	10,466	(2,929)	1,288	8,825
The Ivy (8 Gloucester)	A	47,075	(24,718)	(1,369)	20,988	34,000	(15,262)	(261)	18,477
Queen & Ontario	A	12,142	–	770	12,912	33,979	(18,936)	732	15,775
The James (Scrivener Square)	B	100,827	(5,032)	(2,701)	93,094	93,849	(22,086)	4,648	76,411
Subtotal – Projects under construction		\$ 301,836	\$ (123,626)	\$ (9,774)	\$ 168,436	\$ 270,056	\$ (127,401)	\$ 4,743	\$ 147,398
Projects in lease-up									
The Taylor (57 Spadina)	B	\$ 56,687	\$ (28,910)	\$ (1,145)	\$ 26,632	\$ 46,506	\$ (19,741)	\$ (1,305)	\$ 25,460
Subtotal – Projects in lease-up		\$ 56,687	\$ (28,910)	\$ (1,145)	\$ 26,632	\$ 46,506	\$ (19,741)	\$ (1,305)	\$ 25,460
Stabilized commercial property									
The Shops of Summerhill	B	\$ 35,586	\$ (15,972)	\$ 2,004	\$ 21,618	\$ 39,401	\$ (12,113)	\$ 1,755	\$ 29,043
Subtotal – Stabilized commercial property		\$ 35,586	\$ (15,972)	\$ 2,004	\$ 21,618	\$ 39,401	\$ (12,113)	\$ 1,755	\$ 29,043
Disposed project									
7 Labatt ⁽⁴⁾	A	\$ –	\$ –	\$ –	\$ –	\$ –	\$ –	\$ 5	\$ 5
Subtotal – Disposed project		\$ –	\$ –	\$ –	\$ –	\$ –	\$ –	\$ 5	\$ 5
Total		\$ 412,077	\$ (182,157)	\$ (8,670)	\$ 221,250	\$ 371,763	\$ (172,808)	\$ 5,174	\$ 204,129
Equity-accounted investments in Canadian residential developments									
Canadian development properties, net of debt	B	\$ 136,413	\$ (21,004)	\$ (697)	\$ 114,712	\$ 133,250	\$ (34,199)	\$ 6,403	\$ 105,454
Total		\$ 412,077	\$ (182,157)	\$ (8,670)	\$ 221,250	\$ 371,763	\$ (172,808)	\$ 5,174	\$ 204,129

(1) Tricon's share of debt and lease obligations of \$182,157 (December 31, 2021 – \$172,808) consists of \$148,694 of land and construction loans (net of deferred financing fees) and \$33,463 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.

(4) On November 12, 2021, Tricon, along with its institutional partner, sold their combined 80% interest in the 7 Labatt partnership to the remaining joint venture partner.

for the three and twelve months ended December 31, 2022

8.3 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⁾	Percentage completed ^{(2),(3)}
Projects in pre-construction							
Canary Landing (West Don Lands) – Block 20	Downtown East – Distillery District	Ground lease	33%	654	466,000	248,700	2%
Symington	The Junction	Fee simple interest	10%	332	228,600	–	2%
Subtotal – Projects in pre-construction				986	694,600	248,700	
Projects under construction							
Canary Landing (West Don Lands) – Block 8	Downtown East – Distillery District	Ground lease	33%	770	567,800	3,900	63%
Canary Landing (West Don Lands) – Blocks 3/4/7	Downtown East – Distillery District	Ground lease	33%	855	667,400	33,200	21%
Canary Landing (West Don Lands) – Block 10	Downtown East – Distillery District	Ground lease	33%	237	156,200	–	24%
The Ivy (8 Gloucester)	Yonge & Bloor	Fee simple interest	47%	231	158,400	1,600	63%
Queen & Ontario	Queen East	Fee simple interest	10%	795	581,191	164,488	10%
The James (Scrivener Square)	Rosedale	Fee simple interest	100%	120	191,000	31,000	22%
Subtotal – Projects under construction				3,008	2,321,991	234,188	
Projects in lease-up							
The Taylor (57 Spadina)	Entertainment District	Fee simple interest	30%	286	217,600	44,000	89%
Subtotal – Projects in lease-up				286	217,600	44,000	
Total/Weighted average				40%	4,280	3,234,191	526,888

(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".

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

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

(in thousands of U.S. dollars)	Projected units ⁽¹⁾	Cost to date	Projected remaining costs ^{(1),(2)}	Projected total costs ^{(1),(2)}	Tricon's unfunded equity commitment
Projects in pre-construction	986	\$ 45,000	\$ 528,000	\$ 573,000	\$ 14,377
Projects under construction	3,008	553,000	951,000	1,504,000	52,709
Projects in lease-up	286	126,000	13,000	139,000	–
Total/Weighted average	4,280	\$ 724,000	\$ 1,492,000	\$ 2,216,000	\$ 67,086

(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.

8.4 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⁾	\$ 32,061	\$ 141,548	\$ 91,463	\$ 265,072

(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".

for the three and twelve months ended December 31, 2022

9. PRIVATE FUNDS AND ADVISORY

9.1 Core FFO from private funds and advisory fees

For the periods ended December 31 (in thousands of U.S. dollars)	Three months			Twelve months		
	2022	2021	Variance	2022	2021	Variance
Asset management fees ⁽¹⁾	\$ 2,977	\$ 3,386	\$ (409)	\$ 12,431	\$ 12,719	\$ (288)
Performance fees ⁽²⁾	–	3,676	(3,676)	110,330	8,909	101,421
Development fees ⁽³⁾	9,753	7,993	1,760	26,826	24,418	2,408
Property management fees ⁽⁴⁾	2,090	2,623	(533)	10,501	4,647	5,854
Revenue from private funds and advisory services	14,820	17,678	(2,858)	160,088	50,693	109,395
Asset management fees ⁽⁵⁾	\$ 2,492	\$ 2,547	\$ (55)	\$ 10,035	\$ 4,941	\$ 5,094
Property management fees ⁽⁶⁾	3,618	5,437	(1,819)	21,938	11,841	10,097
Other fees ⁽⁷⁾	–	–	–	–	989	(989)
Fees eliminated upon consolidation	6,110	7,984	(1,874)	31,973	17,771	14,202
Performance fees to be realized on sale of U.S. multi-family rental portfolio ⁽²⁾	\$ 99,865	\$ –	\$ 99,865	\$ –	\$ –	\$ –
Total FFO⁽⁸⁾ impact from fees	\$ 120,795	\$ 25,662	\$ 95,133	\$ 192,061	\$ 68,464	\$ 123,597

(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%. Performance fees of \$99.9 million were earned in the third quarter of 2022 in respect of the sale of the U.S. multi-family rental portfolio. As the transaction closed and cash was received during the fourth quarter, these performance fees are included in the Core FFO calculation for the three months ended December 31, 2022.

(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 December 31 (in thousands of U.S. dollars)	Three months			Twelve months		
	2022	2021	Variance	2022	2021	Variance
The Johnson Companies ("Johnson")	\$ 8,319	\$ 6,823	\$ 1,496	\$ 21,248	\$ 18,653	\$ 2,595
Tricon Development Group ("TDG")	1,434	1,170	264	5,578	5,765	(187)
Development fees	\$ 9,753	\$ 7,993	\$ 1,760	\$ 26,826	\$ 24,418	\$ 2,408

(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 earned from the limited partners of the single-family rental joint ventures are eliminated upon the consolidation of these Investment Vehicles; however, such fees are accounted for within Tricon's proportionate Core FFO.

(6) Property management fees (including acquisition fees calculated at 1% of pre-renovation costs and leasing 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. The details of property management fees are as follows:

For the periods ended December 31 (in thousands of U.S. dollars)	Three months			Twelve months		
	2022	2021	Variance	2022	2021	Variance
Leasing fees	\$ 2,557	\$ 1,873	\$ 684	\$ 10,383	\$ 5,171	\$ 5,212
Acquisition fees	1,061	3,564	(2,503)	11,555	6,670	4,885
Property management fees	\$ 3,618	\$ 5,437	\$ (1,819)	\$ 21,938	\$ 11,841	\$ 10,097

(7) Includes preferred return earned by the Company from third-party limited partners upon the sale of a portfolio of single-family homes to a single-family joint venture.

(8) 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 ⁽¹⁾	3 to 5 years	More than 5 years ⁽²⁾	Total
Estimated future performance fees⁽³⁾	\$ 10,000	\$ 138,000	\$ 39,000	\$ 187,000

(1) The estimated future performance fees in the next 1 to 2 years have been updated to remove approximately \$100 million from the disposition of the Company's interests in the U.S. multi-family family rental portfolio, which were received during the fourth quarter of 2022.

(2) In addition to the change in the near-term amounts described above, the remaining variance to these amounts have also been revised to reflect the estimated change in the future performance of the Company's other Investment Vehicles.

(3) 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.

for the three and twelve months ended December 31, 2022

9.3 Corporate overhead efficiency

For the periods ended December 31 (in thousands of U.S. dollars)	Three months			Twelve months		
	2022	2021	Variance	2022	2021	Variance
Total FFO impact from fees (excluding performance fees)	\$ 20,930	\$ 21,986	\$ (1,056)	\$ 81,731	\$ 58,566	\$ 23,165
Salaries and benefits	(14,106)	(13,412)	(694)	(55,040)	(43,630)	(11,410)
Cash-based AIP expense	(3,990)	(5,038)	1,048	(20,307)	(15,922)	(4,385)
General and administration expense in Core FFO ⁽¹⁾	(13,219)	(12,379)	(840)	(48,008)	(36,147)	(11,861)
Recurring gross overhead expenses	\$ (31,315)	\$ (30,829)	\$ (486)	\$ (123,355)	\$ (95,699)	\$ (27,656)
Overhead expenses, net	(10,385)	(8,843)	(1,542)	(41,624)	(37,133)	(4,491)
Total FFO impact from fees (excluding performance fees) as a percentage of recurring gross overhead expenses	67%	71%	(4%)	66%	61%	5%

(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 December 31, 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	~12,000	\$1.55 billion	\$455 million	29%	62%
Homebuilder Direct JV	• Scattered new homes • Recently completed SFR communities (no investment in development)	2021	7	~3,000	\$450 million	\$152 million	33%	54%
THPAS Holdings JV-1	• Develop dedicated single-family rental home communities	2019	7+	~2,500	\$450 million	\$50 million	11%	40% ⁽³⁾
THPAS Development JV-2	• Develop dedicated single-family rental home communities	2022	7+	~3,000	\$500 million	\$100 million	20%	9% ⁽⁴⁾
MULTI-FAMILY RENTAL								
Canadian multi-family (CPPIB JV)	• Develop and operate Class A apartment buildings in Toronto	2021	7+	2,000 – 2,800	C\$1.5 billion	C\$115.7 million	8% ⁽⁵⁾	13% ⁽⁵⁾

(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) 40% of the THPAS JV-1's total equity commitment is deployed, whereas 76% of the total equity commitment is now committed to identified projects.

(4) 9% of THPAS Development JV-2's total equity commitment is deployed, whereas 21% of the total equity commitment is now committed to identified projects.

(5) 13% 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 twelve months ended December 31, 2022

10. ASSETS UNDER MANAGEMENT (AUM)

10.1 Total AUM

(in thousands of U.S. dollars)	December 31, 2022		December 31, 2021	
	Balance	% of total AUM	Balance	% of total AUM
Third-party AUM	\$ 8,120,344	50.7%	\$ 6,816,668	49.6%
Principal AUM	7,882,908	49.3%	6,919,664	50.4%
Total AUM	\$ 16,003,252	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
				December 31, 2022 A + B	
Single-family rental	\$ 1,261,561	\$ 4,648,003	\$ 569,618	\$ 5,217,621	64.3%
Multi-family rental	37,947	218,304	631	218,935	2.7%
Residential development	664,663	1,094,427	1,589,361	2,683,788	33.0%
Total	\$ 1,964,171	\$ 5,960,734	\$ 2,159,610	\$ 8,120,344	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
			December 31, 2022 A + B	
Single-family rental	\$ 6,797,656	\$ 259,731	\$ 7,057,387	89.5%
Multi-family rental	38,550	111	38,661	0.5%
Residential development	551,236	235,624	786,860	10.0%
Total	\$ 7,387,442	\$ 495,466	\$ 7,882,908	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)	December 31, 2022		December 31, 2021	
	Asset management fee-bearing capital	Asset management fee %	Asset management fee-bearing capital	Asset management fee %
Rental investment vehicles ⁽¹⁾	\$ 1,902,863	0.50% to 1.00%	\$ 2,243,571	0.50% to 1.00%
Residential development investment vehicles	581,042	0.90% to 2.00%	597,337	1.00% to 2.00%
Total	\$ 2,483,905		\$ 2,840,908	

- (1) Asset management fee-bearing capital for rental investment vehicles as at December 31, 2022 excludes \$418.9 million attributable to the U.S. multi-family rental portfolio which the Company sold during the fourth quarter of 2022.

for the three and twelve months ended December 31, 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)	December 31, 2022			December 31, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Revenue from single-family rental properties⁽¹⁾	\$ 107,778	\$ 73,115	\$ 180,893	\$ 89,111	\$ 35,286	\$ 124,399
Direct operating expenses ⁽¹⁾	(34,034)	(24,337)	(58,371)	(29,757)	(11,285)	(41,044)
Net operating income from single-family rental properties	73,744	48,778	122,522	59,354	24,001	83,355
Revenue from private funds and advisory services	14,820	–	14,820	17,678	–	17,678
Fees eliminated upon consolidation	6,109	(6,109)	–	7,984	(7,984)	–
Income from equity-accounted investments in multi-family rental properties	1,051	–	1,051	2,077	–	2,077
Income from equity-accounted investments in Canadian residential developments	7,690	–	7,690	10,085	–	10,085
Income from investments in U.S. residential developments	3,910	–	3,910	10,530	–	10,530
Compensation expense	(22,408)	–	(22,408)	(35,718)	–	(35,718)
Performance fees expense	(3,798)	–	(3,798)	(40,854)	–	(40,854)
General and administration expense	(12,089)	(6,074)	(18,163)	(11,736)	(2,829)	(14,565)
Interest expense	(32,810)	(38,310)	(71,120)	(24,297)	(11,351)	(35,648)
Fair value gain on rental properties	5,914	50,500	56,414	219,899	41,777	261,676
Fair value (loss) gain on Canadian development properties	–	–	–	10,098	–	10,098
Fair value gain (loss) on derivative financial instruments and other liabilities	26,484	(666)	25,818	(72,726)	(57)	(72,783)
Other expenses	(12,798)	2,709	(10,089)	(3,159)	(38)	(3,197)
Net change in fair value of limited partners' interests in single-family rental business	–	(50,828)	(50,828)	–	(43,519)	(43,519)
Current income tax recovery (expense)	5,665	–	5,665	(615)	–	(615)
Deferred income tax expense	(5,601)	–	(5,601)	(53,507)	–	(53,507)
Non-controlling interest	(2,544)	–	(2,544)	(1,855)	–	(1,855)
Net income from continuing operations attributable to Tricon's shareholders	\$ 53,339	\$ –	\$ 53,339	\$ 93,238	\$ –	\$ 93,238

(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 twelve months ended December 31, 2022

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

For the twelve months ended (in thousands of U.S. dollars)	December 31, 2022			December 31, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Revenue from single-family rental properties⁽¹⁾	\$ 407,227	\$ 238,358	\$ 645,585	\$ 334,905	\$ 111,010	\$ 445,915
Direct operating expenses ⁽¹⁾	(131,684)	(77,405)	(209,089)	(113,250)	(36,690)	(149,940)
Net operating income from single-family rental properties	275,543	160,953	436,496	221,655	74,320	295,975
Revenue from private funds and advisory services	160,088	–	160,088	50,693	–	50,693
Fees eliminated upon consolidation	31,973	(31,973)	–	17,771	(17,771)	–
Income from equity-accounted investments in multi-family rental properties	1,550	–	1,550	2,255	–	2,255
Income from equity-accounted investments in Canadian residential developments	11,198	–	11,198	8,200	–	8,200
Income from investments in U.S. residential developments	16,897	–	16,897	31,726	–	31,726
Compensation expense	(99,256)	–	(99,256)	(89,951)	–	(89,951)
Performance fees expense	(35,854)	–	(35,854)	(42,272)	–	(42,272)
General and administration expense	(44,943)	(14,048)	(58,991)	(33,681)	(7,739)	(41,420)
Interest expense	(112,778)	(101,154)	(213,932)	(113,703)	(33,977)	(147,680)
Fair value gain on rental properties	581,448	277,539	858,987	818,963	171,612	990,575
Fair value (loss) gain on Canadian development properties	(440)	–	(440)	10,098	–	10,098
Fair value gain (loss) on derivative financial instruments and other liabilities	179,010	5,799	184,809	(220,063)	(114)	(220,177)
Other expenses	(29,842)	265	(29,577)	(26,624)	(410)	(27,034)
Net change in fair value of limited partners' interests in single-family rental business	–	(297,381)	(297,381)	–	(185,921)	(185,921)
Current income tax recovery	33,959	–	33,959	43,427	–	43,427
Deferred income tax expense	(189,179)	–	(189,179)	(234,483)	–	(234,483)
Non-controlling interest	(5,539)	–	(5,539)	(4,272)	–	(4,272)
Net income from continuing operations attributable to Tricon's shareholders	\$ 773,835	\$ –	\$ 773,835	\$ 439,739	\$ –	\$ 439,739

(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 twelve months ended December 31, 2022

11.2 Reconciliation of net income to FFO and AFFO

For the three months ended (in thousands of U.S. dollars)	December 31, 2022			December 31, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Net income from continuing operations attributable to Tricon's shareholders	\$ 53,339	\$ -	\$ 53,339	\$ 93,238	\$ -	\$ 93,238
Fair value gain on rental properties	(5,914)	(50,500)	(56,414)	(219,899)	(41,777)	(261,676)
Fair value (loss) gain on Canadian development properties	-	-	-	(10,098)	-	(10,098)
Fair value (gain) loss on derivative financial instruments and other liabilities	(26,484)	666	(25,818)	72,726	57	72,783
Limited partners' share of FFO adjustments	-	49,834	49,834	-	41,720	41,720
FFO attributable to Tricon's shareholders	\$ 20,941	\$ -	\$ 20,941	\$ (64,033)	\$ -	\$ (64,033)
Core FFO from U.S. and Canadian multi-family rental	868	-	868	2,318	-	2,318
Income from equity-accounted investments in multi-family rental properties	(1,051)	-	(1,051)	(2,077)	-	(2,077)
Income from equity-accounted investments in Canadian residential developments	(7,690)	-	(7,690)	(10,085)	-	(10,085)
Performance fees revenue from the sale of U.S. multi-family rental portfolio ⁽¹⁾	99,866	-	99,866	-	-	-
Performance fees payments associated with U.S. multi-family rental divestiture	(49,577)	-	(49,577)	-	-	-
Deferred income tax expense	5,601	-	5,601	53,507	-	53,507
Current tax impact on sale of U.S. multi-family rental portfolio	-	-	-	-	-	-
Interest on convertible debentures	-	-	-	-	-	-
Interest on Due to Affiliate	4,245	-	4,245	4,312	-	4,312
Amortization of deferred financing costs, discounts and lease obligations	3,209	2,372	5,581	2,541	1,376	3,917
Equity-based, non-cash and non-recurring compensation ⁽²⁾	8,383	-	8,383	56,050	-	56,050
Other adjustments ⁽³⁾	12,046	(2,372)	9,674	3,097	(1,376)	1,721
Core FFO attributable to Tricon's shareholders	\$ 96,841	\$ -	\$ 96,841	\$ 45,630	\$ -	\$ 45,630
Recurring capital expenditures	(8,147)	-	(8,147)	(9,082)	-	(9,082)
AFFO attributable to Tricon's shareholders	\$ 88,694	\$ -	\$ 88,694	\$ 36,548	\$ -	\$ 36,548

(1) Performance fees of \$99.9 million were earned in the third quarter of 2022 in respect of the sale of the U.S. multi-family rental portfolio. As the transaction closed and cash was received during the fourth quarter, these performance fees are included in the Core FFO calculation for the three months ended December 31, 2022.

(2) Includes non-recurring transaction costs and non-cash performance fees expense. Performance fees expense 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.

(3) Includes the following adjustments:

For the three months ended (in thousands of U.S. dollars)	December 31, 2022			December 31, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Transaction costs	\$ 8,004	\$ (826)	\$ 7,178	\$ 3,792	\$ 38	\$ 3,830
Amortization and depreciation expense	4,764	-	4,764	2,818	-	2,818
Realized and unrealized foreign exchange loss	164	-	164	407	-	407
Lease payments on right-of-use assets	(1,130)	-	(1,130)	(643)	-	(643)
Core FFO adjustments to income from investments in U.S. residential developments	441	-	441	401	-	401
Non-controlling interest's share of Core FFO adjustments	(197)	-	(197)	(219)	-	(219)
Limited partners' share of Core FFO adjustments	-	(1,546)	(1,546)	-	(1,414)	(1,414)
Total other adjustments	\$ 12,046	\$ (2,372)	\$ 9,674	\$ 3,097	\$ (1,376)	\$ 1,721

for the three and twelve months ended December 31, 2022

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

For the three months ended (in thousands of U.S. dollars)	December 31, 2022	September 30, 2022	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021	June 30, 2021
Net income from continuing operations attributable to Tricon's shareholders	\$ 53,339	\$ 177,926	\$ 397,100	\$ 145,470	\$ 93,238	\$ 173,306	\$ 131,313
Fair value gain on rental properties	(5,914)	(72,720)	(287,439)	(215,375)	(219,899)	(295,310)	(211,570)
Fair value (gain) loss on Canadian development properties	–	1,314	(874)	–	(10,098)	–	–
Fair value (gain) loss on derivative financial instruments and other liabilities	(26,484)	(28,691)	(154,996)	31,161	72,726	68,728	41,437
FFO attributable to Tricon's shareholders	\$ 20,941	\$ 77,829	\$ (46,209)	\$ (38,744)	\$ (64,033)	\$ (53,276)	\$ (38,820)
Core FFO from U.S. and Canadian multi-family rental	868	2,479	2,505	2,321	2,318	2,038	1,919
Income from equity-accounted investments in multi-family rental properties	(1,051)	(169)	(170)	(160)	(2,077)	(18)	(68)
(Income) loss from equity-accounted investments in Canadian residential developments	(7,690)	(3,621)	98	15	(10,085)	1,909	(27)
Performance fees revenue from the sale of U.S. multi-family rental portfolio	99,866	(99,866)	–	–	–	–	–
Performance fees payments associated with U.S. multi-family rental divestiture	(49,577)	–	–	–	–	–	–
Deferred income tax expense	5,601	72,087	63,604	47,887	53,507	66,745	47,104
Current tax impact on sale of U.S. multi-family rental portfolio	–	(29,835)	–	–	–	–	–
Interest on convertible debentures	–	–	–	–	–	1,804	2,477
Interest on Due to Affiliate	4,245	4,245	4,246	4,286	4,312	4,313	4,312
Amortization of deferred financing costs, discounts and lease obligations	3,209	3,000	2,802	2,606	2,541	3,063	3,665
Equity-based, non-cash and non-recurring compensation	8,383	7,539	18,845	19,949	56,050	2,535	4,500
Other adjustments	12,046	12,715	5,288	4,875	3,097	9,030	10,664
Core FFO attributable to Tricon's shareholders	\$ 96,841	\$ 46,403	\$ 51,009	\$ 43,035	\$ 45,630	\$ 38,143	\$ 35,726
Recurring capital expenditures	(8,147)	(11,221)	(10,279)	(9,377)	(9,082)	(7,140)	(7,500)
AFFO attributable to Tricon's shareholders	\$ 88,694	\$ 35,182	\$ 40,730	\$ 33,658	\$ 36,548	\$ 31,003	\$ 28,226

for the three and twelve months ended December 31, 2022

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

For the twelve months ended (in thousands of U.S. dollars)	December 31, 2022			December 31, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Net income from continuing operations attributable to Tricon's shareholders	\$ 773,835	\$ -	\$ 773,835	\$ 439,739	\$ -	\$ 439,739
Fair value gain on rental properties	(581,448)	(277,539)	(858,987)	(818,963)	(171,612)	(990,575)
Fair value (loss) gain on Canadian development properties	440	-	440	(10,098)	-	(10,098)
Fair value (gain) loss on derivative financial instruments and other liabilities	(179,010)	(5,799)	(184,809)	220,063	114	220,177
Limited partners' share of FFO adjustments	-	283,338	283,338	-	171,498	171,498
FFO attributable to Tricon's shareholders	\$ 13,817	\$ -	\$ 13,817	\$ (169,259)	\$ -	\$ (169,259)
Core FFO from U.S. and Canadian multi-family rental	8,173	-	8,173	13,805	-	13,805
Income from equity-accounted investments in multi-family rental properties	(1,550)	-	(1,550)	(2,255)	-	(2,255)
Income from equity-accounted investments in Canadian residential developments	(11,198)	-	(11,198)	(8,200)	-	(8,200)
Performance fees payments associated with U.S. multi-family rental divestiture	(49,577)	-	(49,577)	-	-	-
Deferred income tax expense	189,179	-	189,179	234,483	-	234,483
Current tax impact on sale of U.S. multi-family rental portfolio	(29,835)	-	(29,835)	(44,502)	-	(44,502)
Interest on convertible debentures	-	-	-	6,732	-	6,732
Interest on Due to Affiliate	17,022	-	17,022	17,250	-	17,250
Amortization of deferred financing costs, discounts and lease obligations	11,617	7,667	19,284	12,449	4,122	16,571
Equity-based, non-cash and non-recurring compensation ⁽¹⁾	54,716	-	54,716	66,262	-	66,262
Other adjustments ⁽²⁾	34,924	(7,667)	27,257	25,256	(4,122)	21,134
Core FFO attributable to Tricon's shareholders	\$ 237,288	\$ -	\$ 237,288	\$ 152,021	\$ -	\$ 152,021
Recurring capital expenditures	(39,024)	-	(39,024)	(30,427)	-	(30,427)
AFFO attributable to Tricon's shareholders	\$ 198,264	\$ -	\$ 198,264	\$ 121,594	\$ -	\$ 121,594

(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 twelve months ended (in thousands of U.S. dollars)	December 31, 2022			December 31, 2021		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Transaction costs	\$ 16,919	\$ 1,618	\$ 18,537	\$ 12,850	\$ 410	\$ 13,260
Non-cash loss on debt modification and extinguishment	6,816	-	6,816	3,497	-	3,497
Amortization and depreciation expense	15,608	-	15,608	12,129	-	12,129
Realized and unrealized foreign exchange (gain) loss	(498)	-	(498)	2,934	-	2,934
Lease payments on right-of-use assets	(3,065)	-	(3,065)	(2,466)	-	(2,466)
Core FFO adjustments to income from investments in U.S. residential developments	(43)	-	(43)	827	-	827
Non-controlling interest's share of Core FFO adjustments	(813)	-	(813)	(1,056)	-	(1,056)
Limited partners' share of Core FFO adjustments	-	(9,285)	(9,285)	-	(4,532)	(4,532)
Total other adjustments	\$ 34,924	\$ (7,667)	\$ 27,257	\$ 25,256	\$ (4,122)	\$ 21,134

for the three and twelve months ended December 31, 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	\$ 6,797,730	\$ –	\$ –	\$ 6,797,730	\$ 4,647,929	\$ 11,445,659
Equity-accounted investments in multi-family rental properties	20,769	–	–	20,769	–	20,769
Equity-accounted investments in Canadian residential developments	–	106,538	–	106,538	–	106,538
Canadian development properties	–	136,413	–	136,413	–	136,413
Investments in U.S. residential developments	–	138,369	–	138,369	–	138,369
Restricted cash	55,748	243	1,231	57,222	60,078	117,300
Goodwill, intangible and other assets	3,687	–	133,671	137,358	6,671	144,029
Deferred income tax assets	–	–	75,062	75,062	–	75,062
Cash	68,187	1,181	62,847	132,215	72,088	204,303
Other working capital items ⁽¹⁾	11,445	1,506	35,687	48,638	13,866	62,504
Assets held for sale	–	–	–	–	–	–
Total assets	\$ 6,957,566	\$ 384,250	\$ 308,498	\$ 7,650,314	\$ 4,800,632	\$ 12,450,946
Liabilities						
Debt	2,674,173	21,095	11,715	2,706,983	3,021,201	5,728,184
Due to Affiliate	–	–	256,824	256,824	–	256,824
Other liabilities ⁽²⁾	131,712	3,626	162,431	297,769	1,779,431	2,077,200
Deferred income tax liabilities	–	–	591,713	591,713	–	591,713
Total liabilities	\$ 2,805,885	\$ 24,721	\$ 1,022,683	\$ 3,853,289	\$ 4,800,632	\$ 8,653,921
Non-controlling interest	–	–	6,776	6,776	–	6,776
Net assets attributable to Tricon's shareholders						
	\$ 4,151,681	\$ 359,529	\$ (720,961)	\$ 3,790,249	\$ –	\$ 3,790,249
Net assets per share⁽³⁾	\$ 15.22	\$ 1.32	\$ (2.64)	\$ 13.89		
Net assets per share (CAD)⁽³⁾	\$ 20.61	\$ 1.79	\$ (3.58)	\$ 18.81		

(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 December 31, 2022, common shares outstanding were 272,840,692 and the USD/CAD exchange rate was 1.3544.

for the three and twelve months ended December 31, 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 December 31, 2022			
Net income attributable to Tricon's shareholders from continuing operations	\$ 53,339	\$ –	\$ 53,339
Interest expense	32,810	38,310	71,120
Current income tax recovery	(5,665)	–	(5,665)
Deferred income tax expense	5,601	–	5,601
Amortization and depreciation expense	4,764	–	4,764
Fair value gain on rental properties	(5,914)	(50,500)	(56,414)
Fair value gain on derivative financial instruments and other liabilities	(26,484)	666	(25,818)
Look-through EBITDAre adjustments from non-consolidated affiliates	(7,141)	–	(7,141)
EBITDAre, consolidated	\$ 51,310	\$ (11,524)	\$ 39,786
Equity-based, non-cash and non-recurring compensation	8,383	–	8,383
Other adjustments ⁽¹⁾	64,124	(826)	63,298
Limited partners' share of EBITDAre adjustments	–	12,350	12,350
Non-controlling interest's share of EBITDAre adjustments	(197)	–	(197)
Adjusted EBITDAre⁽²⁾	\$ 123,620	\$ –	\$ 123,620
Adjusted EBITDAre (annualized)⁽²⁾			\$ 494,480
Normalized Adjusted EBITDAre (annualized)⁽²⁾			\$ 293,324

(1) Includes the following adjustments:

(in thousands of U.S. dollars)	Proportionate	IFRS reconciliation	Consolidated
Transaction costs	\$ 8,004	\$ (826)	\$ 7,178
Realized and unrealized foreign exchange loss	164	–	164
Loss on debt extinguishment	6,816	–	6,816
Look-through other adjustments from non-consolidated affiliates	(19)	–	(19)
Lease payments on right-of-use assets	(1,130)	–	(1,130)
Performance fees earned on the sale of the U.S. multi-family rental portfolio	99,866	–	99,866
Performance fees payments associated with U.S. multi-family rental divestiture	(49,577)	–	(49,577)
Total other adjustments	\$ 64,124	\$ (826)	\$ 63,298

(2) The Q4 Adjusted EBITDAre includes the net performance fee income of \$50,289 (net of performance fees expense paid to management) which was earned from Tricon's investors in connection with the sale of the U.S. multi-family rental portfolio. The inclusion of the net fee income has been used for the purpose of calculating Adjusted EBITDAre (annualized) and Pro-rata net debt to Adjusted EBITDAre (annualized).

11.5 Reconciliation of quarterly proportionate same home NOI

(in thousands of U.S. dollars)	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
NOI, proportionate same home portfolio	\$ 54,816	\$ 53,229	\$ 51,891	\$ 51,247	\$ 49,948	\$ 48,379	\$ 47,045	\$ 45,941
NOI, proportionate non-same home portfolio	18,928	18,092	15,296	12,044	9,406	8,238	7,012	5,686
NOI, proportionate total portfolio	\$ 73,744	\$ 71,321	\$ 67,187	\$ 63,291	\$ 59,354	\$ 56,617	\$ 54,057	\$ 51,627
Limited partners' share of NOI ⁽¹⁾	48,778	44,984	37,209	29,982	24,001	19,087	16,687	14,545
NOI from single-family rental properties per financial statements	\$ 122,522	\$ 116,305	\$ 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 twelve months ended December 31, 2022

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

(in thousands of U.S. dollars)	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Recurring capital expenditures, proportionate same home portfolio ⁽¹⁾	\$ 6,634	\$ 9,086	\$ 8,129	\$ 7,355	\$ 6,732	\$ 5,575	\$ 6,125	\$ 4,621
Recurring capital expenditures, proportionate non-same home portfolio	1,403	1,664	1,659	1,441	1,527	1,175	825	682
Recurring capital expenditures, proportionate total portfolio ^A	\$ 8,037	\$ 10,750	\$ 9,788	\$ 8,796	\$ 8,259	\$ 6,750	\$ 6,950	\$ 5,303
Renovation, value-enhancing and disposition capital expenditures, proportionate total portfolio ⁽²⁾	30,295	40,868	33,941	28,475	24,915	26,189	\$ 19,359	\$ 15,983
Total capital expenditures, proportionate total portfolio	\$ 38,332	\$ 51,618	\$ 43,729	\$ 37,271	\$ 33,174	\$ 32,939	\$ 26,309	\$ 21,286
Limited partners' share of capital expenditures ⁽³⁾	29,741	48,990	34,782	41,997	39,516	19,629	12,746	10,973
Total capital expenditures by period	\$ 68,073	\$ 100,608	\$ 78,511	\$ 79,268	\$ 72,690	\$ 52,568	\$ 39,055	\$ 32,259

(1) The lower recurring capital expenditures in Q4 2022 compared to Q4 2021 was attributable to management's focused effort on cost containment. The Company refined and managed work scopes and undertook a higher number of work-orders in-house, both of which contributed to the overall reduction.

(2) Q4 2022 includes disposition capital expenditures of \$1,963, which represent expenditures related to the preparation of homes for disposition.

(3) 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)	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Recurring capital expenditures, single-family rental proportionate total portfolio ^A	\$ 8,037	\$ 10,750	\$ 9,788	\$ 8,796	\$ 8,259	\$ 6,750	\$ 6,950	\$ 5,303
Recurring capital expenditures from adjacent residential businesses	110	471	491	581	823	390	550	1,402
Recurring capital expenditures in AFFO	\$ 8,147	\$ 11,221	\$ 10,279	\$ 9,377	\$ 9,082	\$ 7,140	\$ 7,500	\$ 6,705

for the three and twelve months ended December 31, 2022

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

(in thousands of U.S. dollars)	December 31, 2022	December 31, 2021
Opening balance	\$ 7,978,396	\$ 4,990,542
Acquisitions	2,362,185	1,835,235
Total capital expenditures by period		
Q1	79,268	32,259
Q2	78,511	39,055
Q3	100,608	52,568
Q4	68,073	72,690
Total capital expenditures	326,460	196,572
Fair value adjustments	858,987	990,575
Dispositions	(80,369)	(34,528)
Single-family rental properties balance per financial statements, end of year	\$ 11,445,659	\$ 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)	December 31, 2022
Equity-accounted investments in Canadian multi-family rental properties	
Tricon's pro-rata share of assets	\$ 38,979
Tricon's pro-rata share of debt	(17,308)
Tricon's pro-rata share of working capital and other	(902)
Equity-accounted investments in Canadian multi-family rental properties	20,769
Equity-accounted investments in Canadian residential developments	
Tricon's pro-rata share of assets ⁽¹⁾	\$ 247,854
Tricon's pro-rata share of debt ⁽¹⁾	(127,690)
Tricon's pro-rata share of working capital and other	(13,626)
Equity-accounted investments in Canadian residential developments	\$ 106,538

(1) Excludes right-of-use assets and lease obligations under ground leases of \$33,463.

for the three and twelve months ended December 31, 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.

for the three and twelve months ended December 31, 2022

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.

Disposition capital expenditures represent expenditures related to the preparation of a home for disposition.

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 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).

for the three and twelve months ended December 31, 2022

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.



Doing what is right for the
communities we serve.