

**Financial Statements**

# **Calhome Properties Ltd.**

**Operating as 'Calgary Housing'**

**December 31, 2025**

## Independent Auditor's Report

To the Directors of  
Calhome Properties Ltd.

### Opinion

We have audited the financial statements of Calhome Properties Ltd. ('Operating as Calgary Housing') ("Calhome") which comprise the statement of financial position as at December 31, 2025 and the statements of operations, remeasurement gains and losses, cash flows and change in net financial assets for the year then ended, and notes to the financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Calhome as at December 31, 2025 and the results of its operations, its cash flows, its remeasurement gains and losses and change in its net financial assets for the year then ended in accordance with Canadian public sector accounting standards ("PSAS").

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of Calhome in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Other Matter

We draw attention to the fact that the supplementary information included in the Statements of Operations by Portfolios does not form part of the financial statements. We have not audited or reviewed this supplementary information and, accordingly, we do not express an opinion, a review conclusion or any other form of assurance on this supplementary information.

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

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

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

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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian GAAS will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of Calhome's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Calhome's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause Calhome to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Deloitte LLP*

Chartered Professional Accountants  
March 20, 2026

**Calhome Properties Ltd.**  
Operating as 'Calgary Housing'

**STATEMENT OF FINANCIAL POSITION**  
(Expressed in Thousands of Dollars)

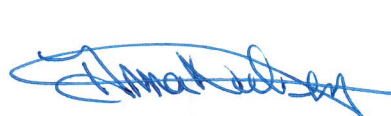
As at December 31, 2025

	2025	2024
<b>Financial Assets</b>		
Cash (Note 3)	\$ 86,981	\$ 64,897
Receivables		
Rent and others	802	884
Government	13,023	10,886
Investments (Note 4)	23,088	21,513
	<u>123,894</u>	<u>98,180</u>
<b>Liabilities</b>		
Accounts payable and accrued liabilities	14,536	12,729
Unearned tenant rent revenue	2,804	2,839
Deferred funding (Note 12)	16,070	5,406
Payable to government	2,553	2,276
Rent supplement advance (Note 5)	7,207	4,734
Tenants' security deposits (Note 3)	1,249	1,286
Mortgages payable (Note 6)	3,322	3,829
Asset retirement obligations (Note 13)	10,638	11,434
Lease inducement liability (Note 17)	1,661	1,917
Employee benefit obligation (Note 7)	4,103	3,796
	<u>64,143</u>	<u>50,246</u>
<b>NET ASSETS</b>	<b>59,751</b>	<b>47,934</b>
<b>Non-Financial Assets</b>		
Tangible capital assets (Note 8)	115,805	100,620
Prepaid expenses	4,506	3,464
	<u>120,311</u>	<u>104,084</u>
Accumulated remeasurement gains	1,354	685
Accumulated surplus (Note 11)	178,708	151,333
	<u>\$ 180,062</u>	<u>\$ 152,018</u>

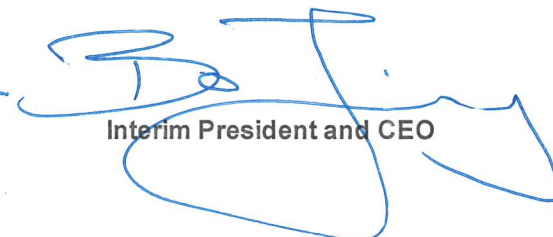
Contractual rights (Note 16)  
Contractual obligations (Note 17)  
Subsequent events (Note 24)

The accompanying notes are an integral part of the financial statements.

On behalf of the Board



Chair



Interim President and CEO

**Calhome Properties Ltd.**  
Operating as 'Calgary Housing'

**STATEMENT OF OPERATIONS**  
All Portfolios  
(Expressed in Thousands of Dollars)

For the year ended December 31, 2025

	<u>BUDGET</u>	<u>2025</u>	<u>2024</u>
<b>REVENUE</b>			
Rent revenue	\$ 60,917	\$ 64,707	\$ 60,725
Government transfers			
Deficit funding	24,250	20,778	20,448
Restricted funds (Note 12)	19,536	17,875	12,456
Rent supplement funding	27,835	25,938	23,498
Other contributions (Note 20)	-	5,220	3,900
Project development (Note 21)	11,845	6,706	4,967
Interest income	1,975	2,969	2,597
Investment income	839	906	741
Insurance recoveries (Note 14)	300	694	1,448
Miscellaneous revenue (Note 2)	1,601	4,092	3,492
	<u>149,098</u>	<u>149,885</u>	<u>134,272</u>
<b>EXPENSES</b>			
Administration	5,586	4,885	4,208
Salaries and benefits	31,708	30,376	26,930
Amortization of tangible capital assets (Note 8)	3,810	3,930	3,546
Accretion (Note 13)	304	368	316
Debt servicing	374	111	116
Maintenance	33,125	32,584	32,776
Property operations	13,599	12,642	11,824
Rent supplement	26,324	24,514	22,307
Taxes and leases (Note 18)	1,144	1,221	1,151
Utilities	11,863	10,438	10,740
Feasibility costs	714	243	-
Project development (Note 21)	10,235	4,812	4,506
	<u>138,786</u>	<u>126,124</u>	<u>118,420</u>
<b>EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER ITEMS</b>	10,312	23,761	15,852
<b>OTHER ITEMS</b>			
Return to The City of Calgary	(44)	(136)	(356)
Gain on Asset Acquisition (Note 8)	-	3,750	-
	<u>(44)</u>	<u>3,614</u>	<u>(356)</u>
<b>SURPLUS</b>	<u>\$ 10,268</u>	<u>\$ 27,375</u>	<u>\$ 15,496</u>

**STATEMENT OF REMEASUREMENT GAINS AND LOSSES**  
(Expressed in Thousands of Dollars)

For the year ended December 31, 2025

	<u>2025</u>	<u>2024</u>
<b>ACCUMULATED REMEASUREMENT GAINS (LOSSES) BEGINNING OF YEAR</b>	<b>\$ 685</b>	<b>\$ (600)</b>
<b>UNREALIZED GAINS ATTRIBUTABLE TO:</b>		
Portfolio investments designated at fair value	<u>669</u>	<u>1,285</u>
	<u>669</u>	<u>1,285</u>
<b>ACCUMULATED REMEASUREMENT GAINS (LOSSES) END OF YEAR</b>	<b><u>\$ 1,354</u></b>	<b><u>\$ 685</u></b>

*The accompanying notes are an integral part of the financial statements.*

**STATEMENT OF CASH FLOWS**  
(Expressed in Thousands of Dollars)

For the year ended December 31, 2025

	2025	2024
<b>NET INFLOW (OUTFLOW) OF CASH RELATED TO FOLLOWING ACTIVITIES:</b>		
<b>OPERATING ACTIVITIES</b>		
Surplus	\$ 27,375	\$ 15,496
Non-cash items:		
Amortization of tangible capital assets <i>(Note 8)</i>	3,930	3,546
Accretion of asset retirement obligations <i>(Note 13)</i>	368	316
Government contribution <i>(Note 8)</i>	(3,750)	-
Asset retirement obligations derecognized	(110)	(67)
Change in non-cash working capital <i>(Note 19)</i>	12,103	4,334
	39,916	23,625
<b>CAPITAL ACTIVITIES</b>		
Addition of tangible capital assets <i>(Note 8)</i>	(16,419)	(2,606)
	(16,419)	(2,606)
<b>FINANCING AND INVESTING ACTIVITIES</b>		
Repayment of long term debt	(507)	(611)
Purchase of investments	(906)	(740)
	(1,413)	(1,351)
<b>NET INCREASE IN CASH DURING THE YEAR</b>	22,084	19,668
<b>CASH, BEGINNING OF YEAR</b>	64,897	45,229
<b>CASH, END OF YEAR <i>(Note 3)</i></b>	\$ 86,981	\$ 64,897

*The accompanying notes are an integral part of the financial statements.*

**Calhome Properties Ltd.**  
Operating as 'Calgary Housing'

**STATEMENT OF CHANGE IN NET ASSETS**  
(Expressed in Thousands of Dollars)

For the year ended December 31, 2025

	Budget	2025	2024
<b>ANNUAL SURPLUS</b>	\$ 10,268	\$ 27,375	\$ 15,496
<b>TANGIBLE CAPITAL ASSETS</b>			
Additions of tangible capital assets <i>(Note 8)</i>	(16,629)	(20,169)	(2,606)
ARO asset derecognized <i>(Note 8)</i>	-	-	2
Amortization of tangible capital assets <i>(Note 8)</i>	3,810	3,930	3,546
Change in estimate of Asset Retirement Obligations <i>(Note 13)</i>	-	1,054	(1,408)
	<u>(12,819)</u>	<u>(15,185)</u>	<u>(466)</u>
<b>OTHERS</b>			
Increase in prepaid expenses	-	(1,042)	(158)
Accumulated remeasurement gains	-	669	1,285
	<u>-</u>	<u>(373)</u>	<u>1,127</u>
<b>CHANGE IN NET ASSETS</b>	(2,551)	11,817	16,157
<b>NET ASSETS, BEGINNING BALANCE</b>	47,934	47,934	31,777
<b>NET ASSETS, ENDING BALANCE</b>	<u>\$ 45,383</u>	<u>\$ 59,751</u>	<u>\$ 47,934</u>

*The accompanying notes are an integral part of the financial statements.*

## **NOTES TO FINANCIAL STATEMENTS**

(Expressed in thousands of dollars)

For the year ended December 31, 2025

### **1. NATURE OF THE BUSINESS**

Calhome Properties Ltd. [the "Company"], is a wholly owned subsidiary of the City of Calgary [the "City"] and was incorporated June 16, 1978 pursuant to the Companies Act, then in force, of the Province of Alberta [the "Province"] and was continued under the Business Corporations Act of Alberta on May 29, 1985.

The Company delivers safe and affordable housing to Calgarians. Some of the housing is provided under agreements with the City and the Province, which provide subsidies for certain properties. Since its inception, the Company has assumed ownership and/or management of Portfolios under different agreements. Below is a brief description of the portfolios.

#### **Private Non-Profit Portfolio**

This portfolio consists of 206 units [2024 – 206] owned by the Company. The Provincial government subsidizes any operating deficits with the exception of the Lincoln Park Fanning Centre which receives a subsidy in an amount required to reduce debt financing costs to 2% per annum.

#### **Calhome Owned Portfolio**

This portfolio consists of 1,654 units [2024 – 1,654] owned by the Company with no direct subsidy from any governmental agency.

#### **Corporate Properties Residential Portfolio**

This portfolio consists of 200 units [2024 – 201] owned by the City. This portfolio receives no subsidy, and the net operating results are the responsibility of the City. Any operating surplus is returned to the City. On March 31, 2025, management of this portfolio was returned to the City apart from Crescent Heights 5 which was transferred to the City of Calgary Partnership portfolio, resulting in a reduction of revenues and expenses effective April 1, 2025.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**1. NATURE OF THE BUSINESS (continued)**

**City of Calgary Partnership Portfolio**

This portfolio consists of 1,264 units [2024 – 1,181] owned by the City. The Company manages a variety of affordable housing units on behalf of the City and receives no subsidy for this portfolio.

**City Owned Community Housing Portfolio**

This portfolio consists of 840 units [2024 – 840] owned by the City and managed by the Company. Any operating deficits are subsidized by the Province, according to a four-year agreement effective January 1, 2021. In accordance with this agreement, from 2021 to 2024, the Province provided \$4,500 in operating funding and \$4,000 in capital funding on an annual basis, with the remainder of the deficit funded by the City. Effective December 11, 2024, the agreement was amended to extend the term to December 31, 2028. Under the amended terms of the agreement, the Province provides \$3,500 in operating funding and \$3,500 in capital funding on an annual basis beginning in 2025, as disclosed in Note 16. For the year ended December 31, 2025, the Company received \$3,500 of operating funding and \$3,500 of capital funding.

**Provincially Owned Community Housing Portfolio**

This portfolio consists of 2,675 units [2024 – 2,702] owned by the Province. The Company assumed the management of this portfolio in 2001. The Province subsidizes 100% of the deficits of this portfolio based on all accounts that are chargeable against the administration and operation of the portfolio in accordance with operating budgets and subject to any other agreements in writing.

**Rent Supplement Portfolio**

This portfolio is a provincial government program, administered by the Company, to provide rental subsidies paid to private landlords and residents. The Company received reimbursement of administration fees incurred for this program at a rate of \$31 per unit per month until March 2024. As of April 2024, this rate was increased to \$40 per unit per month.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**1. NATURE OF THE BUSINESS (continued)**

**Development Portfolio**

The Company manages development projects on properties owned by the City and by the Company. This portfolio does not receive government subsidies; however, it is eligible for grant funding on a project-by-project basis. Refer to Note 21 for further details regarding development activities during 2025.

**Housing Asset Transfers Portfolio**

This portfolio consists of 27 units [2024 – nil] owned by the Company. The Province subsidizes 100% of the deficits of this portfolio based on all accounts that are chargeable against the administration and operation of the portfolio in accordance with operating budgets and subject to any other agreements in writing. Units within this portfolio were transferred from provincial ownership as of October 31, 2025. Refer to Note 8 for further details regarding the property transfer.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**2. SIGNIFICANT ACCOUNTING POLICIES**

**Basis of Accounting**

The financial statements of the Company are prepared in accordance with Public Sector Accounting Standards ["PSAS"] for local government organizations as established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

The financial statements are prepared using the accrual basis of accounting, which records revenue when it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon receipt of goods and services and/or the legal obligation to pay.

**Revenue**

*Residential Rent Revenue*

Rents charged to residents are based on market or below-market rents outlined in the agreements with the Province and the City. The Company provides rental housing to residents throughout the lease term. The amount recognized as revenue is equal to the monthly amount charged to the resident as per the terms of the lease agreement.

*Commercial Rent Revenue*

The Company rents commercial spaces within its existing properties to commercial tenants. The Company provides tenant access to the leased commercial spaces throughout the lease term. The amount recognized as revenue is equal to the monthly amount charged to the commercial tenant as per the terms of the lease agreement.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

*Miscellaneous Revenue*

Included in some tenancy agreements are provisions to charge residents for parking, laundry, and utilities.

Parking units are designated to the resident and charged based on a fixed rate per the lease agreement. The Company provides available parking access to the residents throughout the lease term. The amount recognized as revenue is equal to the monthly fee charged to the resident per the terms of the lease agreement, as the performance obligation is met.

Laundry services are provided to residents either through a third-party provider or by the Company directly.

For services provided by the third-party, cash proceeds from this service are paid monthly to the Company from the third party. Pricing for this service is based on a fixed rate per use by the resident. The laundry service is used by residents on an ad hoc basis. The Company recognizes monthly revenue equal to the proceeds received from the third party.

Laundry services provided directly by the Company to residents are stipulated in the residential lease agreements. The residents have access to this service throughout the lease term. Fees for this service are set at a fixed rate and revenue is recognized monthly as part of the lease charges.

Stipulations within the residential lease agreements enable the Company to charge back overdue utility costs to the residents. Charges are billed by the provider after the monthly service period for heating, water, and related utilities. Once the charge becomes overdue with the resident, the charge is then recognized as revenue by the Company and collected as part of the monthly rental charges to the resident, as this equates to the utilities service provided during the month.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

*Government Transfers and Other Contributions*

Government transfers, contributions, and other amounts are received from third parties pursuant to legislation, regulation or agreement and may only be used for certain programs, in the completion of specific work, or for the purchase of tangible capital assets. Revenue is recognized in the period when the related expenses are incurred, services performed, or the tangible capital assets are acquired. Government transfers and earnings thereon restricted by agreement or legislation are accounted for as deferred funding until used for the purpose specified. If a funding source does not meet the definition of a liability in accordance with PSAS, revenue is recognized upon transfer of the funds.

On occasion, government transfer agreements may include additional funding to the Company to compensate for management services provided in overseeing the corresponding capital or maintenance work. Contract pricing for the management fees is based on a fixed rate in connection to the project costs incurred. Revenue recognized on these management fees is proportionate to the project costs incurred, as the Company considers the project costs to have a direct correlation to the extent of management services provided.

*Project Development*

The Company has contracts with the City to provide project management services and to settle the related construction costs with third parties for specific development projects. As the Company has an established development division dedicated solely to these projects, it considers the project management services by this team to be provided evenly throughout the project term. Management fee revenue on these development contracts is recognized in equal monthly installments to match the timing of these services. Per the terms of each development contract, the Company has an ongoing commitment to provide these management services until project completion.

The Company pays third parties for the delivery of construction and related services on the development projects. Revenue is recognized in the period when the related expenses are incurred for the construction progress-to-date.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Financial Instruments**

Financial instruments consist of cash, rent and other receivables, investments, payable to and receivable from senior government, accounts payable and accrued liabilities, rent supplement advance, residents' security deposits, and mortgages payable. Investments are measured at fair value. The remaining financial instruments are measured at their carrying value which approximates their fair value. The estimated fair value approximates the amount for which the financial instruments could currently be exchanged in an arm's length transaction between willing parties who are under no compulsion to act. Certain financial instruments lack an available trading market, therefore fair value amounts should not be interpreted as being necessarily realizable in an immediate settlement of the instrument.

**Investments**

The Company has investments representing funds from the deferred capital contribution, the operating reserve, the capital reserve, and operating surpluses. All funds are invested by the City, consisting of bonds and equities. Investments are recorded at the fair value and changes therein are recorded as unrealized gains and losses in the statement of remeasurement gains and losses. When an investment gain or loss is realized, the accumulated remeasurement gain or loss is reclassified to the statement of operations and accumulated surplus as a profit or loss.

**Non-Financial Assets**

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They generally have useful lives extending beyond the current year. Non-financial assets include tangible capital assets and prepaid expenses. The change in non-financial assets during the year, together with the excess of revenues over expenditures, provides the information presented in the Statement of Change in Net Assets for the year.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Tangible Capital Assets**

Tangible capital assets are recorded at historical cost, which includes all amounts that are directly attributable to acquisition, construction, development, or betterment of the asset. The cost, less residual value of the tangible capital assets, is amortized on a straight-line basis over the estimated useful life as follows:

	<u>YEARS</u>
Land	-
Buildings	50-75
Building Betterments	5-75
Leasehold Improvements	5-10
Systems	5
Furniture	20
Vehicles	10

Assets under construction are not amortized until the asset is available for productive use. Assets recognized in connection with the asset retirement obligations standard are amortized on a straight-line basis over the estimated useful life of the underlying tangible capital asset.

**Contributions of Tangible Capital Assets**

Tangible capital assets received as a contribution are recorded at fair value at the date of receipt in restricted revenue.

Revenue producing properties are periodically reviewed for impairment. If it is determined that impairment exists, the carrying value of the revenue producing properties is reduced to their estimated fair value, as determined by the third-party appraisals.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Reserves**

*Operating Reserve:*

The operating reserve is funded by a charge against accumulated surplus and consists of both restricted and unrestricted amounts. Restricted amounts are subject to the approval or direction of the Province, the City, the Company administration, or the Board of Directors. Withdrawal requests over \$5,000 are initiated by the Company President and CEO and approved by the Board of Directors. Requests below this threshold are initiated by leaders or executives and approved by the operational lead. [Notes 3 and 11].

*Capital Reserve:*

The capital reserve is funded by a charge against accumulated surplus and consists of both restricted and unrestricted amounts. Restricted amounts are subject to the approval or direction of the Province, the City, the Company administration, and the Board of Directors, who can also determine an annual provision of the capital reserve for certain properties. Withdrawal requests over \$5,000 are initiated by the Company President and CEO and approved by the Board of Directors. Requests below this threshold are initiated by leaders or executives and approved by the operational lead. [Notes 3 and 11].

*Deferred Capital Contribution:*

The deferred capital contribution is funded by a charge against accumulated surplus and consists of restricted amounts. Restricted amounts are subject to the approval or direction of the Province and the Company administration. [Notes 3 and 11].

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Asset Retirement Obligations**

An asset retirement obligation is recognized when, as at the financial reporting date, there is a legal obligation to incur retirement costs in relation to a tangible capital asset, the past transaction or event giving rise to the liability has occurred. It is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made. The best estimate of the liability includes all costs directly attributable to asset retirement activities based on information available at year-end.

When a liability for an asset retirement obligation is initially recognized, a corresponding asset retirement cost is capitalized to the carrying amount of the related tangible capital asset. The asset retirement cost is amortized over the useful life of the related asset. Asset retirement obligations which are incurred incrementally with use of the asset are recognized in the period incurred with a corresponding asset retirement cost expensed in the period.

At each financial reporting date, the Company reviews the carrying amount of the liability and recognizes period-to-period changes to the liability due to the passage of time as accretion expense. Changes to the liability arising from revisions to timing, amount of the original estimate of undiscounted cash flows or the discount rate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset. The Company continues to recognize the liability until settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

**General and Administration**

General and administration expenditures are allocated to properties using a hybrid approach encompassing direct allocation and ratio allocation. Expenditures directly related to certain properties are directly allocated to those properties. Expenditures relating to multiple properties are allocated based on the ratio of the number of units in each property to the total number of units managed by the Company.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Inter-entity Transactions**

The Company's financial information is included in the consolidated financial statements of the City. Transactions with the City and other consolidated entities are recorded at the exchange amount when they take place on terms similar to arms-length transactions, or where costs are allocated or recovered. The Company does not record any amount for transactions in which it is a recipient, and the related costs are unallocated.

**Use of Estimates**

The financial statements are prepared in accordance with PSAS, which requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the statement of financial position date and the reported amounts of revenue and expenses during the year. Significant estimates include the provision for asset impairment, asset retirement obligations, useful lives of tangible capital assets, accrued liabilities, allowance for doubtful accounts, and contingencies. Actual results could differ from those estimates.

**Goods and Services Tax**

The Company has been granted the status of a municipality for purposes of the Goods and Services Tax and receives the municipal rebate on all the Goods and Services Tax paid.

**NOTES TO FINANCIAL STATEMENTS**  
 (Expressed in thousands of dollars)

For the year ended December 31, 2025

**3. CASH**

The Company holds bank accounts in conjunction with the City to maximize interest earned on the cash balances. The cash held at the City is available for use in the Company's operations. Included in cash are the following:

	<u>2025</u>	<u>2024</u>
Restricted		
Tenants' security deposits	\$ 1,249	\$ 1,286
Tenants' prepaid rent	2,734	2,771
Rent supplement fund advance ( <i>Note 5</i> )	7,207	4,734
Restricted funding from senior government	2,088	1,676
Restricted operating reserve	9,532	7,204
Restricted capital reserve	36,393	25,065
Provincial emergency fund	802	802
Deferred capital contributions	163	163
Deferred funding ( <i>Note 12</i> )	16,070	5,406
	<u>76,238</u>	49,107
Unrestricted	10,743	15,790
	<u>\$ 86,981</u>	<u>\$ 64,897</u>

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**4. PORTFOLIO INVESTMENTS**

The composition of portfolio investments measured at fair value is as follows:

	<b>2025</b>			
	\$			
	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
Cash and cash equivalents held for investing purpose	\$ 50	\$ -	\$ -	\$ 50
Canadian dollar fixed income	-	8,100	-	8,100
Foreign fixed income	-	36	-	36
Pooled fixed income	-	8,616	-	8,616
Global equity	-	-	-	-
Pooled equity	6,286	-	-	6,286
	<b>\$ 6,336</b>	<b>\$ 16,752</b>	<b>\$ -</b>	<b>\$ 23,088</b>

	<b>2024</b>			
	\$			
	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
Cash and cash equivalents held for investing purpose	\$ 146	\$ -	\$ -	\$ 146
Canadian dollar fixed income	-	15,404	-	15,404
Foreign fixed income	-	72	-	72
Pooled fixed income	-	553	-	553
Global equity	794	-	-	794
Pooled equity	2,912	1,632	-	4,544
	<b>\$ 3,852</b>	<b>\$ 17,661</b>	<b>\$ -</b>	<b>\$ 21,513</b>

Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets.

Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the assets, either directly (i.e., as prices) or indirectly (i.e., derived from prices).

Level 3 fair value measurements are those derived from valuation techniques that include inputs for the assets that are not based on observable market data (unobservable inputs).

The investments consist of bonds and equities with a market value of \$23,088 (2024 – \$21,513) and a carrying value of \$21,734 (2024 – \$20,829). The average yield earned from investment during the year was 3.92% (2024 – 3.44%).

## **NOTES TO FINANCIAL STATEMENTS**

(Expressed in thousands of dollars)

For the year ended December 31, 2025

### **4. PORTFOLIO INVESTMENTS (continued)**

These investments are classified at Level 1 and 2 in the fair value hierarchy and there was no movement between the levels in the fair value hierarchy during the year.

The investments are placed into a pool of bonds and equities, where the return on investment is calculated as the average of the securities in the corresponding portfolio.

The City Treasury who manages the Company's investments does not provide a rate of return for each individual bond but provides a rate on each portfolio as a whole. These are the rates that the Company earns on its portion of investments. During the year portfolio investments earned realized income of \$906 (2024 - \$741). The Company has invested restricted amounts from the reserves disclosed within accumulated surplus. The aggregate amount of portfolio investments that are restricted in nature have a total market value of \$23,088 (2024 - \$21,513). Refer to Note 11 for information regarding accumulated surplus and the related reserves.

### **5. RENT SUPPLEMENT ADVANCE**

The Rent Supplement Portfolio operates on the basis of the Province reimbursing the Company for the rental subsidies paid to private landlords and residents along with an administration fee. All payments to landlords and residents are reported as expenses and all rent supplement payments received by the Company from the Province are reported as rent supplement revenue.

The Province provided the Company with a \$4,255 operational cash advance in 2012. This advance was provided to pay rental subsidies to private landlords and residents in the event that the Province decides to discontinue the rent supplement program. The advance is used to temporarily address shortfalls in subsidy receipts due to timing differences. The year end balance of \$7,207 (2024 - \$4,734) is the accumulated balance reconciled and adjusted for annual deficits/surpluses.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**6. MORTGAGES PAYABLE**

The Company has mortgages with interest rates varying from 1.57% to 3.84% per annum [2024 – between 0.68% and 3.84% per annum].

The mortgage repayment schedule is as follows:

Year	Total
2026	514
2027	491
2028	498
2029	302
2030	224
Thereafter	1,293
	<u>\$ 3,322</u>

Related land and buildings have been pledged as collateral for mortgages payable. The net book value of land and buildings pledged amounts to \$33,333 [2024 - \$33,571] as of December 31, 2025.

On December 18, 2024, the Company entered into a loan agreement in the amount of \$15,529 as supplementary funding for new development. The funding is comprised of a forgivable loan of \$3,375 and a repayable loan of \$12,154. The forgivable portion has a 20-year amortization schedule and remains interest-free as long as the Company continues to meet the eligibility criteria of the program, while the repayable portion has a 10-year term and a 50-year amortization schedule with a maximum interest rate of 4.59%. On September 10, 2025, the loan agreement was amended to extend the loan commitment date and date of latest occupancy. As of December 31, 2025, no draws have been made towards this loan.

For the year ended 2025, CH is in compliance with all covenants.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**7. EMPLOYEE BENEFIT OBLIGATION**

The Company does not pay honoraria to its Board members.

The employee benefit obligation program is administered by the City, and it represents employees' vacation and overtime deferred to the future years.

The City employees are members of the Local Authorities Pension Plan ("LAPP"). LAPP is a multi-employer defined benefit plan. This plan is governed by the Public Sector Pension Plans Act.

The LAPP requires members and employers to make contributions to the pension plan. Yearly maximum pensionable earning ("YMPE") contribution rates are shared between members, and the rates for the current period are as follows:

	<u>2025</u>	<u>2024</u>
Members' Rate up to YMPE	7.45%	7.45%
Members' Rate over YMPE	10.65%	10.65%
Employers' Rate up to YMPE	8.45%	8.45%
Employers' Rate over YMPE	11.65%	11.65%

The current service contributions by the Company, as reflected in 'Salaries and Benefits' to the LAPP, were \$2,233 [2024 - \$2,016]. The current service contributions by the employees allocated to the LAPP were \$1,997 [2024 - \$1,804].

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**8. TANGIBLE CAPITAL ASSETS**

**As at December 31, 2025**

Cost	January 1, 2025 Opening		Additions	Transfers	Adjustments*	December 31,
	Balance	Depreciation				2025 Closing
						Balance
Land	\$ 31,364	\$ -	\$ 1,080	\$ -	\$ -	\$ 32,444
Building	92,814	-	2,670	-	-	95,484
Building Betterment	48,220	-	-	7,027	-	55,247
Systems/M&E	2,273	-	-	-	-	2,273
Vehicles	1,230	-	583	-	-	1,813
Furniture	347	-	-	-	-	347
ARO Asset	5,915	-	-	-	24	5,939
Work in Progress	624	-	15,836	(7,027)	-	9,433
	<b>182,787</b>	<b>-</b>	<b>20,169</b>	<b>-</b>	<b>24</b>	<b>202,980</b>
<b>Accumulated Depreciation</b>						
Building	62,019	1,768	-	-	-	63,787
Building Betterment	14,955	1,877	-	-	-	16,832
Systems/M&E	2,273	-	-	-	-	2,273
Vehicles	463	145	-	-	-	608
Furniture	304	5	-	-	-	309
ARO Asset	2,153	135	-	-	1,078	3,366
	<b>82,167</b>	<b>3,930</b>	<b>-</b>	<b>-</b>	<b>1,078</b>	<b>87,175</b>
<b>Net Book Value</b>	<b>\$ 100,620</b>	<b>\$ (3,930)</b>	<b>\$ 20,169</b>	<b>\$ -</b>	<b>\$ (1,054)</b>	<b>\$ 115,805</b>

\*Adjustments to tangible capital assets consist of \$938 in changes in the estimated asset retirement obligation as disclosed in Note 13, including a \$10 write-off for fully-settled asset retirement obligations.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**8. TANGIBLE CAPITAL ASSETS (continued)**

**As at December 31, 2024**

Cost	January 1, 2024					December 31, 2024 Closing	
	Opening Balance	Depreciation	Additions	Transfers	Adjustments*	Balance	
Land	\$ 31,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,364
Building	92,814	-	-	-	-	-	92,814
Building Betterment	46,181	-	-	2,574	(535)	-	48,220
Systems/M&E	2,273	-	-	-	-	-	2,273
Vehicles	748	-	492	-	(10)	-	1,230
Furniture	347	-	-	-	-	-	347
ARO Asset	4,550	-	1,408	-	(43)	-	5,915
Work in Progress	1,064	-	2,134	(2,574)	-	-	624
	179,341	-	4,034	-	(588)	-	182,787
<b>Accumulated Depreciation</b>							
Building	60,281	1,738	-	-	-	-	62,019
Building Betterment	13,880	1,590	-	-	(515)	-	14,955
Systems/M&E	2,273	-	-	-	-	-	2,273
Vehicles	354	119	-	-	(10)	-	463
Furniture	299	5	-	-	-	-	304
ARO Asset	2,100	94	-	-	(41)	-	2,153
	79,187	3,546	-	-	(566)	-	82,167
<b>Net Book Value</b>	\$ 100,154	\$ (3,546)	\$ 4,034	\$ -	\$ (22)	\$ -	\$ 100,620

\*Adjustments to tangible capital assets include a \$515 write-off for fully depreciated assets, the derecognition of an ARO asset due to the expired East District office lease, and immaterial asset adjustments incurred during the fiscal year.

On October 31, 2025, the Company received a contribution of land and building with a fair value of \$3,750 from the Government of Alberta for nominal consideration. This government contribution has been recognized on the statement of operations. A restrictive land use agreement was signed as part of this transaction which limits the use of the purchased property to the provision of affordable housing and related services and other restrictions as stated in the agreement.

## **NOTES TO FINANCIAL STATEMENTS**

(Expressed in thousands of dollars)

For the year ended December 31, 2025

### **8. TANGIBLE CAPITAL ASSETS (continued)**

To support the newly acquired property, a maintenance reserve and capital funding agreement was signed which provides a one time capital contribution of \$1,307 towards eligible expenditures.

### **9. SHARE CAPITAL**

The Company is authorized to issue 100 shares with no par value for a maximum consideration of one dollar per share. The shares can be issued only to the City, its agent or successor and are not otherwise transferable. As of December 31, 2025, and 2024, one share was issued.

### **10. FINANCIAL RISK MANAGEMENT**

#### **Interest Rate Risk**

Interest rate risk reflects the sensitivity of the Company's financial results and condition to movements in interest rates. Interest rate risk is limited for fixed subsidy properties as the effective interest rate after application of senior government interest subsidies is 2% per annum. Interest rate risk for the remaining mortgages is managed through the staggering of mortgage renewals and is locked in for longer terms through the Province [formerly Alberta Capital Finance Authority].

#### **Credit Risk**

The Company's financial instruments that are exposed to concentrations of credit risk consist primarily of cash, receivables, and investments. Cash is placed with major financial institutions in conjunction with the City. Concentrations of credit risk with respect to receivables are limited due to the large number of residents and their dispersion across geographic areas within the City. A large proportion of receivables are also from government agencies and the City which poses a lower credit risk to the Company. Credit risk resulting from the Company's investments is mitigated through the investment manager's compliance with the Board-approved investment policy which defines the accepted risk tolerance and fund structures.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**10. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**Liquidity Risk**

Liquidity risk is the risk that the Company will be unable to meet its contractual cash outflow obligations as they come due. The Company mitigates this risk by monitoring cash activities and expected outflows through extensive budgeting and maintaining cash on hand. Accounts Payable and Accrued Liabilities are due within 20-45 days, 20 days to follow the Prompt Payment Act, and 30-45 days for other payables. Payable to government is due within 30-45 days. Refer to Note 6 for information on contractual maturities of mortgages payable.

**Market Price Risk**

The Company is exposed to market price risk, the risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual security, its issuer or general market factors affecting all securities. To manage the risk, the Company has established an investment policy with a target asset mix that is diversified by asset class. If market prices decreased by 1.0%, and all other variables were held constant, there would be a potential unrealized loss of \$231.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**11. ACCUMULATED SURPLUS**

Accumulated surplus consists of restricted and unrestricted amounts and equity in tangible capital assets as follows:

	<b>2025</b>	2024
Accumulated surplus (Opening)	\$ 151,333	\$ 135,837
Surplus	27,375	15,496
Accumulated surplus (Closing)	\$ 178,708	\$ 151,333

	<b>2025</b>	2024
Operating surplus (deficit)	\$ -	\$ (3,425)
Operating reserve	14,679	12,631
Capital reserve	51,383	45,173
Deferred capital contributions	163	163
Equity in tangible capital assets *	112,483	96,791
	\$ 178,708	\$ 151,333

\* Equity in Tangible Capital Assets Breakdown

	<b>2025</b>	2024
Tangible capital assets (Note 8)	\$ 202,980	\$ 182,787
Accumulated depreciation (Note 8)	(87,175)	(82,167)
Long-term debt (Note 6)	(3,322)	(3,829)
Equity in tangible capital assets	\$ 112,483	\$ 96,791

Restricted amounts within the capital and operating reserves have matching restricted cash and restricted investments to support the reserve balances. Unrestricted amounts within the capital and operating reserves have matching cash and investments recognized as designated assets to support the reserve balances.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**11. ACCUMULATED SURPLUS (continued)**

The operating reserve consists of restricted and unrestricted amounts as follows:

	<b>2025</b>	<b>2024</b>
Opening balance	\$ 12,631	\$ 10,724
Use of reserve	(75)	-
Transfer from operations	2,123	1,907
Closing balance	<b>\$ 14,679</b>	<b>\$ 12,631</b>

The capital reserve consists of restricted and unrestricted amounts as follows:

	<b>2025</b>	<b>2024</b>
Opening balance	\$ 45,173	\$ 34,740
Use of reserve	(3,077)	(102)
Transfer from operations	9,287	10,535
Closing balance	<b>\$ 51,383</b>	<b>\$ 45,173</b>

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**12. RESTRICTED FUNDS**

In 2025, the Company received restricted grants from the City, the Province, and CMHC to be used for specific purposes. These funds are recognized as restricted revenue in the period they are used for the purpose specified. Unused funding is placed into reserve in accordance with the underlying agreement(s). In 2025, the Company utilized \$24,580 [2024 - \$12,456] of restricted grants and recorded the related revenue, of which \$19,333 relates to revenue earned from government receivables while the remaining \$5,247 relates to revenue earned from deferred funding.

Information regarding the liabilities for restricted grants is as follows:

	Jan 1, 2025	Restricted Inflows	Revenue Earned*	Transfer to Reserves	Dec 31, 2025
	\$	\$	\$	\$	\$
The City of Calgary	\$ 55	\$ 13,726	\$ (94)	\$ -	\$ <b>13,687</b>
The Government of Alberta	\$ 365	7,069	(1,508)	(3,630)	<b>2,296</b>
CMHC	\$ 4,986	84	(4,982)	-	<b>88</b>
	<u>\$ 5,406</u>	<u>\$ 20,879</u>	<u>\$ (6,585)</u>	<u>\$ (3,630)</u>	<u>\$ <b>16,070</b></u>

\*Of the \$6,585 in revenue earned, \$1,499 relates to the Montgomery 6 property fire damage repairs, which has been recognized under insurance recoveries revenue.

Grants received from the City have been restricted for preventative maintenance, non-recurring maintenance and infrastructure projects to support the provincial and local economies. The restricted grants provided by the Province have been restricted for capital spending, non-recurring maintenance, suite renovations, utilities, and feasibility studies for new housing projects. Grants received from CMHC have been restricted for the construction, repair and/or renovation of affordable housing units.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**13. ASSET RETIREMENT OBLIGATIONS**

The following table summarizes the details of the asset retirement obligations:

	<b>2025</b>	<b>2024</b>
Balance, beginning of year	\$ 11,434	\$ 9,776
Liabilities settled	(110)	-
Change in estimate	(1,054)	1,342
Accretion expense	368	316
Balance, end of year	\$ 10,638	\$ 11,434

The Company has recognized asset retirement obligations for its CH-owned buildings and building betterments. Liabilities have been recognized in relation to the buildings and building betterments due to the identification of hazardous materials including asbestos, lead-paint, and polychlorinated biphenyls, which require retirement costs to be incurred for their disposal.

As of December 31, 2025, the estimated total undiscounted amount required to settle the asset retirement obligations, at current cost, is \$12,745 [2024 - \$12,722]. Expected payments for these asset retirement obligations are to be made over the following 66 years. The amounts have been inflated at a rate of 2.57 percent [2024 – 2.57 percent] and discounted using risk-free interest rates ranging from 2.46 percent to 3.85 percent [2024 – 2.74 percent to 4.27 percent], depending on the estimated time to settlement of the liability.

**14. INSURANCE RECOVERIES AND INSURANCE EXPENSES**

Insurance recoveries represent insurance claims recovered during the year. Insurance recoveries are recognized as revenue when received, or when reimbursement for the insurance claim has been confirmed by the insurer. The insurance claims are made by the Company to recover current year insurance expenses but may be processed during the current year or in later years.

**NOTES TO FINANCIAL STATEMENTS**  
 (Expressed in thousands of dollars)

For the year ended December 31, 2025

**15. CONTINGENT ASSETS**

Contingent assets are possible assets arising from existing conditions or situations that involve uncertainty. That uncertainty will be resolved when a future event not wholly within the Company's control occurs or fails to occur, and resolution of the uncertainty will confirm the existence or non-existence of an asset.

As of December 31, 2025, there are no contingent assets for the Company [2024 - \$nil], as contractors are billing the City and Province directly.

**16. CONTRACTUAL RIGHTS**

Contractual rights are rights of the Company to economic resources arising from contracts or agreements that will result in both assets and revenues in the future when the terms of those contracts or agreements are met.

<b>Year</b>	Long-term lease and rental agreements	Restricted grants	Deficit Funding	Total
2026	\$ 451	\$ 39,330	\$ 3,500	\$ 43,281
2027	230	3,500	3,500	7,230
2028	91	3,500	3,500	7,091
2029	49	-	-	49
	<u>\$ 822</u>	<u>\$ 46,330</u>	<u>\$ 10,500</u>	<u>\$ 57,652</u>

**NOTES TO FINANCIAL STATEMENTS**  
 (Expressed in thousands of dollars)

For the year ended December 31, 2025

**17. CONTRACTUAL OBLIGATIONS**

The Company has contractual obligations related to project development, leases of land and office space, as well as from a loan agreement.

Contractual obligations on project development contracts amount to \$6,935 representing the uncompleted portion on contracts in effect as of December 31, 2025.

In 2024, the Company received a \$1,917 reimbursement of the leasehold improvement allowance pertaining to the corporate office lease. A corresponding lease inducement liability has been recognized for this incentive and will be credited against rent expense, amounting to \$256 each year throughout the lease term until June 30, 2032. For the year ended December 31, 2025, the liability has been reduced by \$256 with offsetting reduction to rent expense.

The approximate future minimum annual lease payments for the next five years are as follows:

<b>Year</b>	<i>Land</i>	<i>Office Space</i>	<i>Total</i>
2026	\$ 98	\$ 572	\$ 670
2027	98	588	686
2028	98	605	703
2029	98	620	718
2030	98	567	665
<i>Thereafter</i>	98	804	902
	<u>\$ 588</u>	<u>\$ 3,756</u>	<u>\$ 4,344</u>

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**18. RELATED PARTY TRANSACTIONS**

The Company is related through control and common control to the City and all its business units and subsidiaries. Related parties also include key management personnel and their close family members.

Transactions with related parties, unless separately disclosed, are considered to be in the normal course of operations and are recorded at the exchange amount, which is substantially the same as would occur in an arm's length transaction.

The Company had the following transactions and balances with the City reported in the Statement of Operations and the Statement of Financial Position. Transactions are recorded at the amount of consideration agreed upon between the related parties.

	<u>2025</u>	<u>2024</u>
<b>Revenue</b>		
Restricted revenue	\$ 22,303	\$ 14,813
Miscellaneous revenue	<u>-</u>	<u>200</u>
	<b>22,303</b>	15,013
<b>Expenses and Other Items</b>		
Administration	54	277
Return to The City of Calgary	<u>137</u>	<u>356</u>
	<b>191</b>	633
<b>Receivable from related parties</b>	<b>12,792</b>	8,826
<b>Deferred revenue balance</b>	<b>13,685</b>	25

**NOTES TO FINANCIAL STATEMENTS**  
 (Expressed in thousands of dollars)

For the year ended December 31, 2025

**18. RELATED PARTY TRANSACTIONS (continued)**

The Company utilizes various administrative services and functions such as banking, insurance tendering, investment management, payroll and transit pass incentives, records management, safety training, as well as employee professional development. These costs are not allocated to, or recovered from, the City and therefore are not recognized in the Statement of Operations.

During the year, the Company was exempted from paying municipal property taxes of \$2,464 [2024 - \$1,460] and provincial property taxes of \$1,444 [2024 - \$792] on company owned properties.

**19. CHANGES IN NON-CASH WORKING CAPITAL**

	<u>2025</u>	<u>2024</u>
Receivables	\$ (2,055)	\$ (3,751)
Accounts payable and accrued liabilities	1,807	2,764
Unearned revenue	(35)	683
Deferred funding	10,664	661
Payable to government	277	1,210
Rent supplement advance	2,473	471
Tenants' security deposits	(37)	88
Employee benefit obligation	307	449
Lease liability	(256)	1,917
Prepaid expenses	(1,042)	(158)
Total	<u>\$ 12,103</u>	<u>\$ 4,334</u>

**20. OTHER CONTRIBUTIONS**

The Company recognized revenue on contributions received from the Province that were placed into reserves during the fiscal year. For the year ended December 31, 2025, \$1,590 (2024 - \$873) was contributed to the operating reserve and \$3,630 (2024 - \$3,027) to the capital reserve from the external funding.

## **NOTES TO FINANCIAL STATEMENTS**

(Expressed in thousands of dollars)

For the year ended December 31, 2025

### **21. PROJECT DEVELOPMENT**

The Company executed development management agreements with the City, effective September 26, 2024, for the following projects on City-owned land:

- Bridgeland Place – development of a new 180-unit mixed-income affordable housing facility
- Mount Pleasant – development of a new 16-unit affordable housing facility

The Company has recognized City-funded construction costs and related management fees as project development revenue, and the related expenditures as project development expenses within the financial statements. The project development revenue recognized during the year for these City projects was \$6,706 [2024 - \$4,907], of which \$1,610 [2024 - \$403] pertained to management fees earned. The Company has recognized \$1,946 [2024 - \$2,853] in government receivables related to these developments for construction costs incurred through to December 31, 2025.

### **22. CONTINGENCIES**

Legal actions are periodically brought against the Company arising from the use of its properties in the normal course of operations. The Company is involved in legal claims where damages are being sought, and the outcomes are not determinable. The resolution of indeterminable claims may result in a liability, if any, that may be significantly lower than the claimed amount.

Management believes that the outcome of these claims is not expected to be significant to the Company's overall financial position. No provision for such claims has been made in these financial statements as it is not determinable that any future event will confirm that a liability has been incurred as of December 31, 2025.

### **23. APPROVAL OF BUDGET AND FINANCIAL STATEMENTS**

Budget figures included in the financial statements were approved by the Board on May 16, 2025. The Board and Management have approved these financial statements.

**NOTES TO FINANCIAL STATEMENTS**  
(Expressed in thousands of dollars)

For the year ended December 31, 2025

**24. SUBSEQUENT EVENTS**

*Maintenance Reserve Fund*

On October 31, 2025, ownership of the Bowness 8 property was transferred from the Province to the Company. In connection with the transfer, a maintenance reserve fund of \$1,307 was to be provided to support the property's initial maintenance requirements and the establishment of a reserve for future needs.

During January 2026, the Company received \$1,045 from the Province in partial fulfillment of this maintenance reserve.

*Property Acquisition*

On December 31, 2025, the Company executed a purchase and sale agreement whereby a private developer will construct a multi-unit residential building to be acquired by the Company. The Company made the first deposit of \$3,058 which was paid on January 2, 2026 towards acquisition of the property.

**STATEMENTS OF OPERATIONS BY PORTFOLIOS:**

**Private Non-Profit Portfolio**

**Calhome Owned Portfolio**

**Housing Asset Transfers Portfolio**

**Corporate Properties Residential Portfolio**

**City of Calgary Partnership Portfolio**

**City Owned Community Housing Portfolio**

**Provincially Owned Community Housing Portfolio**

**Rent Supplement Portfolio**

**Development Portfolio**

The following information is supplemental and provided for informational purposes and as such has not been audited.

**Private Non-Profit Portfolio (Unaudited)**

This portfolio consists of 10 properties [2024 – 10 properties] owned by the Company, with 206 units [2024 – 206 units], all of which are residential, as listed below. The Provincial government subsidizes any operating deficits with the exception of the Lincoln Park Fanning Centre (LPK5), which receives a subsidy equivalent to the amount required to reduce debt financing costs to 2% per annum. The Company bears the responsibility of financial loss or surplus on the LPK5 property.

<b>Property</b>	<b>Property Code</b>	<b>Number of Units</b>
<b>Bankview 2</b>	BNK2	70
<b>Beltline 1</b>	BLN1	16
<b>Capitol Hill 1</b>	CAP1	18
<b>Capitol Hill 2</b>	CAP2	18
<b>Crescent Heights 1</b>	CRE1	9
<b>Inglewood 1</b>	ING1	10
<b>Lincoln Park 1</b>	LPK1	46
<b>Lincoln Park 4</b>	LPK4	1
<b>Lincoln Park 5</b>	LPK5	2
<b>Lower Mount Royal 1</b>	LMR1	16
<b>Total</b>		<b>206</b>

**Calhome Properties Ltd.**  
Operating as 'Calgary Housing'

**STATEMENT OF OPERATIONS**  
For the Private Non-Profit Portfolio  
(Expressed in Thousands of Dollars)  
(Unaudited)

For the year ended December 31, 2025

	<u>BUDGET</u>	<u>2025</u>	<u>2024</u>
<b>REVENUE</b>			
Rent revenue	\$ 1,598	\$ 1,650	\$ 1,473
Government transfers			
Deficit funding	2,157	1,345	1,056
Restricted funds (Note 12)	-	50	735
Other contributions (Note 21)	-	-	597
Interest income	145	139	145
Investment income	56	49	35
Miscellaneous revenue (Note 2)	34	65	61
	<u>3,990</u>	<u>3,298</u>	<u>4,102</u>
<b>EXPENSES</b>			
Administration	154	137	107
Salaries and benefits	896	864	769
Amortization of tangible capital assets (Note 8)	496	471	453
Accretion (Note 13)	83	112	90
Debt servicing	27	37	36
Maintenance	1,214	944	1,356
Property operations	575	420	463
Taxes and leases (Note 18)	-	1	1
Utilities	373	342	338
	<u>3,818</u>	<u>3,328</u>	<u>3,613</u>
<b>EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER ITEMS</b>	172	(30)	489
<b>SURPLUS / (DEFICIT)</b>	<u>\$ 172</u>	<u>\$ (30)</u>	<u>\$ 489</u>

**Calhome Properties Ltd.**  
Operating as 'Calgary Housing'

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**Calhome Owned Portfolio (Unaudited)**

This portfolio is comprised of 41 properties [2024 – 41 properties] owned by the Company, with 1,654 units [2024 – 1,654 units], of which 1,649 are residential and 5 are non-residential. The Calhome Owned portfolio does not receive any subsidy from other levels of government. The Company may retain surpluses and is responsible for losses.

<b>Property</b>	<b>Property Code</b>	<b>Number of Units</b>
<b>Abbeydale 5</b>	ABB5	60
<b>Abbeydale 7</b>	ABB7	1
<b>Bankview 1</b>	BNK1	26
<b>Beddington 4</b>	BED4	66
<b>Cedarbrae 4</b>	CED4	51
<b>Cedarbrae 3</b>	CED3	9
<b>Beddington 5</b>	BED5	15
<b>Spruce Cliff 2</b>	SPR2	2
<b>Downtown East Village 1</b>	DNE1	163
<b>Erinwoods 1</b>	ERI1	58
<b>Erinwoods 4</b>	ERI4	72
<b>Forest Heights 4</b>	FHT4	2
<b>Falconridge 3</b>	FAL3	20
<b>Falconridge 4</b>	FAL4	28
<b>Falconridge 5</b>	FAL5	14
<b>Huntington Hills 6</b>	HUN6	75
<b>Lincoln Park 2</b>	LPK2	63
<b>Manchester 2</b>	MAN2	117
<b>Mayland Heights 2</b>	MAL2	100
<b>McKenzie 2</b>	MCK2	57
<b>Varsity 1</b>	VAR1	1
<b>Millrise 1</b>	MIL1	53

**Calhome Properties Ltd.**  
 Operating as 'Calgary Housing'

<b>North Haven 3</b>	NHV3	40
<b>Albert Park 7</b>	ALB7	36
<b>Ranchlands 6</b>	RAN6	50
<b>Falconridge 8</b>	FAL8	4
<b>Vista Heights 2</b>	VIS2	52
<b>Deer Ridge 5</b>	DRG5	36
<b>Queensland 1</b>	QLD1	56
<b>Queensland 2</b>	QLD2	20
<b>Ranchlands 7</b>	RAN7	55
<b>Silver Springs 1</b>	SIL1	31
<b>Whitehorn 3</b>	WHI3	20
<b>Beltline 2</b>	BLN2	47
<b>Cedarbrae 5</b>	CED5	14
<b>Penbrook Meadows 3</b>	PEN3	77
<b>Southview 3 – Vacant Land</b>	SOV3	0
<b>Sunalta 1</b>	SNA1	25
<b>Tuxedo Park 1</b>	TUX1	33
<b>East Village 1 - Commercial</b>	DNE1C	4
<b>Manchester 2 - Commercial</b>	MAN2C	1
<b>Total</b>		<b>1,654</b>

**Calhome Properties Ltd.**  
Operating as 'Calgary Housing'

**STATEMENT OF OPERATIONS**  
For the Calhome Owned Portfolio  
(Expressed in Thousands of Dollars)  
(Unaudited)

For the year ended December 31, 2025

	<u>BUDGET</u>	<u>2025</u>	<u>2024</u>
<b>REVENUE</b>			
Rent revenue	\$ 24,145	\$ 25,681	\$ 23,689
Government transfers			
Restricted funds (Note 12)	8,128	8,312	2,064
Interest income	1,070	1,977	1,557
Investment income	565	580	462
Insurance recoveries (Note 14)	-	-	42
Miscellaneous revenue (Note 2)	400	631	676
	<u>34,308</u>	<u>37,181</u>	<u>28,490</u>
<b>EXPENSES</b>			
Administration	1,242	1,126	898
Salaries and benefits	7,261	6,938	6,282
Amortization of tangible capital assets (Note 8)	3,100	3,142	2,915
Accretion (Note 13)	221	256	226
Debt servicing	347	73	80
Maintenance	4,649	6,215	6,061
Property operations	3,295	3,047	2,752
Taxes and leases (Note 18)	98	174	104
Utilities	2,022	1,706	1,801
	<u>22,235</u>	<u>22,677</u>	<u>21,119</u>
<b>EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER ITEMS</b>	12,073	14,504	7,371
<b>OTHER ITEMS</b>			
Inter-portfolio transfers	(1,532)	(546)	-
	<u>(1,532)</u>	<u>(546)</u>	<u>-</u>
<b>SURPLUS</b>	<u>\$ 10,541</u>	<u>\$ 13,958</u>	<u>\$ 7,371</u>

**Calhome Properties Ltd.**  
Operating as 'Calgary Housing'

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**Housing Asset Transfers Portfolio (unaudited)**

This portfolio consists of 1 property [2024 – nil] owned by the Company, with 27 units [2024 – nil], of which all 27 units are residential. Units within this portfolio were transferred from provincial ownership as of October 31, 2025. The Province subsidizes the deficits of this portfolio based on all accounts that are chargeable against the administration and operation of the portfolio in accordance with operating budgets and subject to any other agreements in writing.

On October 31, 2025, the Company received a contribution of land and building with a fair value of \$3,750 from the Government of Alberta for nominal consideration. This government contribution has been recognized as Gain on Asset Acquisition on the statement of operations.

<b>Property</b>	<b>Property Code</b>	<b>Number of Units</b>
<b>Bowness 8</b>	BOW8	<u>27</u>
<b>Total</b>		<b>27</b>

**Calhome Properties Ltd.**  
 Operating as 'Calgary Housing'

**STATEMENT OF OPERATIONS**  
 For the Housing Asset Transfers Portfolio  
 (Expressed in Thousands of Dollars)  
 (Unaudited)

For the year ended December 31, 2025

	<u>BUDGET</u>	<u>2025</u>	<u>2024</u>
<b>REVENUE</b>			
Rent revenue	\$ 17	\$ 21	\$ -
Government transfers			
Deficit funding	33	83	-
Miscellaneous revenue (Note 2)	1	1	-
	<u>51</u>	<u>105</u>	<u>-</u>
<b>EXPENSES</b>			
Administration	3	3	-
Salaries and benefits	20	21	-
Amortization of tangible capital assets (Note 8)	-	30	-
Maintenance	14	33	-
Property operations	5	12	-
Taxes and leases (Note 18)	2	-	-
Utilities	7	6	-
	<u>51</u>	<u>105</u>	<u>-</u>
<b>EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER ITEMS</b>	-	-	-
<b>OTHER ITEMS</b>			
Gain on Asset Acquisition (Note 8)	-	3,750	-
	<u>-</u>	<u>3,750</u>	<u>-</u>
<b>SURPLUS</b>	<u>\$ -</u>	<u>\$ 3,750</u>	<u>\$ -</u>

**Corporate Properties Residential Portfolio (Unaudited)**

On March 31, 2025, management of the Corporate Properties Residential portfolio was returned to the City, with the exception of Cresent Heights 5 which was transferred to the City Partnership portfolio. Prior to March 31, 2025, this portfolio consisted of 200 units [2024 – 201] which is owned by the City. This portfolio received no subsidy, and the net operating results are the responsibility of the City. Any operating surplus will be returned to the City

<b>Property</b>	<b>Property Code</b>	<b>Number of Units</b>
<b>Cresent Heights 5</b>	CRE5	34
<b>Greenview 1</b>	GRV1	2
<b>Montgomery 2</b>	MON2	1
<b>Albert Park 8</b>	ALB8	14
<b>Ogden 7</b>	OGD7	1
<b>Forest Lawn 4</b>	FLN4	4
<b>Highwood 1</b>	HIW1	2
<b>Manchester 1</b>	MAN1	1
<b>Southview 1</b>	SOV1	5
<b>ST. Andrews Heights 1</b>	STA1	2
<b>Thornccliffe 2</b>	THO2	4
<b>Thornccliffe 3</b>	THO3	5
<b>Thornccliffe 4</b>	THO4	3
<b>Thornccliffe 5</b>	THO5	3
<b>West Hillhurst 1</b>	WHL1	1
<b>West Hillhurst 2</b>	WHL2	5
<b>West Hillhurst 3</b>	WHL3	2
<b>West Hillhurst 4</b>	WHL4	2
<b>West Hillhurst 5</b>	WHL5	2
<b>South West A</b>	SCA1	1
<b>Glenmore Park 1</b>	GPK1	0
<b>Shepard Industrial 1</b>	SHI1	106
<b>Total</b>		<b>200</b>

**Calhome Properties Ltd.**  
 Operating as 'Calgary Housing'

**STATEMENT OF OPERATIONS**

For the Corporate Properties Residential Portfolio  
 (Expressed in Thousands of Dollars)  
 (Unaudited)

For the year ended December 31, 2025

	BUDGET	2025	2024
<b>REVENUE</b>			
Rent revenue	\$ 531	\$ 486	\$ 1,887
Government Transfers			
Miscellaneous revenue (Note 2)	3	6	124
	<u>534</u>	<u>492</u>	<u>2,011</u>
<b>EXPENSES</b>			
Administration	38	28	109
Salaries and benefits	213	199	791
Amortization of tangible capital assets (Note 8)	-	3	7
Maintenance	110	41	387
Property operations	62	46	218
Utilities	67	38	143
	<u>490</u>	<u>355</u>	<u>1,655</u>
<b>EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER ITEMS</b>	44	137	356
<b>OTHER ITEMS</b>			
Return to The City of Calgary	(44)	(137)	(356)
	<u>(44)</u>	<u>(137)</u>	<u>(356)</u>
<b>SURPLUS</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**City of Calgary Partnership Portfolio (Unaudited)**

This portfolio consists of 34 properties [2024 – 32 properties] owned by the City, with 1,264 units [2024 – 1,181 units], of which 1,259 are residential and 5 are non-residential. The additional 34 units in 2025 resulted from the transfer of Crescent Heights 5 from the Corporate Properties Residential portfolio on March 31, 2025. The Company manages these properties on behalf of the City.

<b>Property</b>	<b>Property Code</b>	<b>Number of Units</b>
<b>Bridgeland 5</b>	BRD5	6
<b>Bridgeland 6</b>	BRD6	2
<b>Bridgeland 7</b>	BRD7	6
<b>Bridgeland 8</b>	BRD8	2
<b>Bridgeland 3</b>	BRD3	58
<b>Bridgeland 4</b>	BRD4	24
<b>Mayland Heights 1</b>	MAL1	65
<b>Beltline 3</b>	BLN3	46
<b>Crescent Heights 3</b>	CRE3	40
<b>Crescent Heights 4</b>	CRE4	16
<b>Crescent Heights 5</b>	CRE5	34
<b>Ogden 2</b>	OGD2	60
<b>Garrison Green 1</b>	GAG1	65
<b>Highland Park 1</b>	HPK1	16
<b>Downtown Core 2</b>	DNC2	88
<b>Manchester 4</b>	MAN4	88
<b>Manchester 3</b>	MAN3	132
<b>Parkhill 2</b>	PKH2	9
<b>Forest Heights 5</b>	FHT5	2
<b>Springbank Hill</b>	SPH1	150
<b>Vista Heights 3</b>	VIS3	41
<b>Ogden 3</b>	OGD3	10

**Calhome Properties Ltd.**  
Operating as 'Calgary Housing'

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<b>Rosedale 1</b>	RDL1	16
<b>Mount Pleasant 1</b>	MOP1	45
<b>Downtown West End 1</b>	DNW1	47
<b>Kingsland 1</b>	KIN1	32
<b>Wildwood 2</b>	WLD2	48
<b>Bridlewood 1</b>	BRI1	62
<b>Forest Lawn 1 - Commercial</b>	FLN1C	1
<b>Peter Coyle - Commercial</b>	MAN5C	1
<b>Louise Station - Commercial</b>	DNC2C	1
<b>Manchester 4 - Commercial</b>	MAN4C	1
<b>Ogden Transitional - Commercial</b>	OGD3C	1
<b>Varsity 2</b>	VAR2	49
<b>Total</b>		<b>1,264</b>

**Calhome Properties Ltd.**  
Operating as 'Calgary Housing'

**STATEMENT OF OPERATIONS**  
For the City of Calgary Partnership Portfolio  
(Expressed in Thousands of Dollars)  
(Unaudited)

For the year ended December 31, 2025

	<u>BUDGET</u>	<u>2025</u>	<u>2024</u>
<b>REVENUE</b>			
Rent revenue	\$ 14,654	\$ 15,521	\$ 14,014
Government transfers			
Restricted funds (Note 12)	966	891	3,450
Interest income	143	214	209
Investment income	218	276	244
Insurance recoveries (Note 14)	-	-	71
Miscellaneous revenue (Note 2)	405	844	763
	<u>16,386</u>	<u>17,746</u>	<u>18,751</u>
<b>EXPENSES</b>			
Administration	924	803	614
Salaries and benefits	5,394	5,133	4,485
Amortization of tangible capital assets (Note 8)	54	71	42
Maintenance	3,908	4,029	5,850
Property operations	3,305	3,119	2,789
Utilities	1,813	1,466	1,541
	<u>15,398</u>	<u>14,621</u>	<u>15,321</u>
<b>EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER ITEMS</b>	988	3,125	3,430
<b>OTHER ITEMS</b>			
<b>*SURPLUS</b>	<u>\$ 988</u>	<u>\$ 3,125</u>	<u>\$ 3,430</u>

\*The Partnership portfolio's surplus for the fiscal year 2025 has been contributed to the reserve in accordance with the Board-approved reserve policy.

**City Owned Community Housing Portfolio (Unaudited)**

This portfolio consists of 22 properties [2024 – 22 properties] owned by the City, with 840 units [2024 – 840 units], of which 837 are residential and 3 are non-residential. The Company manages this portfolio under a four-year agreement between the City and the Province. The agreement provides that the Province will provide \$3,500 of operating, and \$3,500 of capital funding per year.

<b>Property</b>	<b>Property Code</b>	<b>Number of Units</b>
<b>Bowness 1</b>	BOW1	30
<b>Bowness 2</b>	BOW2	6
<b>Bowness 3</b>	BOW3	10
<b>Bowness 4</b>	BOW4	14
<b>Dover 1</b>	DOV1	32
<b>Dover 7</b>	DOV7	73
<b>Forest Heights 1</b>	FHT1	26
<b>Glenbrook 1</b>	GBK1	30
<b>Glenbrook 2</b>	GBK2	22
<b>Hillhurst 1</b>	HIL1	80
<b>Hillhurst 1 - Commercial</b>	HIL1C	1
<b>Hillhurst 2</b>	HIL2	64
<b>Hillhurst 2 - Commercial</b>	HIL2C	1
<b>Huntington 1</b>	HUN1	24
<b>Huntington 2</b>	HUN2	18
<b>Huntington 3</b>	HUN3	30
<b>Montgomery 1</b>	MON1	26
<b>Oakridge 1</b>	OAK1	30
<b>Ogden 1</b>	OGD1	50
<b>Penbrook Meadows 1</b>	PEN1	27
<b>Spruce Cliff 1</b>	SPR1	245
<b>West Dover 2 - Commercial</b>	DOV7C	1
<b>Total</b>		<b>840</b>

**Calhome Properties Ltd.**  
 Operating as 'Calgary Housing'

**STATEMENT OF OPERATIONS**

For the City Owned Community Housing Portfolio  
 (Expressed in Thousands of Dollars)  
 (Unaudited)

For the year ended December 31, 2025

	BUDGET	2025	2024
<b>REVENUE</b>			
Rent revenue	\$ 6,929	\$ 7,351	\$ 6,310
Government transfers			
Deficit funding	3,714	1,910	3,627
Restricted funds (Note 12)	10,142	8,377	5,863
Other contributions (Note 21)	-	5,220	3,303
Interest income	616	638	686
Miscellaneous revenue (Note 2)	191	275	362
	<u>21,592</u>	<u>23,771</u>	<u>20,151</u>
<b>EXPENSES</b>			
Administration	630	548	436
Salaries and benefits	3,829	3,668	3,277
Amortization of tangible capital assets (Note 8)	37	49	30
Maintenance	14,913	10,550	9,119
Property operations	2,425	1,926	1,857
Utilities	1,564	1,446	1,443
	<u>23,398</u>	<u>18,187</u>	<u>16,162</u>
<b>EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER ITEMS</b>	(1,806)	5,584	3,989
<b>OTHER ITEMS</b>			
<b>*SURPLUS</b>	<u>\$ (1,806)</u>	<u>\$ 5,584</u>	<u>\$ 3,989</u>

\*The 2025 and 2024 surpluses for the City Owned Community Housing portfolio are a result from unutilized operating and capital funding and interest earned on existing reserve balances and have been contributed to reserves in accordance with the Board-approved reserve policy.

**Provincially Owned Community Housing Portfolio (Unaudited)**

This portfolio consists of 104 properties [2024 - 105 properties] owned by the Province, with 2,675 units [2024 – 2,702 units], of which 2,672 are residential and 3 are non-residential. The reduction of 27 units in 2025 resulted from the transfer of Bowness 8 to the Housing Asset Transfers Portfolio on October 31, 2025. The Province subsidizes 100% of the deficits of this portfolio based on all accounts that are chargeable against the administration and operation of the portfolio in accordance with operating budgets and subject to any other agreements in writing of the buildings below, 53 properties are on City-owned land that is leased by the Province.

<b>Property</b>	<b>Property Code</b>	<b>Number of Units</b>
<b>Abbeydale 1</b>	ABB1	13
<b>Abbeydale 2</b>	ABB2	9
<b>Abbeydale 3</b>	ABB3	17
<b>Abbeydale 4</b>	ABB4	14
<b>Abbeydale 6</b>	ABB6	21
<b>Applewood 1</b>	APP1	53
<b>Beddington Heights 1</b>	BED1	40
<b>Downtown Core 1</b>	DNC1	270
<b>Beddington Heights 2</b>	BED2	50
<b>Bowness 6</b>	BOW6	2
<b>Bowness 7</b>	BOW7	9
<b>Bowness 8</b>	XBOW8	0
<b>Cedarbrae 1</b>	CED1	9
<b>Cedarbrae 2</b>	CED2	24
<b>Cedarbrae 6</b>	CED6	12
<b>Crescent Heights 2</b>	CRE2	20
<b>Capitol Hill 3</b>	CAP3	6
<b>Castleridge 1</b>	CAS1	16
<b>Castleridge 5 [a]</b>	CAS5	12
<b>Dalhousie 1</b>	DAL1	64
<b>Deer Ridge 1</b>	DRG1	43
<b>Deer Ridge 2</b>	DRG2	30
<b>Dover 3</b>	DOV3	12
<b>Dover 4</b>	DOV4	18
<b>Dover 5</b>	DOV5	4
<b>Dover 2</b>	DOV2	2
<b>Dover 6</b>	DOV6	10

<b>Edgemont 1</b>	EDG1	84
<b>Erinwoods 2</b>	ERI2	14
<b>Erinwoods 3</b>	ERI3	84
<b>Erinwoods 5</b>	ERI5	28
<b>Forest Heights 2</b>	FHT2	7
<b>Forest Heights 3</b>	FHT3	14
<b>Forest Lawn 2</b>	FLN2	5
<b>Forest lawn 3</b>	FLN3	1
<b>Fairview 1</b>	FAI1	1
<b>Falconridge 1</b>	FAL1	20
<b>Falconridge 2</b>	FAL2	8
<b>Falconridge 6</b>	FAL6	48
<b>Falconridge 7</b>	FAL7	49
<b>Glenbrook 3</b>	GBK3	2
<b>Glenbrook 4</b>	GBK4	46
<b>Haysboro 1</b>	HAY1	1
<b>Highland Park 2</b>	HPK2	8
<b>Huntington Hills 4</b>	HUN4	1
<b>Inglewood 3</b>	ING3	6
<b>Inglewood 8</b>	ING8	18
<b>Killarney 1</b>	KIL1	17
<b>Killarney 2</b>	KIL2	13
<b>Lincoln Park 6</b>	LPK6	65
<b>Macewan Glen 1</b>	MAC1	74
<b>McKenzie 1</b>	MCK1	60
<b>Montgomery 4</b>	MON4	2
<b>Montgomery 6</b>	MON6	51
<b>Mission 1</b>	MIS1	30
<b>Midnapore 1</b>	MID2	59
<b>Winston Heights 1</b>	WIN1	7
<b>North Haven 2</b>	NHV2	12
<b>Ogden 4</b>	OGD4	4
<b>Ogden 5</b>	OGD5	4
<b>Ogden 6</b>	OGD6	12
<b>Penbrook Meadows 2</b>	PEN2	4
<b>Deer Ridge 3</b>	DRG3	8
<b>Deer Ridge 4</b>	DRG4	10
<b>Pineridge 4</b>	PIN4	40
<b>Pineridge 1</b>	PIN1	62
<b>Pineridge 2</b>	PIN2	62

**Calhome Properties Ltd.**  
 Operating as 'Calgary Housing'

<b>Pineridge 3</b>	PIN3	24
<b>Rundle 1</b>	RUN1	55
<b>Renfrew 2</b>	REN2	20
<b>Albert Park 1</b>	ALB1	7
<b>Albert Park 2</b>	ALB2	3
<b>Albert Park 3</b>	ALB3	4
<b>Albert Park 4</b>	ALB4	7
<b>Albert Park 5</b>	ALB5	9
<b>Albert Park 6</b>	ALB6	41
<b>Ranchlands 1</b>	RAN1	8
<b>Ranchlands 2</b>	RAN2	18
<b>Ranchlands 3</b>	RAN3	14
<b>Ranchlands 4</b>	RAN4	9
<b>Ranchlands 5</b>	RAN5	45
<b>Ranchlands 8</b>	RAN8	34
<b>Ramsay 2</b>	RAM2	8
<b>Ramsay 7</b>	RAM7	12
<b>Rosscarrok 1</b>	RCK1	50
<b>South Calgary 1</b>	SOC1	24
<b>Beddington Heights 3</b>	BED3	2
<b>Strathcona Park 1</b>	STR1	63
<b>Southview 2</b>	SOV2	40
<b>Shawnessy 1</b>	SHN1	37
<b>Parkhill 1</b>	PKH1	32
<b>Thorncliffe 1</b>	THO1	7
<b>Temple 1</b>	TEM1	38
<b>Temple 2</b>	TEM2	8
<b>Vista Heights 1</b>	VIS1	23
<b>Woodbine 1</b>	WBN1	18
<b>Whitehorn 1</b>	WHI1	16
<b>Whitehorn 2</b>	WHI2	8
<b>Whitehorn 4</b>	WHI4	2
<b>Willow Park 1</b>	WIL1	22
<b>Woodlands 1</b>	WOO1	56
<b>Woodlands 2</b>	WOO2	87
<b>Ranchlands 3 - Commercial</b>	RAN3C	1
<b>Midnapore 1 - Commercial</b>	MID2C	1
<b>Woodlands 2 - Commercial</b>	WOO2C	1
<b>Total</b>		<b>2,675</b>

**Calhome Properties Ltd.**  
Operating as 'Calgary Housing'

**STATEMENT OF OPERATIONS**

For the Provincially Owned Community Housing Portfolio  
(Expressed in Thousands of Dollars)  
(Unaudited)

For the year ended December 31, 2025

	<u>BUDGET</u>	<u>2025</u>	<u>2024</u>
<b>REVENUE</b>			
Rent revenue	\$ 13,044	\$ 13,999	\$ 13,353
Government transfers			
Deficit funding	18,345	17,440	15,765
Restricted funds (Note 12)	300	245	344
Insurance recoveries (Note 14)	300	694	1,334
Miscellaneous revenue (Note 2)	568	2,270	1,506
	<u>32,557</u>	<u>34,648</u>	<u>32,302</u>
<b>EXPENSES</b>			
Administration	2,028	1,774	1,409
Salaries and benefits	11,913	11,728	10,540
Amortization of tangible capital assets (Note 8)	120	156	97
Maintenance	8,318	10,772	9,992
Property operations	3,932	4,073	3,744
Taxes and leases (Note 18)	1,045	1,046	1,046
Utilities	6,019	5,434	5,474
	<u>33,375</u>	<u>34,983</u>	<u>32,302</u>
<b>EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER ITEMS</b>	(818)	(335)	-
<b>OTHER ITEMS</b>			-
Inter-portfolio transfers	818	335	-
	<u>818</u>	<u>335</u>	<u>-</u>
<b>SURPLUS</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Rent Supplement Portfolio (Unaudited)**

CH is the designated agent to administer the Rent Supplement Programs in Calgary and surrounding areas on behalf of the Province.

**STATEMENT OF OPERATIONS**  
 For the Rent Supplement Portfolio  
 (Expressed in Thousands of Dollars)  
 (Unaudited)

For the year ended December 31, 2025

	<u>BUDGET</u>	<u>2025</u>	<u>2024</u>
<b>REVENUE</b>			
Rent supplement funding	\$ 27,835	\$ 25,938	\$ 23,498
	<u>27,835</u>	<u>25,938</u>	<u>23,498</u>
<b>EXPENSES</b>			
Administration	565	465	403
Salaries and benefits	944	951	787
Amortization of tangible capital assets (Note 8)	2	8	2
Rent supplement	26,324	24,514	22,306
	<u>27,835</u>	<u>25,938</u>	<u>23,498</u>
<b>EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER ITEMS</b>	-	-	-
<b>SURPLUS</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## Development Portfolio

This portfolio represents the new service line being provided by the Company for capital development work. Projects owned by the Company are treated as capital expenditures and are recorded on the balance sheet, whereas projects owned by the City are accounted for on the income statement.

**STATEMENT OF OPERATIONS**  
 For the Development Portfolio  
 (Expressed in Thousands of Dollars)  
 (Unaudited)

For the year ended December 31, 2025

	<u>BUDGET</u>	<u>2025</u>	<u>2024</u>
<b>REVENUE</b>			
Project development (Note 21)	\$ 11,845	\$ 6,706	\$ 4,967
	<u>11,845</u>	<u>6,706</u>	<u>4,967</u>
<b>EXPENSES</b>			
Administration	-	-	234
Salaries and benefits	1,237	839	-
Maintenance	-	-	11
Feasibility costs	714	243	4,505
Project Development (Note 21)	10,235	4,812	-
	<u>12,186</u>	<u>5,894</u>	<u>4,750</u>
<b>EXCESS OF REVENUE OVER EXPENSES BEFORE OTHER ITEMS</b>	(341)	812	217
<b>OTHER ITEMS</b>			
Inter-portfolio transfers	714	211	-
	<u>714</u>	<u>211</u>	<u>-</u>
<b>SURPLUS</b>	<u>\$ 373</u>	<u>\$ 1,023</u>	<u>\$ 217</u>